

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 4/8/19

TITLE: 1450 Monroe St - Exterior Alteration to a Designated Madison Landmark (University of Wisconsin Field House); 5th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 4/11/19

ID NUMBER: 55151

Members present were: Stuart Levitan, Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, and David McLean, and Marsha Rummel.

SUMMARY:

Gary Brown, registering in support and wishing to speak

Aaron Williams, registering in support and available to answer questions

Peter Bloechl-Anderson, registering in support and available to answer questions

Bailey described the proposed work, which includes cleaning and repairs to the Field House and improvements to the plaza area. She explained that the plans for the work are based on the Historic Structure Report, a comprehensive review of the site that prioritized what work needed to be accomplished. She pointed out that the applicants would like to improve the thermal performance of the building because substantial portions of the façades are windows that bring in light and heat.

Bailey said that the applicants propose replacing the existing windows with aluminum replicas that would match the existing historic windows. Windows on the North elevation will remain, and the black paint will be removed from the existing window glass and all wood window frames. Doors along the South elevation and at Gates B and C will also be replaced with new wood doors that are more period appropriate. She said that the plaza is currently automotive-focused, and the applicants plan to make it more pedestrian-friendly. She explained that they will reconstruct the historic stairs and wing walls, build a new retaining wall, and install more seating areas and new fencing.

She explained that as a designated local landmark, the project should follow the Secretary of the Interior's Standards; however, as a State property, the project does not require a Certificate of Appropriateness and is only subject to local zoning requirements. Because it is zoned Planned Development (PD), the Landmarks Commission can provide an advisory opinion to the Director of Planning and Community and Economic Development regarding the design. She noted her recommendation to provide an advisory opinion that the design meets the intent and conditions for alterations to a City Landmark with the condition that replacement windows should feature low-E glass to better replicate the historic character of the original windows.

Arnesen asked if low-E glass replicates historic character because he thought the opposite was true—that low-E glass can have a tint to it, so clear glass is the preferred standard in historic buildings. Bailey said that in previous approvals, the Commission has recommended low-E glass with high iron content that better replicates the look of historic windows. McLean said that low-E glass has a coating to control heat loss or gain, and you can get low-E glass that is clear, so it does not necessarily dictate the tint of the glass. He said that he

isn't sure that it would replicate the historic character, but that could be where the iron content comes in. Rummel asked what low-E means, and Brown said that it means low-emissivity. Brown said that they plan to use clear glass with low-E coating that does not change the overall color, but it will help with energy management. He said that they looked into retaining the existing windows, but would have needed to install storm windows and decided it would be more appropriate to replace the windows. He said that because it is a minor alteration to an existing PD, they are not taking the project to Plan Commission; it only requires a signoff by the Director of Planning and Community and Economic Development and the district alder. He said that the alder supports the project.

In a brief description of the work, Brown said that the existing retaining wall is going to be kept in place in order to protect the foundation of the field house, and the new wall will be constructed in front of it. The Historical Society determined that the stairs and wing walls are historic in character, so the new stairs and wing walls will mimic the existing and will be limestone-faced. Arnesen asked if the applicants are following the National Park Service guidelines for the tuckpointing and repair work. Brown confirmed they are. Bailey said that the project does go to the State Historical Society for their signoff as well. Brown said that they are still looking at options for the replacement doors along the South elevation and at Gates B and C; the doors will be the same design as shown in the plans, but they aren't sure if wood is the most appropriate material and are looking into composite options. He said that the proposed improvements to the Field House entry plaza are a nice extension of what the City has done with Monroe Street and Monroe Street Plaza; with these projects, they are creating a new entrance to the campus.

Levitan asked if the *Nails' Tales* sculpture is included in future plans. Brown said that the current recommendation is that it be removed, and while a final decision has not been made, he is under the impression that they are working through the deaccession process.

McLean asked about plans for the skinny double hung windows located underneath the larger windows. Bloechl-Anderson said that they are being replaced, and the only windows that are remaining are those on the North elevation and the arched windows above each entry gate. He said the small windows will be replaced with the same type of window as the larger windows.

ACTION:

A motion was made by Rummel, seconded by McLean, to advise the Director of Planning and Community and Economic Development that the design meets the intent and conditions for alterations to a Designated City of Madison Landmark. The motion passed by voice vote/other, with Kaliszewski abstaining.