

# BLOCK 100 FOUNDATION



# GENERAL PROJECT INFORMATION

**Project Sponsor and Owner:** Block 100 Foundation

**Architect:** Potter Lawson

**Landscape Architect:** Reed Hilderbrand

**Builder:** J.H. Findorff and Son

**Project Manager:** AVA Civic Enterprises

**Location:** 100 block of North Fairchild and State Streets in downtown Madison

**Construction Budget:** \$10 million. Project entirely privately funded, no City assistance.

**Total Site Area:** 13, 468 square feet; 0.31 acres

**Project Size:** 37,779 gross square feet, in 2 and 4 story buildings

**Property Assessed Value:** Currently \$3.85 million. Property to remain on the tax roll.

**Jobs:** 75 construction jobs and 125 employees working in the buildings

# PROJECT TIMELINE

Neighborhood and informational meetings  
Applications Submitted

October – December  
January 9, 2012

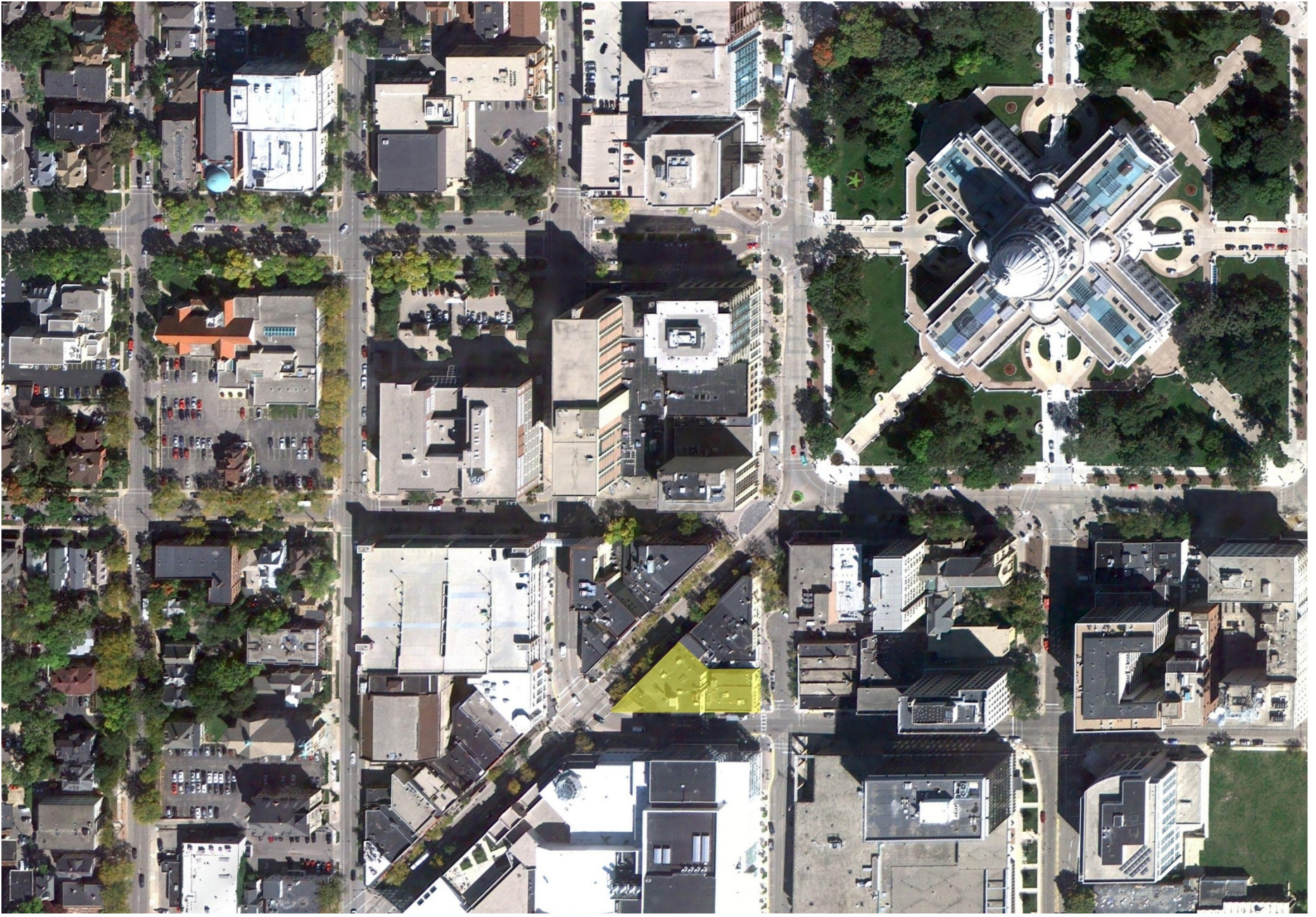
## Meetings:

- Landmarks Commission:
- Urban Design Commission:
- Plan Commission Meeting:

Monday, January 30, 2012  
Wednesday, February 1, 2012  
Monday, March 5, 2012

Start Construction  
Substantial Completion / Occupancy  
Site Work Completed

2<sup>nd</sup> Quarter 2012  
Mid 2013  
Fall 2013



# VISION

## Reinvest

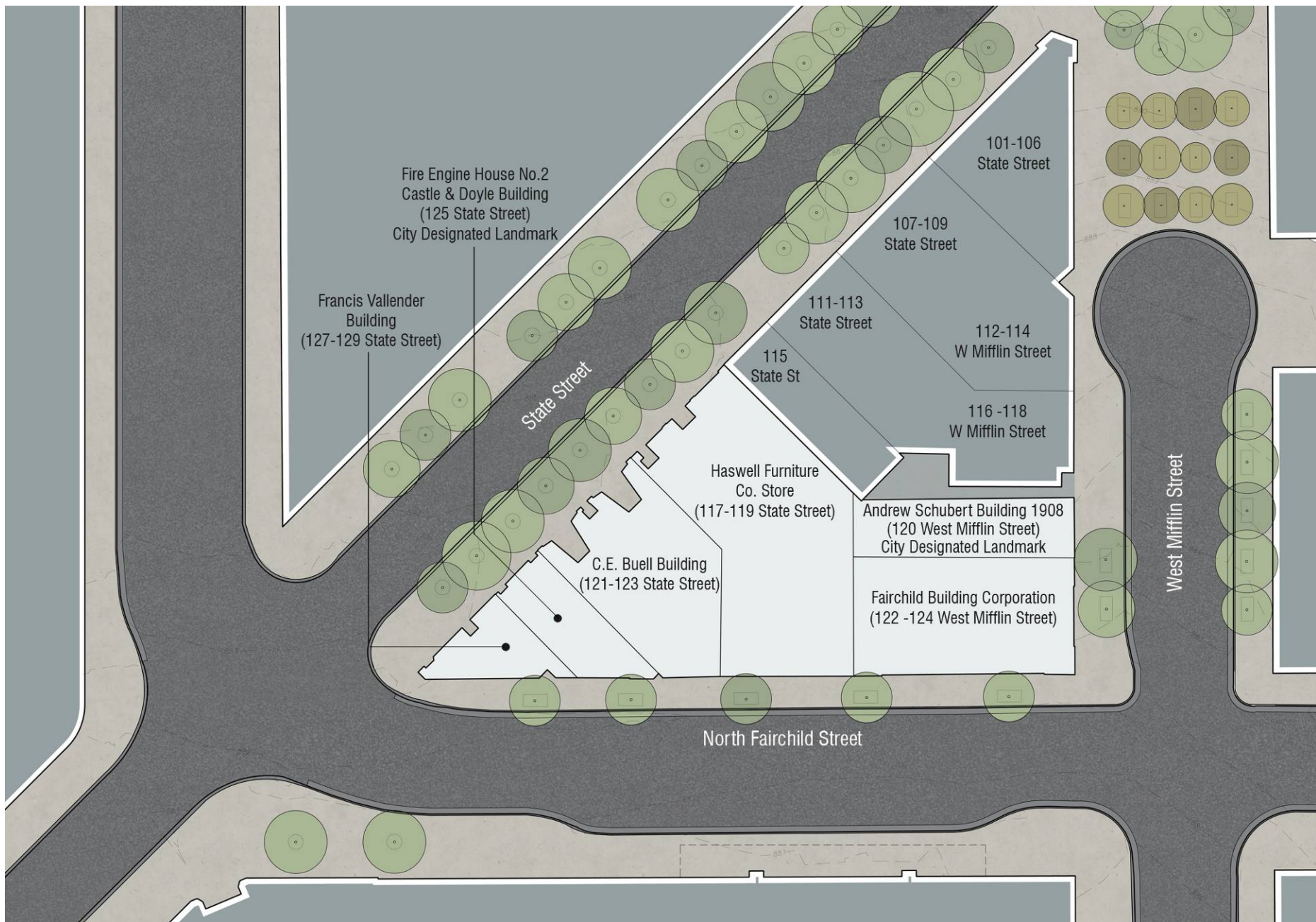
- Preserve and enhance State Street
- Rehabilitate and preserve the Castle & Doyle Building
- Give the properties another 100 year life

## Transform

- Energize and enliven N. Fairchild Street
- Create a pedestrian friendly environment
- Create an attractive urban environment for residents and visitors

## Support

- Investment in our community and downtown - without city funding or TIF
- Increase the City tax base and create jobs
- Provide permanently gifted support to Overture Center for the Arts



Fire Engine House No.2  
Castle & Doyle Building  
(125 State Street)  
City Designated Landmark

Francis Vallender  
Building  
(127-129 State Street)

State Street

101-106  
State Street

107-109  
State Street

111-113  
State Street

115  
State St

112-114  
W Mifflin Street

116-118  
W Mifflin Street

Haswell Furniture  
Co. Store  
(117-119 State Street)

Andrew Schubert Building 1908  
(120 West Mifflin Street)  
City Designated Landmark

C.E. Buell Building  
(121-123 State Street)

Fairchild Building Corporation  
(122 -124 West Mifflin Street)

West Mifflin Street

North Fairchild Street

# PROJECT INFORMATION

## City Designated Landmarks:

125 State Street      Fire Engine House No. 2 / Castle & Doyle Building  
1856/1921-122  
Landmark since 1974

120 W. Mifflin Street      Andrew Schubert Building  
1908  
Landmark since 2008

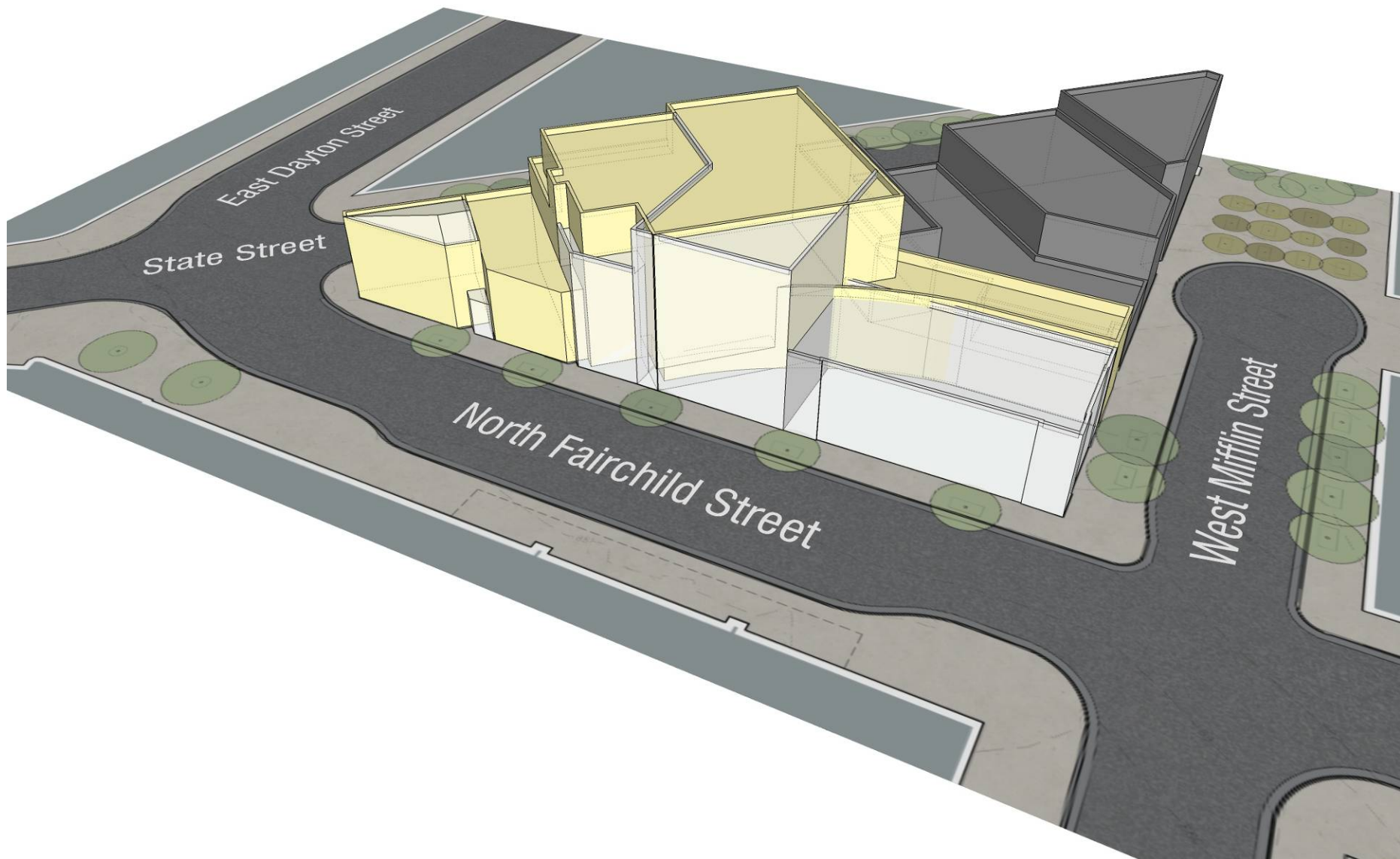
## State Street:

Not a local or national Historic district  
1997 Nomination for National Register of Historic Places was prepared

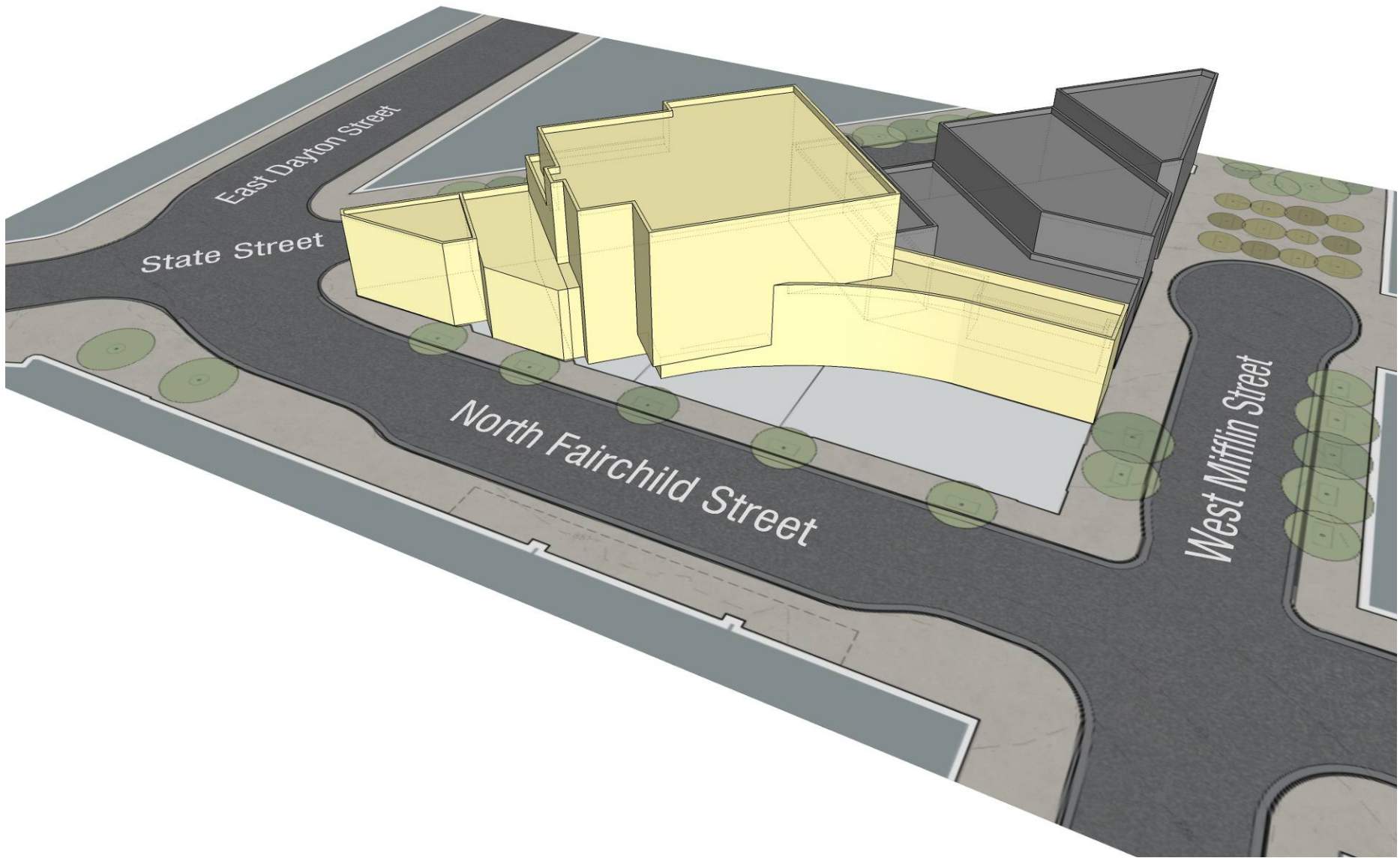








Overlay of Existing & Proposed Building Massing





**Project Area:**

Existing Properties	49,550 GSF
Proposed	<u>37,779 GSF</u>
Difference	11,771 GSF

6,036 GSF of this reduction is Basement area  
5,735 GSF of building reduction is above grade  
Fairchild Building above grade is 5,764 GSF

## Certificates of Appropriateness: MGO Landmarks Commission

### 33.19 (5) (b) Regulation of Construction, Reconstruction and Exterior Alteration

125 State Street, Castle & Doyle

33.19 (5) (c) Regulation of Demolition. No permit to demolish all or part of a landmark, or improvement in an Historic District, shall be granted by the Director of the Building Inspection Division except as follows:”

120 West Mifflin Street, Andrew Schubert Building

## Recommendations to Plan Commission & Urban Design: MGO Chapter 28 Zoning Code

### 28.04(3)(n) Any development on a zoning lot adjoining a landmark...

121-123 State Street, C.E. Buell Building

127-129 State Street, Frances Vallender Building

### 28.12(12)(d) Demolition recommendation

117-119 State Street, Haswell Furniture Building

121-123 State Street, C.E. Buell Building

127-129 State Street, Frances Vallender Building

122-124 W. Mifflin Street, Fairchild Building

120 W. Mifflin Street, Andrew Schubert Building

## 33.19 (5) (b) Regulation of Construction, Reconstruction and Exterior Alteration

### 125 State Street, Castle & Doyle Building



33.19 (5) (b) (4) Landmarks Commission shall determine:

a. *Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and*

#### 125 State Street, Castle & Doyle Building

b. *Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and*

#### 125 State Street, Castle & Doyle Building

c. *Whether, in the case of any property located in an Historic District designated pursuant to the terms of Subsection (6)(d) hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.*

Not Applicable since the properties are not in an Historic District

## 33.19 (5) (b) Regulation of Construction, Reconstruction and Exterior Alteration

33.19 (5) (b) (4) Landmarks Commission shall determine:

- a. *Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and*
- b. *Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and*

### EXISTING CONDITION SUMMARY (125 State Street, Castle & Doyle Building)

- State St. façade:
  - Terra Cotta generally very good condition, but repairs and mortar work required
  - Non-original marbelized cast stone and masonry at base of façade in poor condition
  - Counter flashing at parapet wall missing
- Fairchild St. façade:
  - Coating covering portions of existing brick, may exacerbate spalling and deterioration
  - Newer previously rebuilt masonry not well integrated with backup masonry
  - Spalling and deterioration of brick units throughout this façade
  - Non-original steel-framed emergency exit platform and non-original door
- Some historical windows installed – fair condition but repair/restoration required
- Existing mechanical and electrical systems do not fully comply with existing code requirements

## 33.19 (5) (b) Regulation of Construction, Reconstruction and Exterior Alteration

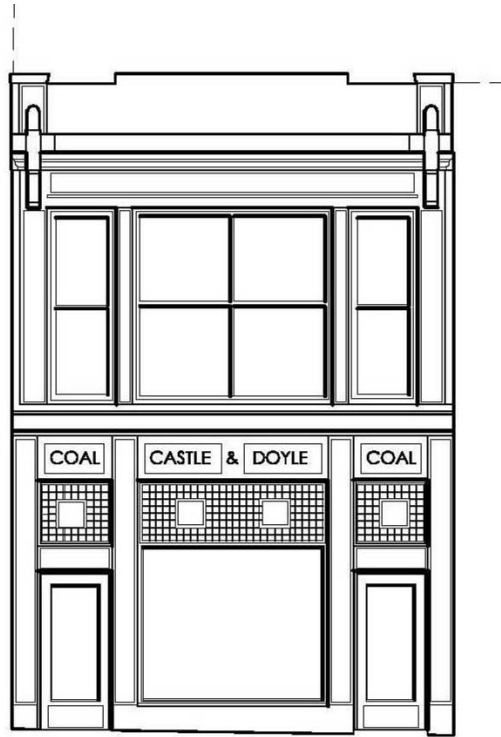
33.19 (5) (b) (4) Landmarks Commission shall determine:

- a. *Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and*
- b. *Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and*

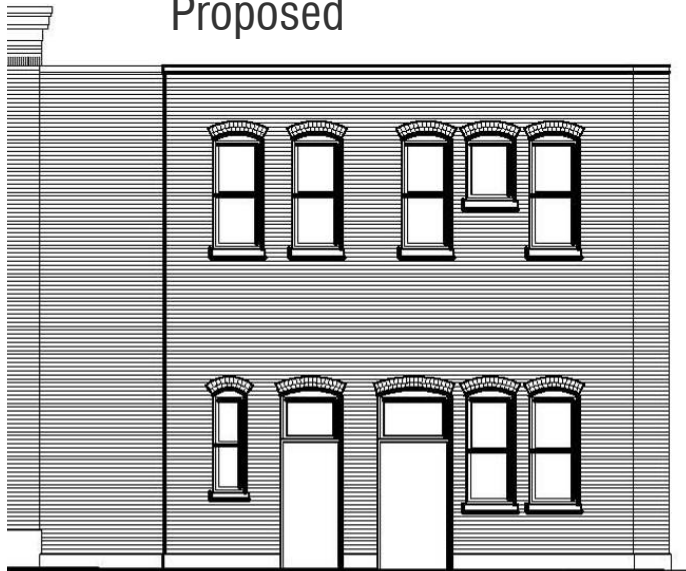
### PROPOSED IMPROVEMENTS (125 State Street, Castle & Doyle Building)

- Repair and re-set damaged terra cotta units and repointing of mortar joints
- Replace faux marble cast stone base with granite on State Street
- Restore and refinish historical wood windows
- Restore State Street first floor retail window to original single glazed window unit
- Replace the central second floor non-original window assembly
- Restore and refurbish original wood doors on State Street
- Repair masonry and mortar on Fairchild Street
- Install appropriate termination and flashing at the parapet wall along State Street
- Structural modifications, if required
- Upgrade mechanical and electrical systems to comply with current code requirements
- If required, other improvements necessary for code compliance will be completed





Proposed

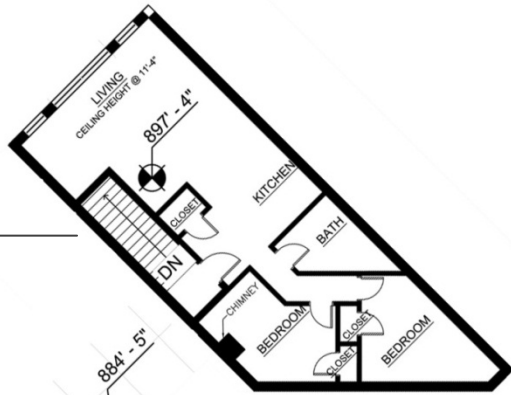


Proposed

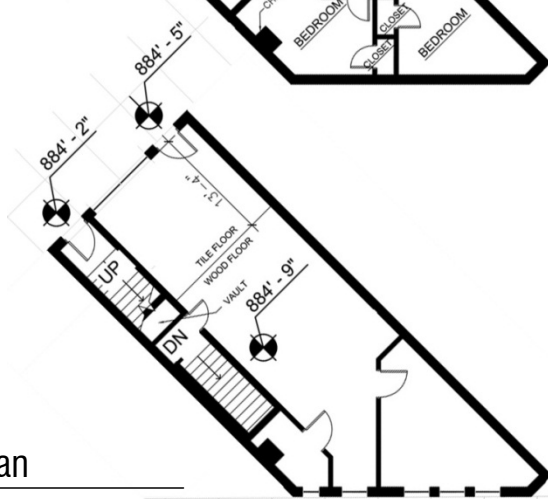


Castle and Doyle Building | 125 State Street

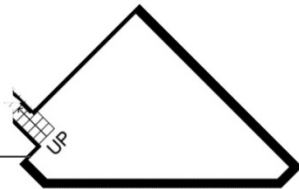
2<sup>nd</sup> Floor Plan



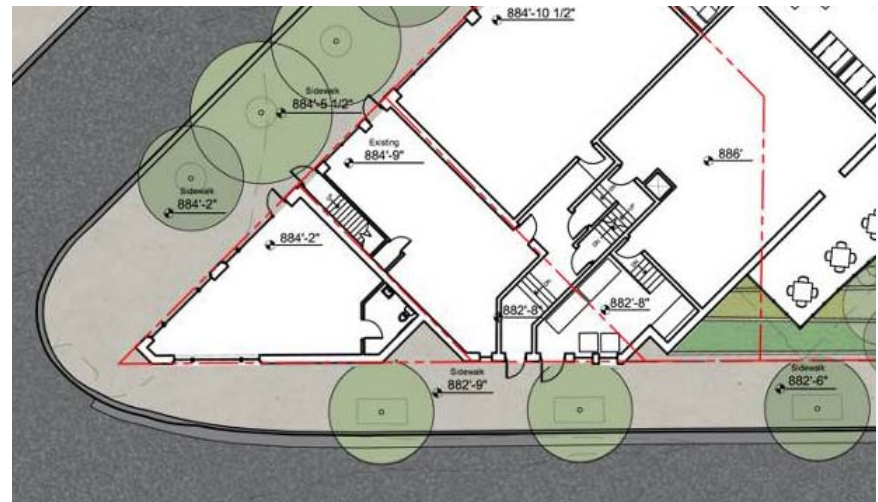
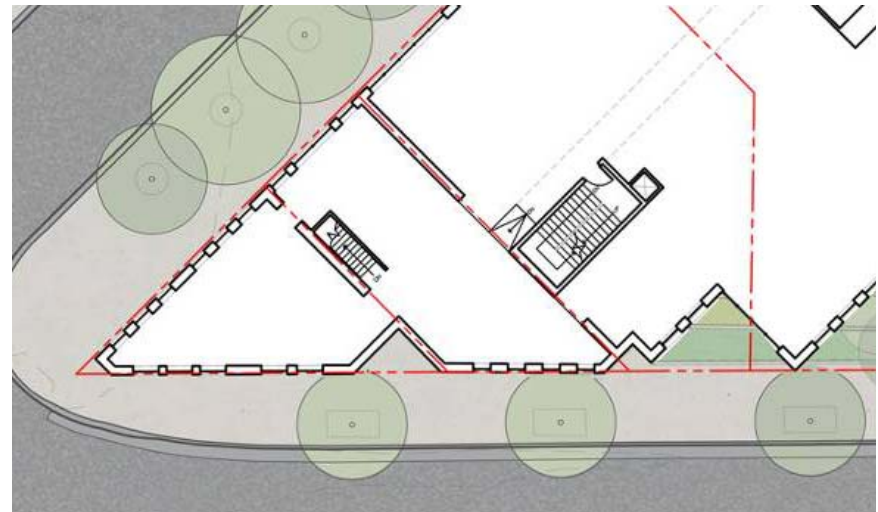
1st Floor Plan



Basement Floor Plan



Existing Floor Plans



Proposed Floor Plans

### 33.19 (5) (b) Regulation of Construction, Reconstruction and Exterior Alteration

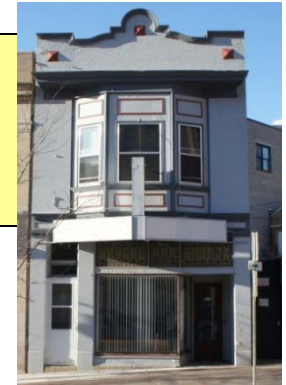
33.19 (5) (b) (4) Landmarks Commission shall determine:

- a. *Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and*
- b. *Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and*

## CONCLUSION

While a portion of the building is repurposed on the first floor, the building remains substantially intact and the exterior of the building on State Street and N. Fairchild Street is rehabilitated and restored. The proposed work enhances and preserves this historic structure.

**33.19 (5) (c) Regulation of Demolition.** No permit to demolish all or part of a landmark, or improvement in an Historic District, shall be granted by the Director of the Building Inspection Division except as follows:”



Applies only to: 120 W. Mifflin Street, Andrew Schubert Building

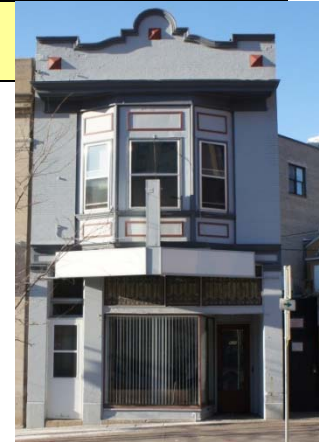
***33.19 (5) (c) 3. Standards.***

- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;*
- b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;*
- c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.19 and to the objectives of the historic preservation plan for the application district as duly adopted by the Common Council;*
- d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;*
- e. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architectural and design or by developing an understanding or American culture and heritage;*
- f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provide that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;*
- g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.*

## 33.19 (5) (c) Regulation of Demolition: 120 W. Mifflin Street

### 33.19 (5) (c) 3. Standards.

*a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;*



### **NOT A PROMINENT EXAMPLE OF QUEEN ANNE STYLE ARCHITECTURE:**

The proposed State Street Historic District report (“report”) from 1997 under the category of “Present Appearance” does not specifically reference the Andrew Schubert Building as being one of the prominent examples of Queen Anne Style Architecture. Six other examples within the proposed District were singled out and mentioned.

### **QUEEN ANNE IS ONE OF THE PREDOMINANT ARCHITECTURAL STYLES ON STATE ST:**

The report states that “Queen Anne is one of the predominant styles in the district, showing influence in 11 examples.”

### **OTHER KRONENBERG BUILDINGS**

The report states that “Ferdinand Kronenberg appears to have designed the greatest number of buildings on State Street...” In addition to the Schubert Building, Ferdinand Kronenberg is recognized with having designed three other City Designated Landmark buildings.

### **TRANSOM WINDOW**

The transom window may be the most unique aspect of the exterior of the building and it will be removed, preserved and reused in the Project.

**The removal of this sole example of Queen Anne Style Architecture among the numerous examples of this architectural style and of Kronenberg’s work would not be detrimental to the public interest or to the general welfare of the people of the City or the State.**



The Gay Building (302 State Street)



The Lamb Building (114 State Street)



Schumacher Building (214 State Street)



Schmitz Building (419 State Street)



Standard Building (208 State Street)  
Ferdinand Kronenberg



Boelsing Building (126 State Street)  
Ferdinand Kronenberg

## State Street Queen Anne building examples

## 33.19 (5) (c) Regulation of Demolition: 120 W. Mifflin Street

### 33.19 (5) (c) 3. Standards.

*b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;*

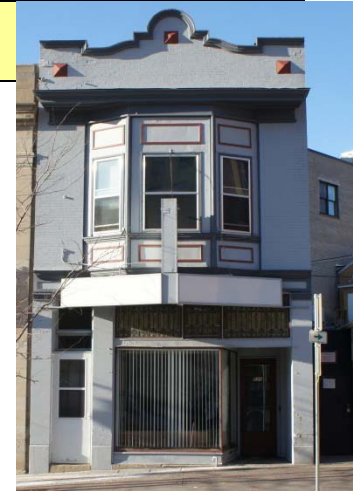


This Standard does not apply since the Project area is not in an Historic District.

## 33.19 (5) (c) Regulation of Demolition: 120 W. Mifflin Street

### 33.19 (5) (c) 3. Standards.

- c.** *Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.19 and to the objectives of the historic preservation plan for the application district as duly adopted by the Common Council;*



**Sec. 33.19 (1) Purpose and Intent.** *It is hereby declared a matter of public policy that protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this section is to:*

- (a) *Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the City's cultural, social, economic, political and architectural history.*

Given the Project's restoration and preservation of the Castle and Doyle building and the overall benefits to State Street and Fairchild Street, we do not believe that demolition of 120 W. Mifflin is contrary to this purpose statement.



## 33.19 (5) (c) Regulation of Demolition: 120 W. Mifflin Street

### 33.19 (5) (c) 3. Standards.

*Sec. 33.19 (1) Purpose and Intent. It is hereby declared a matter of public policy that protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people.*

*The purpose of this section is to:*

- (b) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts.*

Given the overall deterioration of the existing structures, the restoration work on the Castle and Doyle building, the work on improving the flat iron building at 127-129 State Street and the work on 117-119 State Street (currently a non-contributing building to the fabric of State Street), we do not believe that demolition of 120 W. Mifflin is contrary to this purpose statement.

- (c) Stabilize and improve property values.*

A major benefit of this Project is that it will stabilize and improve property values on the 100 Block of State Street and surrounding properties, all accomplished without City funding. The removal of 120 W. Mifflin Street will not have an impact on the property value of the completed Project.



## 33.19 (5) (c) Regulation of Demolition: 120 W. Mifflin Street

### 33.19 (5) (c) 3. Standards.

*Sec. 33.19 (1) Purpose and Intent. It is hereby declared a matter of public policy that protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people.*

*The purpose of this section is to:*

(d) *Foster civic pride in the beauty and noble accomplishments of the past.*

To recognize the contributions of the 100 Block of State Street to the City of Madison and its evolution, this Project will install a permanent plaque along N. Fairchild Street describing the historic uses of the block, the businesses and the people that have contributed to its development and history. The contributions of the Andrew Schubert Building will be prominently mentioned on this plaque.

(e) *Protect and enhance the City's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.*

The preservation and enhancements to State Street and N. Fairchild Street and the creation of a sculptured patterned garden as a marker of an important civic node within Madison will protect and enhance the City to residents, tourists and visitors, and serve as a stimulus to business (especially State Street) and industry within the downtown.



## 33.19 (5) (c) Regulation of Demolition: 120 W. Mifflin Street

### 33.19 (5) (c) 3. Standards.

*Sec. 33.19 (1) Purpose and Intent. It is hereby declared a matter of public policy that protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people.*

*The purpose of this section is to:*

(f) *Strengthen the economy of the City.*

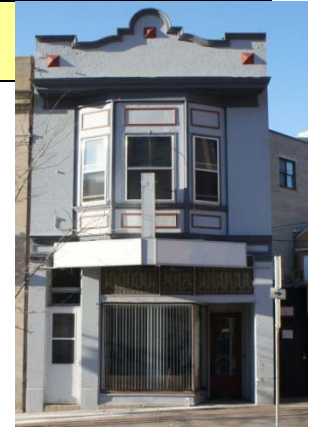
This Project will increase surrounding property values and tax base within the City, provide jobs and work for many City businesses, become a showcase for revitalization within our City and provide a permanently gifted endowment for the Overture Center for the Arts.

(g) *Promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the City.*

The numerous examples of Queen Anne style architecture within the State Street area continues to provide an educational and pleasurable opportunity for the people of the City. Removal of 120 W. Mifflin Street would not negatively impact these opportunities within the City.



## 33.19 (5) (c) Regulation of Demolition: 120 W. Mifflin Street



### 33.19 (5) (c) 3. Standards.

*d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;*

### **NOT AN UNUSUAL OR UNCOMMON DESIGN TEXTURE AND/OR MATERIAL:**

The proposed State Street Historic District report (“report”) from 1997 states that “Queen Anne is one of the predominant styles in the district, showing influence in 11 examples.”

### **DESIGN**

The Landmarks Nomination under “Exterior” indicates: *“The most notable element is the bay window on the second floor, with panels both above and below double-hung sash windows. Bay windows are one of the most obvious elements of the Queen Anne style that could be used on commercial buildings.”* This bay window design is not unique and Kronenberg used essentially the same design treatment and panel details on 208 State Street. While the transom window may be unique, the original storefront below the transom is not original. The transom window will be removed, preserved and reused in the Project.

### **CONCLUSION**

This building is not an example of unusual or uncommon design, texture or material. Other examples of Queen Anne style architecture exist and the historic transom window will be preserved.

## 33.19 (5) (c) Regulation of Demolition: 120 W. Mifflin Street

### 33.19 (5) (c) 3. Standards.

*e. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architectural and design or by developing an understanding or American culture and heritage;*



## UNIQUENESS

Pursuant to the proposed Historic District report from 1997 this building is not a prime example of Queen Anne style architecture in the State Street area. Six other properties were singled-out as prime examples of this style of architecture. This same report notes that Queen Anne style architecture is the third most prevalent style of architecture in the State Street area.

Perhaps the prime interior element remaining is the tile floor on the first floor. The condition of the structural beams and columns supporting this floor and the extensive cracking in the floor structure and tile, displacement, sagging and settlement resulted in the 2008 structural report the suggestion to replace the entire floor system as the most logical course of action. Without the interior floor the history of the facility is clearly only represented by the exterior appearance on W. Mifflin Street.

## CONCLUSION

This building is not unique in the State Street area as there are many examples of two story structures and Queen Anne style architecture.

## 33.19 (5) (c) Regulation of Demolition: 120 W. Mifflin Street

### 33.19 (5) (c) 3. Standards.

*f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provide that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;*



### IMPROVEMENTS MADE BY THE CURRENT OWNER:

- 2003: Roof top flashing and vent walls
- 2003: Replaced storm windows
- 2005: Roof Repairs
- 2005: New roof
- 2007: Removal of some asbestos for mechanical work
- 2007: New furnaces
- 2007: New boiler
- 2008: New water heater

Total cost spent on maintenance, management and upkeep: approximately \$67,800

### 33.19 (5) (c) 3. f. Continued:

*f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provide that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;*

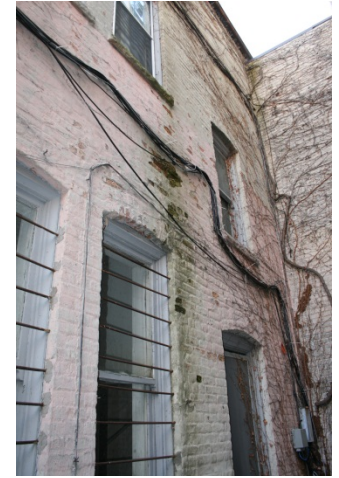
### EXISTING CONDITION – IMPENDING IMPROVEMENTS

- W. Mifflin Street façade
  - Remove the existing coating from all masonry
  - Repoint the brick and stone masonry
  - Dismantle and reconstruct a portion of the parapet wall
  - Inspect and make necessary repairs to the transom window
  - Replace the existing storefront system and entrance door
  - Repair the existing double-hung windows on the second floor
  - Install a new stoop at the entry door
  - Investigate and repair the bay window
  - Replace the apartment entrance door and transom
  - Remove the projecting aluminum and glass marquee/sign and repair the façade



### 33.19 (5) (c) 3. f. Continued:

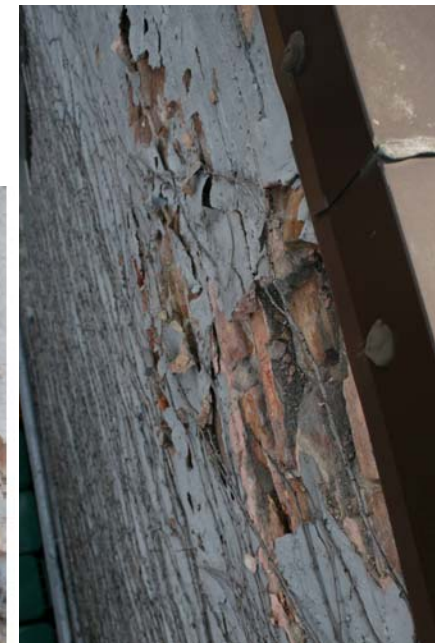
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### EXISTING CONDITION – IMPENDING IMPROVEMENTS

#### Alley and rear building facades

- Remove the existing coating and parge materials on the brick
- Extensive replacement of the majority of the brick on both facades – potential replacement of the masonry back-up system may also be required
- Remove and re clad the recessed area on the second floor currently covered in painted sheet metal
- Replace the gutter and downspout system and tie into a new storm water line to the street
- Repair the existing double-hung windows on the second floor
- Replace the first floor windows
- Re clad the roof access penthouse and replace the exterior door to the roof
- Replace the roof on the penthouse roof access structure





### 33.19 (5) (c) 3. f. Continued:

*f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provide that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;*

## EXISTING CONDITION – IMPENDING IMPROVEMENTS

### Interior

- Remove the 3” first floor concrete / tile topping
- Remove the first floor structure: floor joists, center beam wood columns and temporary metal/steel posts supporting the existing first floor
- Install new first floor finish
- Where required, repair the rubble foundation walls
- Replace the structure with fire resistive construction pursuant to the Capitol Fire District requirements
- In the sidewalk electrical vault and water service room, remove the wood shoring and install new bearing structure by removing sections of the sidewalk
- At the rear of the building remove the existing structure supporting the first and second floor stair and install new structure pursuant to the Capitol Fire District requirements
- Install a first floor toilet room
- Repair the plaster walls and ceilings on the first and second floors
- For the change in occupancy on the second floor, complete the following:
  - Remove the existing second floor walls and re-support the roof structure
  - Remove the existing kitchens
  - Relocate and install a second floor toilet room



### 33.19 (5) (c) 3. f. Continued:

*f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provide that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;*

### EXISTING CONDITION – IMPENDING IMPROVEMENTS

#### Mechanical, Electrical and Fire Protection

- Install a fire protection system
- Upgrade the HVAC system
- Remove the existing lead piping and patch floors, walls and ceilings
- Install a first floor toilet room
- Replace the electrical infrastructure
  - Install new branch circuit wiring and fuse panels
  - Install new lighting and electrical outlets
- For the change in second floor occupancy, complete the following:
  - Remove the kitchen fixtures and bathroom fixtures, patch floors, walls and ceilings
- Remove the storm water cistern in the rear of the building and the storm water piping running horizontally through the basement
  - Have adjacent building Owner(s) route storm water to W. Mifflin Street
- Construct a new storm water line to route storm water from the rear of the building to W. Mifflin Street
- Replace the gas piping in the basement



## 33.19 (5) (c) Regulation of Demolition: 120 W. Mifflin Street

### 33.19 (5) (c) 3. f. Continued:

*f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provide that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;*

### TRADITIONAL DEVELOPMENT ECONOMICS

Purchase Price	\$264,000
Cost of Repairs	<u>\$480,000</u>
Total Acquisition and Development Cost	\$744,000
Annual Income	\$48,365
Annual Expenses	<u>(\$19,145)</u>
Net Annual Operating Income	\$29,220
Annual Debt Service	<u>(\$47,000)</u>
Annual Operating Loss	<u>(\$17,780)</u>

#### ASSUMPTIONS:

- Purchase at current assessed value
- Cost of repairs equal to 2007 Findorff estimate of \$400,000 plus owner development costs of 20%
- Annual income based on ground floor of 1258 square feet leased at \$27 per square foot (same as the proposed retail rents in the proposed Project development) and the second floor one-bedroom apartment leased at \$1200 per month.
- Operating costs of \$7.61 per square foot (same as the proposed Project development)
- Financing: 20% down with the balance (\$595,200) financed with a 20-year fully amortized loan at a 5% interest rate.

## 33.19 (5) (c) Regulation of Demolition: 120 W. Mifflin Street

### 33.19 (5) (c) 3. f. Continued:

*f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provide that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;*

### CONCLUSION

Based upon the extent of exterior, interior, HVAC, plumbing, electrical and fire protection system work required to update and make this building functional, in many respects complete removal and replacement of existing systems, it is not economically prudent to invest in updating this structure. Based upon improvement of adjacent property values, increase in the City tax base and stimulus to business and the downtown through new commercial office space, the welfare of the people of the City is better served through replacement of the existing structure with the redevelopment proposed.

33.19 (5) (c) Regulation of Demolition: 120 W. Mifflin Street

33.19 (5) (c) 3. Standards.

*g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.*

This Standard does not apply since the Project area is not in an Historic district.



Andrew Schubert Building | 120 West Mifflin Street

28.04(3)(n) New construction adjacent to a landmark



121-123 State Street, C.E. Buell Building  
*State and Fairchild Street construction*



127-129 State Street, Francis Vallender Building  
*State and Fairchild Street construction*



Proposed



Existing



Proposed



Existing



## 28.04(3)(n) New construction adjacent to a landmark

### 121-123 State Street

#### PROPOSED STATE STREET EXTERIOR IMPROVEMENTS

[The existing three story brick façade on State Street will remain]

- Repoint masonry (open mortar joints and poorly installed previous repointing)
- Replace plywood infill at circular opening with historical assembly
- Repair and/or replace existing stucco cladding at the third floor
- Restore and refinish historical wood windows
- Replace non-orig. vinyl windows with a window assembly similar to historic windows
- Replace non-original first floor storefronts
- Provide accessible entry to first floor retail
- Install appropriate termination and flashing at the parapet wall



1915



2012

121-123 State Street

41



Proposed



Wisconsin Historical Society Image ID: 25141

1915



Existing



121-123 State Street

## 28.04(3)(n) New construction adjacent to a landmark

### 127-129 State Street, State Street

#### EXISTING CONDITION SUMMARY

- Building appearance has been significantly altered since its original construction
- Brick masonry is generally in very poor condition with severe deterioration – 100% replacement should be assumed
- Moisture penetration through the exterior wall assembly
- Existing windows are low-quality wood replacements
- Structure of building has excessive defects
- Exterior wall pulling away from support of the floor/roof joists
- Existing mechanical and electrical systems do not fully comply with existing code requirements
- Fairchild Street façade currently has a metal fire escape and HVAC condensing unit attached to the side of the building



## 28.04(3)(n) New construction adjacent to a landmark

### 127-129 State Street, State Street

#### PROPOSED IMPROVEMENTS

- New two-story brick building with same height and mass of the existing building State Street facade is designed to reflect the historic character of the original building.
- This façade wraps the flat-iron corner and the architectural character of the State Street façade is reflected in the design of the new Fairchild Street façade.



Proposed



Existing



Wisconsin Historical Society Image ID: 25141

1915



127-129 State Street



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N. Fairchild Street – Existing Condition

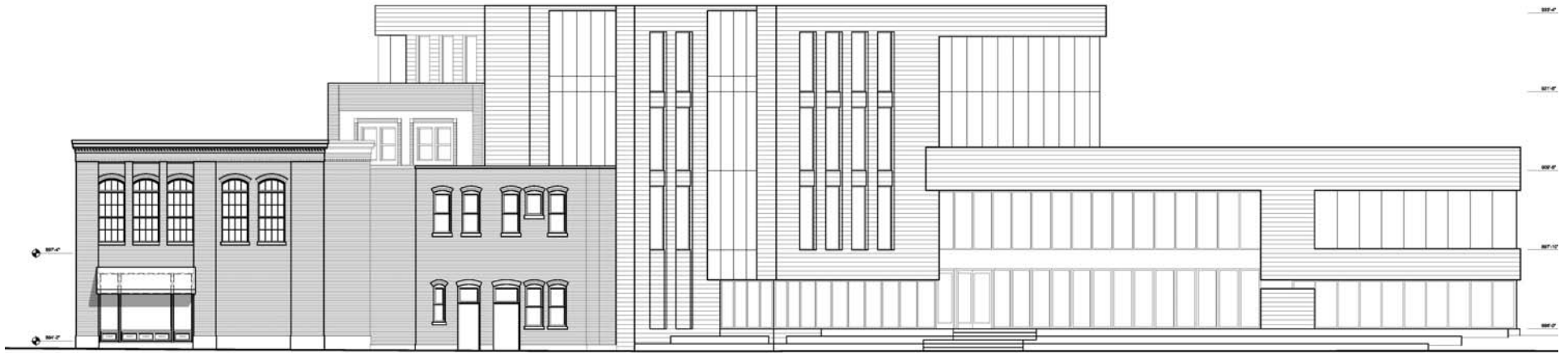


Proposed



Existing





Proposed



Existing

## 28.04(3)(n) New construction adjacent to a landmark

### 121-123 State Street

#### PROPOSED N. FAIRCHILD STREET IMPROVEMENTS

- New four story structure, with the primary building face parallel to State Street
- Architecture to compliment the Overture Center and the Madison Public Library
- Materials were chosen to be long lasting, durable, low maintenance and timeless. The primary material on the new structure is a warm colored natural limestone

### 127-129 State Street, Fairchild Street

#### PROPOSED IMPROVEMENTS

- New two-story brick building with same height and mass of the existing building
- On the Fairchild Street sidewalk the existing stairway access to the basement of the existing building is eliminated and the gas meter is relocated out of the public right-of-way
- New architectural expressions similar to State Street



Corner of State St and N Fairchild St Perspective - Existing



Corner of State St and N Fairchild St Perspective - Proposed



Mifflin Street Perspective - Existing



Mifflin Street Perspective - Proposed

28.12(12)(d) 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.

117-119 State Street, Haswell Furniture Building

121-123 State Street, C.E. Buell Building

127-129 State Street, Frances Vallender Building

122-124 W. Mifflin Street, Fairchild Building

120 W. Mifflin Street, Andrew Schubert Building

## CONCLUSION

The massing and scale of the proposed Project is the same height as the current buildings and could not be deemed '*so large*' as to adversely affect the historic character of the adjoining landmark . The visual appearance of the development is compatible and supportive to the landmark and the surrounding buildings creating a dynamic and useable Project that provides significant reinvestment and philanthropic support within the City of Madison.