

MADISON TRUST



for Historic Preservation

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The Madison Trust for Historic Preservation Supports Granting a Certificate of Appropriateness for a Land Combination in Block 101 and an Advisory Recommendation to the Plan Commission that the Block 101 Proposal Does Not Adversely Affect the Adjoining Landmarks

July 12, 2020

The Landmarks Commission is considering whether a request to approve a Certificate of Appropriateness for a land combination in Block 101 satisfies 41.18(4), MGO, and whether the proposed development in the block would adversely affect three adjoining landmarks, pursuant to the Commission's authority under 28.144, MGO.

In a special meeting conducted after consultation with a historic preservation specialist regarding the three landmarks adjacent to the proposed development, the Board of Trustees of the Trust approved the following resolutions:

1. The Madison Trust for Historic Preservation supports granting a Certificate of Appropriateness for combining lots in Block 101.
2. The Madison Trust for Historic Preservation supports an advisory recommendation to the Plan Commission that the proposed new structure on Block 101 is not so large or visually intrusive as to adversely affect the historic character or integrity of the adjacent landmarks at 1 N. Pinckney St., 21-23 N. Pinckney St., and 117-119 E. Mifflin St

With respect to Resolution 2, the Trust offers two comments:

The Trust recognizes the developer's effort to modify the design to reduce the visual impact of the development on the American-Exchange Bank and the effort to maintain the human-scale of the pedestrian experience on Pinckney Street.

While every indication is that the developer has both carefully renovated and maintained the exterior of the American-Exchange Bank over the past decades and even though the topic is not before the Commission at this time, the Trust requests the Landmarks Commission be particularly vigilant in terms of the consequences that construction might have on the Bank's facade. The Trust's concern derives from the Burrows Block that emerged from the construction of Block 89, because it now reflects historic design without a historic building.