



City of Madison Planning Division
 215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 120 West Mifflin Street Aldermanic District: 4

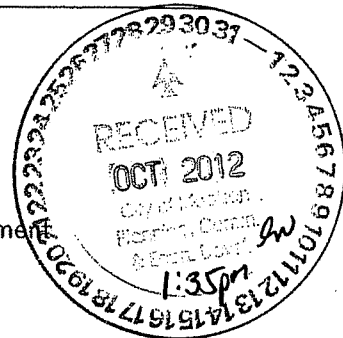
2. PROJECT

Date Submitted: October 29, 2012

Project Title / Description: Block 100 Foundation Project

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): Alteration to certificate of appropriateness of 120 W. Mifflin Street (Schubert Building)



3. APPLICANT

Applicant's Name: Block 100 Foundation Inc. Company: _____
 Address: 6120 University Avenue City/State: Middleton, WI Zip: 53562
 Telephone: George Austin:(608) 692-6398 E-mail: gaustin@wiffoundation.org
 Property Owner (if not applicant): Central Focus LLC
 Address: 6120 University Avenue City/State: Middleton, WI Zip: 53562

Property Owner's Signature: *Grant Frautschi* Date: 10/29/2012
 by: Grant Frautschi

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
 Historic Preservation Planner:
 Amy Scanlon
 Phone: 608.266.6552
 Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

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Schubert Street (June 11, 2012)

Schubert Street (October 29, 2012)

FLOOR PLANS





Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building, Suite LL100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TTY/TEXTNET 866 704 2318
FAX 608 266-8739
PH 608 266-4635

August 1, 2012

Mr. George Austin
Block 100 Foundation, Inc.
6120 University Avenue
Middleton, WI 53562

Re: Block 100 Foundation Development Proposal, Certificates of Appropriateness

Mr. Austin,

The Madison Landmarks Commission reviewed, in accordance with the provisions of the Landmarks Ordinance, a proposal dated June 11, 2012 for the development of a portion of the 100 Block of State Street. The Landmarks Commission approved the following:

Certificate of Appropriateness for the exterior alterations to the designated landmark located at 125 State Street, known as the Castle & Doyle Building with the following conditions of approval to be reviewed and finalized with Staff:

1. Exterior alterations that differ from or are in addition to those presented in the submission materials.
2. A more detailed scope of the exterior restoration work.
3. All existing terra cotta tiles shall be restored in situ. Should any tiles need to be removed from the façade for restoration work, the request for removal must be approved by Staff prior to performing the work. The replacement of terra cotta tiles is not part of the proposal and approval for replacement is not being considered.
4. Samples of the proposed granite material.
5. Additional information on the scope of work proposed for the first floor display window and the central window of the second floor.
6. Further explanation of the proposed installation of insulated glass.
7. A window replacement plan including locations and replacement window product information.
8. More information about the brick restoration work. Staff is most concerned about the appearance of the replacement brick; the mortar mix, color, texture, and pointing style; quantity and location of replacements required; location of area(s) requiring pinning; and method proposed for removal of coatings.

Certificate of Appropriateness for the exterior alterations and addition to the designated landmark located at 120 West Mifflin Street, known as the Schubert Building with the following conditions of approval to be reviewed and finalized with Staff:

1. Exterior alterations that differ from or are in addition to those presented in the submission materials.
2. A more detailed scope of the brick repair work.
3. The Applicant shall describe the measures that will be taken to ensure the protection of the art glass transom during the work. Should the transom need to be removed from the façade for restoration work, the request for removal must be approved by Staff prior to performing the work.
4. Replacement window product information or existing window repair plan.
5. Product information for proposed doors and transoms.

This letter will serve as the "Certificate(s) of Appropriateness" for the project. When applying for building permits, please take this letter to the Building Inspection Counter, Department of Planning and Development, Lower Level Suite LL-110, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Please note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$250 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Sec. 33.19).

If you have any questions, please call me at 266-6552.

Sincerely,

Amy Loewenstein Scanlon, Registered Architect, LEED® AP
Preservation Planner
City of Madison Planning Division

cc: Building Inspection Plan Reviewers
Doug Hursh, Potter Lawson

UPDATED LETTER OF INTENT

INTRODUCTION

The August 1, 2012, letter from Amy Scanlon to George Austin issued approvals of Certificates of Appropriateness and conditions of approval from the City Landmarks Commission for the exterior alterations proposed for the Schubert Building and Castle & Doyle Building. Potter Lawson and the Block Foundation 100 representatives met with Amy on October 11, 2012, to review the current status of the entire Block 100 project and to review the fulfillment of the conditions identified for these two buildings.

The purpose of this submittal to the Madison Landmarks Commission is to request revisions to the previously approved exterior alterations of the front façade of the Schubert Building on W. Mifflin Street.

The project team members and other general overall project information remain the same as listed in the June 11, 2012, submittal to the Landmarks Commission.

SUMMARY OF WORK

120 West Mifflin Street (Andrew Schubert Building, 1908)

Local Historic Landmark since 2008

With the exception of the stair to the second floor being removed and a single door on Mifflin Street being replaced, the description of the Proposed Alteration to the Schubert Building remains as submitted to the Landmarks Commission in June 2012. The following description of the *Proposed Alteration* (in italics) was submitted to the Commission on June 11, 2012 and approval (current proposed modifications underlined):

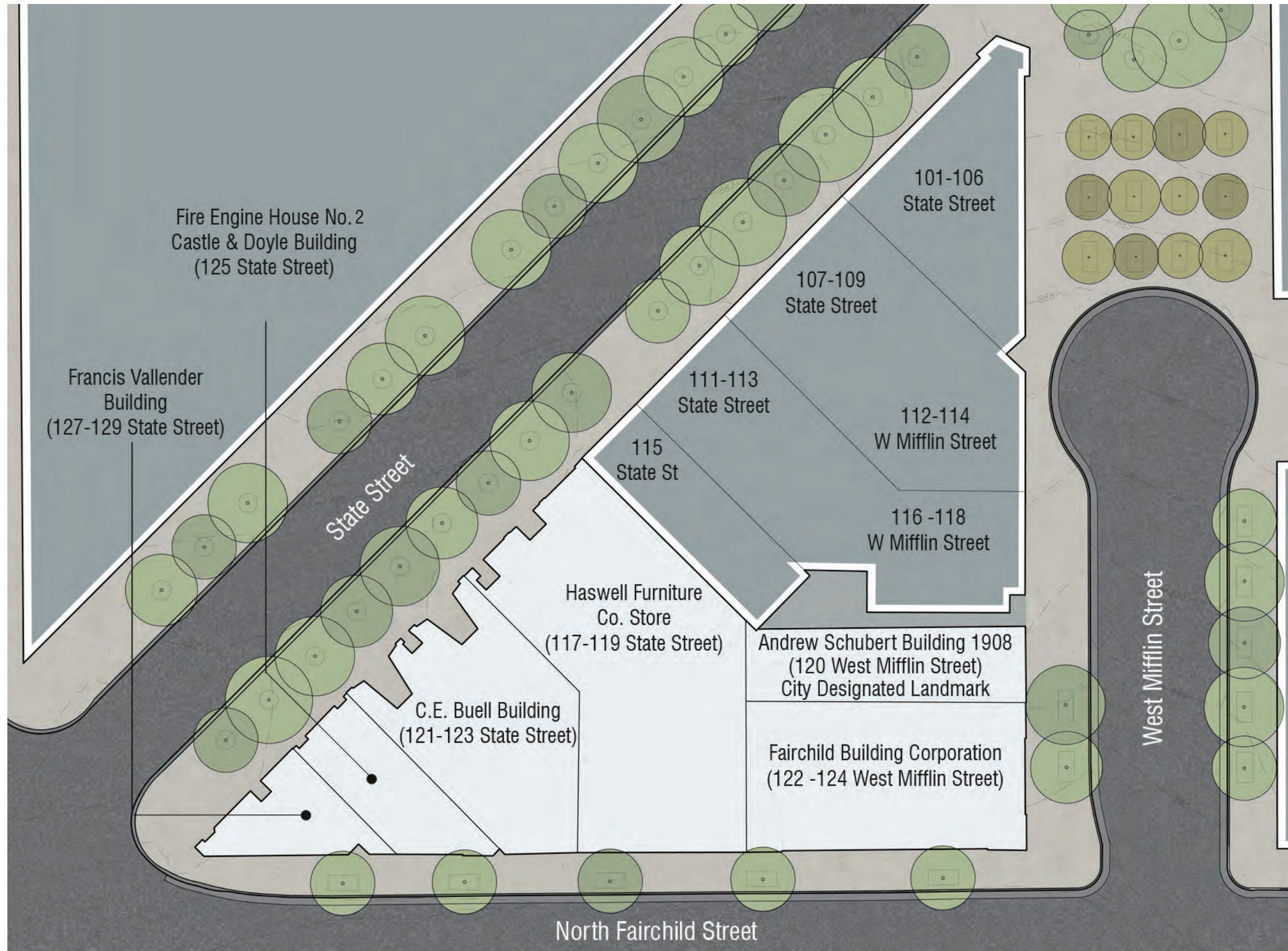
This building would be renovated and the interior spaces interconnected with the building at 122 West Mifflin Street. The first floor space will house retail/restaurant functions. The second floor will be commercial office.

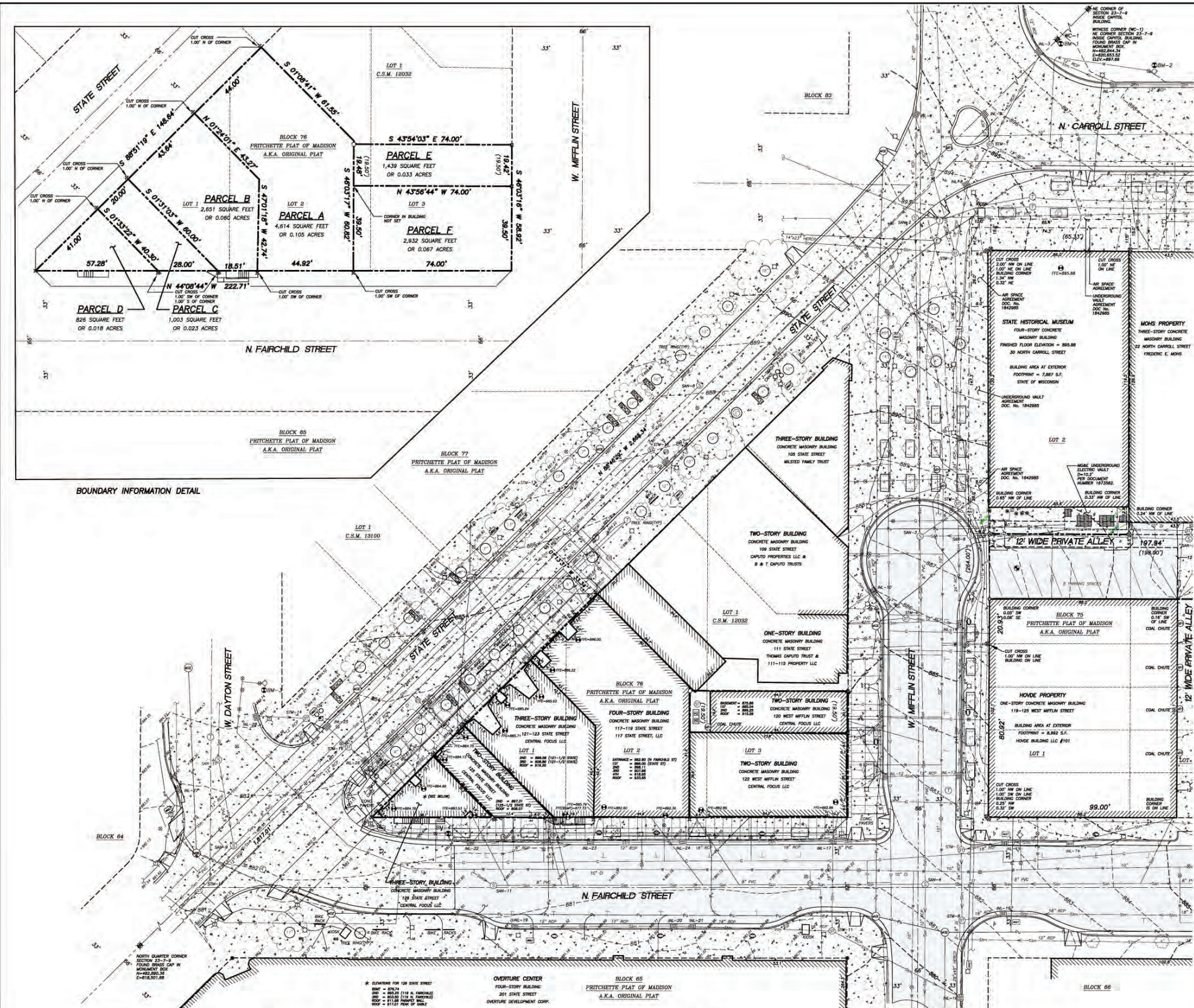
The building will be renovated and repaired. The existing building and its party wall between the adjacent building structure will remain, openings will be created to connect the floors and provide access to internal stairs, elevators and restrooms. If required, repairs will be made to the party walls. The interior of the building will be saved to the back wall of the main room on the first floor that exists today, to the rear of the building we propose an addition that connects the building to the new building in the center of the block, this allows contiguous space for the restaurant kitchen on the first floor and mechanical space on the second floor. The existing stair to the second floor off of Mifflin Street will remain be removed.

On the Mifflin Street façade, the external sign marquee will be removed, the glazing and brick will be repaired, and the doors will be replaced. The brick on the alley wall will be repaired by replacing brick in areas where the brick has been damaged beyond repair. The structure of the first floor will need to be replaced entirely to create a flat floor that meets structural codes. It is our intent to salvage portions of the tile floor. The small tiles are embedded in the concrete and will need to be sawn out in segments. The current concrete floor structure has sagged and is held up with a series of columns that have been added over time. We anticipate maintaining the first floor room volume, the second floor structure as well as the roof structure. Fire protection of wood elements will be added where required to comply with the Madison Capitol Fire District and Madison Fire Department requirements.

The graphic attachments following the updated Letter of Intent compare the floor plan and exterior elevation of the Schubert Building approved on June 11, 2012 with the revised floor plan and elevation along W. Mifflin Street. The proposed exterior alteration and revision to the previously approved design is a change in the configuration of the storefront window and door below the leaded three-paneled glass transom.

In the June 2012 approved design the aluminum storefront window and door were proposed to be removed and replaced with a storefront window and recessed door layout similar to what exists today. The revision we are requesting is to install a new three-part storefront window system below the existing leaded three-paneled glass transom. This new three-part storefront window design closely resembles the original exterior design by Ferdinand Kronenberg, with the exception that we are replacing the original central doorway with a window. Kronenberg's original design can best be seen in the building elevation of the W. Mifflin Street façade where the vertical mullions of the leaded three-panel glass transom form the verticals of the lower storefront layout. Our new façade proposal replicates these verticals. While the current intent for occupancy of the interior of the Schubert Building is for use by a restaurant entered through the adjacent Stark Building, we understand that occupancy and use of the first floor of the Schubert Building may change over time. To preserve future flexibility for occupancy, our revised design accommodates an entrance directly into the first floor of the Schubert Building through the former entryway leading to the second floor. Our intent is to replace the current entryway door and transom window with a new wood door and transom panel similar to Kronenberg's original design. With the new three-part storefront window below the leaded three-paneled decorative transom and replacement of the adjacent doorway we believe this simplified elevation will recall the historic design intent and compliment the façades' appearance as originally envisioned by Ferdinand Kronenberg.





BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	897.69	BRASS CAP LOCATED IN A WATER BOX @ CORNER OF STATE AND CARROLL
BM-2	901.78	TOP NUT OF FIRE HYDRANT LOCATED @ CORNER OF STATE AND CARROLL
BM-3	887.88	HYDRANT TOP NUT AT W. DAYTON STREET AND STATE STREET
BM-4	885.32	HYDRANT TOP NUT AT N. FAIRCHILD STREET AND STATE STREET

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL A

PART OF LOTS ONE (1) AND TWO (2), BLOCK SEVENTY-SIX (76), MADISON, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF FAIRCHILD STREET 34 FEET NORTHWEST FROM THE SOUTH CORNER OF SAID BLOCK 76, IN SAID CITY OF MADISON; THENCE NORTHEAST 59 FEET; THENCE NORTH AT RIGHT ANGLES TO STATE STREET 80 FEET; THENCE WEST ON SAID STATE STREET 44 FEET TO A POINT 105 FEET EAST FROM THE WEST CORNER OF BLOCK 76; THENCE SOUTH AT RIGHT ANGLES TO STATE STREET, 43 FEET; THENCE SOUTHWEST 42 FEET TO FAIRCHILD STREET; THENCE SOUTHWEST ALONG FAIRCHILD STREET 44 FEET TO THE POINT OF BEGINNING.

TAX KEY NO: 0709-231-0105-3
ADDRESS: 117-119 STATE STREET

PARCEL B

PART OF LOTS 1 AND 2, BLOCK 76, ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING 61 FEET EAST FROM THE WEST CORNER OF SAID BLOCK 76 ON STATE STREET; THENCE SOUTH 60 FEET TO FAIRCHILD STREET; THENCE SOUTHWEST ON FAIRCHILD STREET TO A POINT 14 FEET SOUTHWEST FROM LINE BETWEEN LOTS 1 AND 2; THENCE NORTHWEST AT RIGHT ANGLES TO FAIRCHILD STREET, 43.5 FEET; THENCE NORTH 43 FEET TO STATE STREET; THENCE WEST 44 FEET TO POINT OF BEGINNING.

TAX KEY NO: 0709-231-0106-1
ADDRESS: 121-123 STATE STREET

PARCEL C

PART OF LOT ONE (1), BLOCK SEVENTY-SIX (76), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING 41 FEET EAST FROM WEST CORNER OF BLOCK; THENCE EAST ON STATE STREET 30 FEET; THENCE SOUTH 60 FEET TO N. FAIRCHILD; THENCE NORTHWEST ON SAID N. FAIRCHILD STREET 28 FEET; THENCE NORTH 40 FEET TO POINT OF BEGINNING.

TAX KEY NO: 0709-231-0107-9
ADDRESS: 129 STATE STREET

PARCEL D

ALL OF LOT ONE (1), BLOCK SEVENTY-SIX (76), MADISON, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, LYING WEST OF THE LOT FORMERLY OWNED BY THE CITY OF MADISON, UPON WHICH WAS LOCATED ENGINE HOUSE NO. 2, FORMERLY OWNED BY SAID CITY (NOW KNOWN AS THE CASTLE & BOYLE PROPERTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST CORNER OF SAID LOT 1, BLOCK 76; THENCE RUNNING EAST ALONG STATE STREET 41 FEET; THENCE SOUTHWEST ON THE LINE OF THE LOT FORMERLY OWNED BY THE CITY OF MADISON, APRESARD, TO FRANKLIN STREET N/A/A FAIRCHILD STREET; THENCE ALONG FAIRCHILD STREET 54 FEET TO THE PLACE OF BEGINNING.

TAX KEY NO: 0709-231-0108-7
ADDRESS: 122 W. MIFFLIN STREET

PARCEL E

ALL THAT PART OF LOTS TWO (2) AND THREE (3), BLOCK SEVENTY-SIX (76), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF BLOCK SEVENTY-SIX (76), OF THE CITY OF MADISON; THENCE NORTHEASTLY ALONG THE NORTHWEST LINE OF MIFFLIN STREET 39 1/2 FEET; THENCE NORTHWESTERLY AND AT RIGHT ANGLES TO SAID NORTHWEST LINE OF MIFFLIN STREET 74 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES 39 1/2 FEET TO THE NORTHEAST LINE OF FAIRCHILD STREET; THENCE SOUTHWESTERLY ALONG THE NORTHEAST LINE OF SAID FAIRCHILD STREET TO THE POINT OF BEGINNING, HAVING A FRONTAGE OF 39 1/2 FEET ON MIFFLIN STREET AND FRONTAGE OF 74 FEET ON FAIRCHILD STREET.

TAX KEY NO: 0709-231-0110-2
ADDRESS: 120 W. MIFFLIN STREET

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL E

ALL THAT PART OF LOTS TWO (2) AND THREE (3), BLOCK SEVENTY-SIX (76), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF BLOCK SEVENTY-SIX (76), OF THE CITY OF MADISON; THENCE NORTHEASTLY ALONG THE NORTHWEST LINE OF MIFFLIN STREET 39 1/2 FEET; THENCE NORTHWESTERLY AND AT RIGHT ANGLES TO SAID NORTHWEST LINE OF MIFFLIN STREET 74 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES 39 1/2 FEET TO THE NORTHEAST LINE OF FAIRCHILD STREET; THENCE SOUTHWESTERLY ALONG THE NORTHEAST LINE OF SAID FAIRCHILD STREET TO THE POINT OF BEGINNING, HAVING A FRONTAGE OF 39 1/2 FEET ON MIFFLIN STREET AND FRONTAGE OF 74 FEET ON FAIRCHILD STREET.

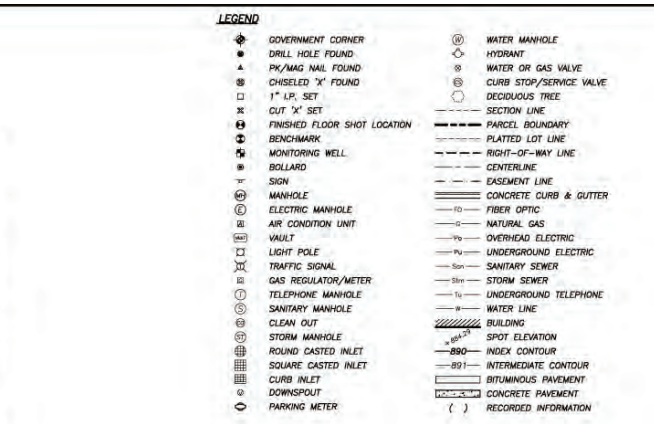
TAX KEY NO: 0709-231-0110-2
ADDRESS: 120 W. MIFFLIN STREET

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL F

ALL THAT PART OF LOTS TWO (2) AND THREE (3), BLOCK SEVENTY-SIX (76), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF BLOCK SEVENTY-SIX (76), OF THE CITY OF MADISON; THENCE NORTHEASTLY ALONG THE NORTHWEST LINE OF MIFFLIN STREET 39 1/2 FEET; THENCE NORTHWESTERLY AND AT RIGHT ANGLES TO SAID NORTHWEST LINE OF MIFFLIN STREET 74 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES 39 1/2 FEET TO THE NORTHEAST LINE OF FAIRCHILD STREET; THENCE SOUTHWESTERLY ALONG THE NORTHEAST LINE OF SAID FAIRCHILD STREET TO THE POINT OF BEGINNING, HAVING A FRONTAGE OF 39 1/2 FEET ON MIFFLIN STREET AND FRONTAGE OF 74 FEET ON FAIRCHILD STREET.

TAX KEY NO: 0709-231-0110-2
ADDRESS: 120 W. MIFFLIN STREET



- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEKS OF JUNE 20 AND 27, 2011.
 - BEARINGS FOR THIS MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, (WCCS DANE).
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN A WATER BOX, MARKING THE WEST WITNESS CORNER FOR THE NORTHEAST CORNER OF SECTION 23, 7N, R9E. ELEVATION = 897.69'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED FROM CITY OF MADISON UTILITY RECORDS AND MAPS AND DIGGERS HOTLINE TICKET NUMBERS: 20112503872, 20112503884, 20112503895, 20112503910, 20112503957, 20112503977.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - THE CITY OF MADISON MAKES NO REPRESENTATION ABOUT THE ACCURACY OR COMPLETENESS OF THE RECORDS SUPPLIED AND IN NO EVENT SHALL THE CITY BE LIABLE FOR ANY DAMAGES WHATSOEVER RESULTING FROM THE USE OF THESE RECORDS.
 - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	900.04	SE 899.39	8"	VCP
SAN-2	892.60	SE 884.85	8"	VCP
SAN-3	887.40	NE 879.13	8"	PVC
SAN-4	891.53	NE 870.66	8"	PVC
SAN-5	891.36	SW 870.43	12"	VCP
SAN-6	897.83	SE 880.23	8"	VCP
SAN-7	886.09	SE 874.69	8"	VCP
SAN-8	888.14	W 874.28	8"	PVC
SAN-9	882.32	E 868.32	8"	PVC
SAN-10	883.45	NE 872.90	8"	PVC
SAN-11	881.53	N 873.49	8"	PVC

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	903.02	NW 899.82	12"	RCP
INL-2	897.61	NW 893.61	12"	PVC
INL-3	897.10	SE 891.80	12"	PVC
INL-4	897.41	SE 894.61	12"	RCP
INL-5	895.65	S 892.25	12"	RCP
INL-6	894.17	NW 891.17	12"	RCP
INL-7	895.03	NW 891.58	12"	RCP
INL-8	893.69	NE 889.69	12"	RCP
INL-9	891.10	NW 889.60	4"	RCP
INL-10	885.68	SW 883.38	12"	RCP
INL-11	885.69	SE 883.13	18"	RCP
INL-12	882.35	NW 880.85	4"	PVC
INL-13	883.22	NE 877.22	24"	RCP
INL-14	883.35	NW 877.22	24"	RCP
INL-15	882.63	SE 880.70	6"	PVC
INL-16	881.87	SE 878.17	18"	RCP
INL-17	881.43	NW 878.18	18"	RCP
INL-18	879.63	NE 873.63	29"x45"	HERCP
INL-19	880.57	SE 871.08	24"	RCP
INL-20	880.19	SE 876.27	12"	RCP
INL-21	880.21	NW 875.63	18"	RCP
INL-22	881.92	N 875.58	18"	PVC
INL-23	881.74	SE 877.78	6"	PVC
INL-24	881.43	NE 877.98	6"	PVC
INL-25	883.45	SW 879.62	12"	RCP
INL-26	882.97	SE 879.99	12"	RCP
INL-27	882.67	N 878.67	12"	RCP
INL-28	884.05	NE 878.05	12"	RCP
INL-29	886.47	N 882.26	12"	RCP

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	895.10	NE 887.25	15"	RCP
STM-2	893.20	NE 887.15	15"	RCP
STM-3	888.38	NE 882.68	24"	RCP
STM-4	891.13	SE 886.54	4"	RCP
STM-5	891.45	N 885.25	8"	PVC
STM-6	885.86	NE 884.85	10"	DI
STM-7	887.53	NE 878.98	24"	RCP
STM-8	881.44	NE 876.39	24"	RCP
STM-9	886.92	SE 882.72	12"	RCP
STM-10	885.43	NW 880.38	18"	RCP
STM-11	880.72	NE 872.07	18"	RCP
STM-12	905.64	SW 902.22	6"	DI
STM-13	887.95	NW 888.54	8"	RCP
STM-14	884.12	E 878.12	12"	RCP
STM-15	887.04	W 881.54	12"	RCP
STM-16	883.42	N 878.97	12"	RCP
STM-17	881.43	E 875.90	12"	RCP

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITION SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878 DATE _____
WISCONSIN REGISTERED LAND SURVEYOR

POTTER LAWSON DATE _____
15 ELLIS POTTER COURT
MADISON, WI 53711

EXISTING CONDITIONS SURVEY

PART OF BLOCK 76, PRITCHETTE PLAT OF MADISON, ALSO KNOWN AS "ORIGINAL PLAT OF MADISON", CITY OF MADISON, DANE COUNTY, WISCONSIN

DATE: 06-23-2011
CHECKED BY: JJK/JMS
DATE: 06-30-2011
APPROVED BY: JPK
DATE: 07-01-2011
DRAWING NO: J12010.104279-01.dwg | 10-4279-76-Exist(Rev.06/23/11)

PROJECT NO: 10-4279-76
FILE NO: E-99
SURVEYED: JK
F.B. NO/PD: 248/30
SHEET NO.: 1 OF 1



120 West Mifflin (Andrew Schubert Building)

W. Mifflin (West)



122-124 W. Mifflin St.



120 W. Mifflin St.



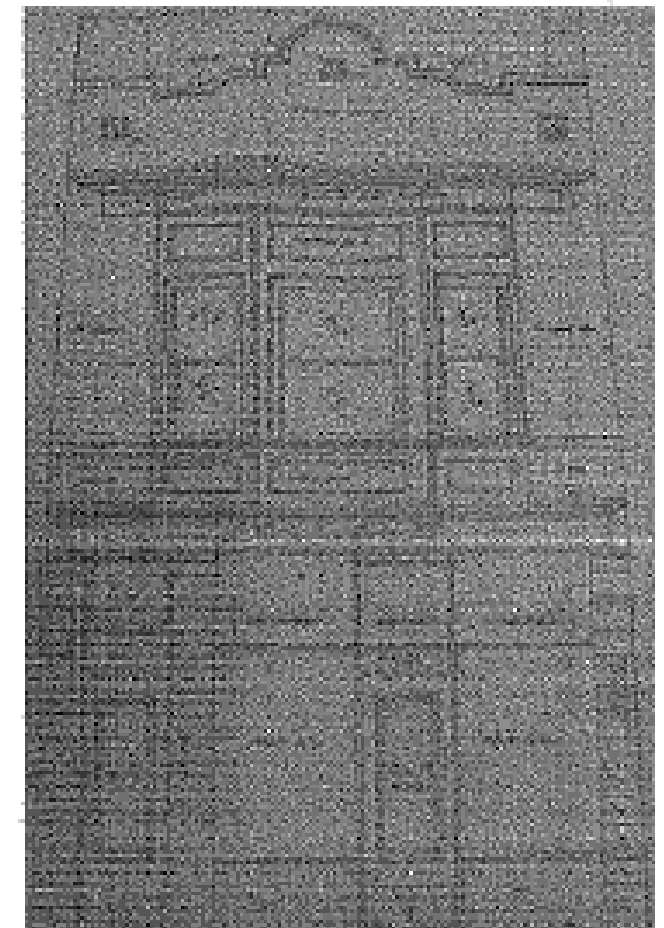
116-118 W. Mifflin St.



112-114 W. Mifflin St.



101-106 State St.



Kronenberg Exterior Elevation (Low-Resolution Image from City of Madison Landmarks and Landmark Sites Nomination Form)

GENERAL NOTES FOR OCTOBER 29, 2012 ELEVATION

- 1 REMOVE PAINT FROM BRICK AND STONE. RE-POINT ALL BRICK AND STONE. REPLACE APPROXIMATELY (6) BRICK AND (3) STONE DUTCHMEN.
- 2 REPAIR AND RESTORE WOOD TRIM AND PANELS ON THE BAY WINDOW AND AROUND THE STAINED GLASS. PRIME AND PAINT.
- 3 STAIN ALL BRICK.
- 4 REPLACE ROOFING WITH FULLY ADHERED EPDM ROOFING SYSTEM.

SPECIFIC NOTES FOR OCTOBER 29, 2012 ELEVATION

- 1 REMOVE EXISTING DOOR AND FRAME. PROVIDE NEW WOOD DOOR WITH CLEAR GLAZING AND WOOD FRAME. PRIME AND PAINT WOOD SURFACES.
- 2 REPAIR AND RESTORE EXISTING WINDOW FRAMES, PRIME AND PAINT. PROVIDE NEW INTERIOR STORM LITE OF CLEAR GLASS. CLEAN, PRIME AND PAINT ALL WOOD/SURROUNDING SURFACES OF BAY WINDOW.
- 3 REMOVE EXISTING BRICK. CLEAN BRICK AND REMOVE MORTAR. REINSTALL EXISTING BRICK IN SAME LOCATION. MATCH ORIGINAL COURSING AND MORTAR.
- 4 EXCAVATE ADJACENT TO BUILDING. REPAIR AND DEEPLY RE-POINT EXISTING STONE FOUNDATION WALL (INTERIOR AND EXTERIOR). APPLY CEMENTITIOUS PARGING AND WATERPROOFING ON EXTERIOR AREAS BELOW FINAL FINISHED GRADE.
- 5 REMOVE EXISTING MARQUEE, SUPPORTS, CONDUIT, FASTENERS, ETC. REPAIR AND RESTORE SURFACES BEHIND THAT WERE DAMAGED BY MARQUEE, STRUCTURAL SUPPORT AND FASTENERS. SHEET METAL CORNICE: CLEAN, SAND, PRIME AND PAINT.

- 6 REMOVE EXISTING STOREFRONT FRAMES, GLAZING AND DOOR UP TO LINTEL TRIM BOARD. PROVIDE NEW ALUMINUM STOREFRONT (EFCO 433) WITH 1" INSULATED GLAZING (BOTH PANES CLEAR GLASS). RECONFIGURE PER FLOOR PLAN. PROVIDE SHEET METAL BASE. PRIME AND PAINT BASE AND LINTEL ENCLOSURE.
- 7 REMOVE EXISTING SHEET METAL CAP ON WOOD CORNICE. REPLACE WITH NEW GALVANIZED SHEET METAL CAP AND FASCIA. PRIME AND PAINT ENTIRE CORNICE.
- 8 TRANSOM: REMOVE, PROTECT, CLEAN, AND RESTORE LEADED ART GLASS GLAZING. DISMANTLE FRAMING. REPLACE PERIMETER CAMING AND FRAMING. REINSTALL FRAMING AND GLAZING
- 9 NEW CLEAR GLASS INSULATED GLAZING UNIT TRANSOM PANEL IN NEW WOOD FRAME. WOOD PANEL BETWEEN TRANSOM AND DOOR. PRIME AND PAINT WOOD SURFACES.
- 10 REMOVE PAINT FROM EXISTING STONE PIERS, TRIM AND FOUNDATION WALL. CLEAN AND PATCH STONE.
- 11 REMOVE EXISTING BRICK AND INSTALL NEW BRICK TO MATCH EXISTING. (QUANTITY OF BRICK IN PARANTHESIS)
- 12 REMOVE STEEL ANGLE. CORE STONE AS NEEDED TO REMOVE EMBEDDED ANCHORS. PATCH HOLES WITH CEMENTITIOUS MATERIAL TO MATCH STONE.
- 13 REMOVE STEEL PIPE AND/OR CONDUIT
- 14 REMOVE CONDUIT. REPAIR HOLES IN WINDOW FRAME.
- 15 DUTCHMAN REPAIRS: CUT DAMAGED AREA SQUARE, INSTALL NEW LIMESTONE CARVED TO MATCH.



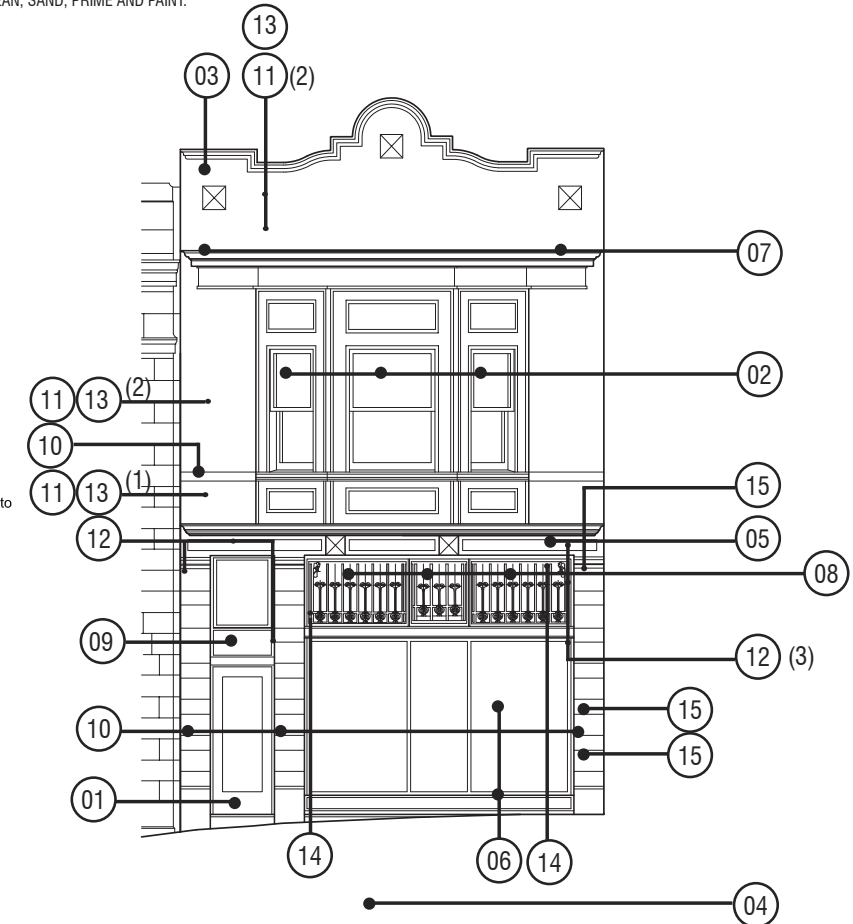
- 1 Remove existing windows
 - 2 Remove conduit piping
 - 3 Remove marquee
 - 4 Remove existing clearstory window
 - 5 Remove existing doors
 - 6 Remove existing storefront glazing
- General Note:
- Remove any damaged masonry and moldings

Existing Condition at 120 West Mifflin Street (June 11, 2012 Submittal)

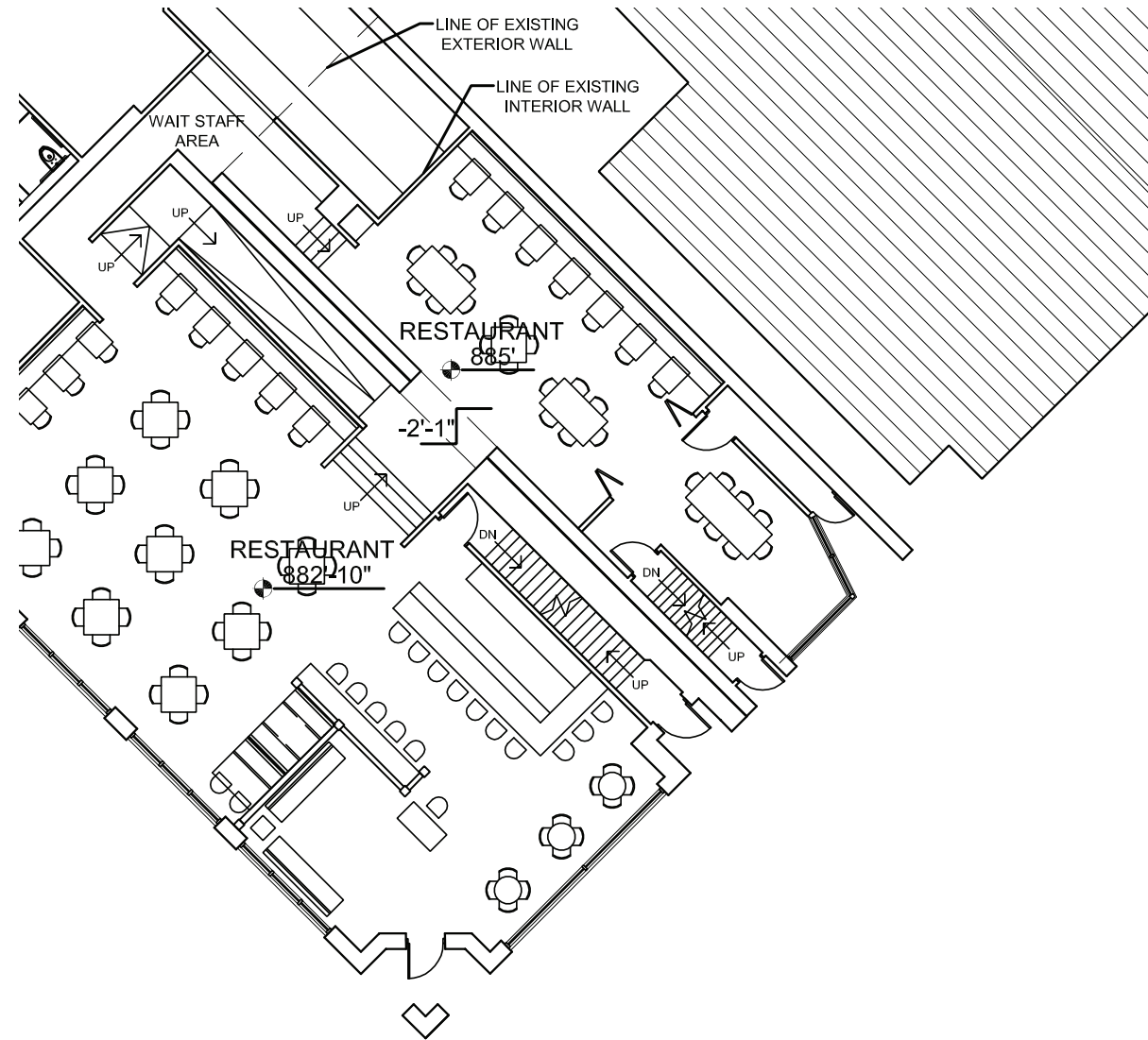


- 1 New insulated windows
 - 2 New clearstory window
 - 3 New wood doors
 - 4 New storefront glazing
- General Note:
- Replaced damaged masonry and moldings to match existing

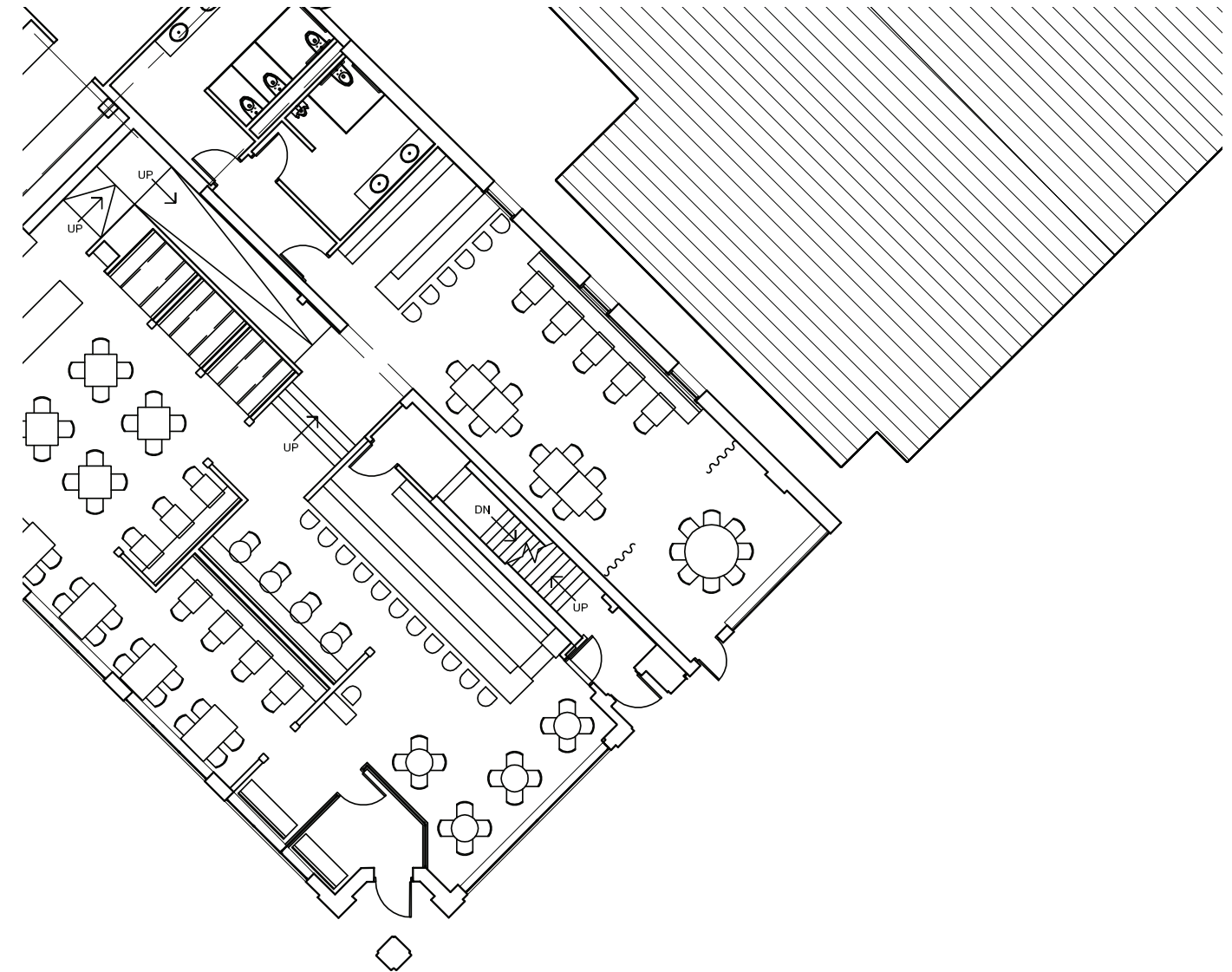
Proposed Elevation at 120 West Mifflin Street (June 11, 2012 Submittal)



Proposed Elevation at 120 West Mifflin Street (October 29, 2012)



First Floor Plan (June 11, 2012)



Revised First Floor Plan (October 29, 2012)