

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 11/19/18

TITLE: 917 E Mifflin St - Exterior Alteration to a Designated Madison Landmark (Breese Stevens Field); 2nd Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: William Fruhling, Acting Preservation Planner

ADOPTED:

POF:

DATED: 11/21/18

ID NUMBER: 53273

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

SUMMARY:

Mike Sturm, registering in support and wishing to speak.

Peter Rott, registering in support and wishing to speak.

Vern Stenman, registering in support and available to answer questions.

Levitan opened the public hearing.

Sturm summarized the phase 3 improvements being proposed, which includes additional bleachers on the N Brearly Street end of the field, freestanding team benches with canopies on the E Mifflin Street side, and new seating and drink rails on the N Paterson Street end. In addition, he said that they propose paving the flex space on the N Brearly side of the field because it has been a challenge maintaining the lawn as they set up the stage in that area. He noted that they are also working with City Engineering on storm water requirements, and plan to install an underground retention structure to alleviate those issues. He described the spectator barrier that will be installed around the perimeter of the field, noting that the side along E Washington Avenue includes LED signage. He referenced images of a garage door they'd like to replace with a glass overhead door, as well as two doors they plan to replace with new glass insert doors, pointing out that the existing masonry surround will remain and is currently being restored. He also outlined plans to install an additional ADA ramp and a wheelchair lift to make the facility more accessible.

Sturm pointed out that the new concessions and restroom building has already been approved, and they now propose adding a hospitality area on the rooftop, which will have drink rails, ADA seating, and provide spectators with a good view of the field. Levitan asked if the hospitality area will have vendors, or simply be an open area as shown in the plans. Sturm said that it will have freestanding tables and chairs, and Stenman said that there will be multiple non-permanent food and beverage stations distributed throughout the rooftop.

Levitan asked if the new bleachers on the N Brearly Street end of the field are permanent. Stenman said that they are not permanent because they need flexibility to be able to move the bleachers for large events that require a bigger stage. Sturm explained that the bleachers do not collapse, but will be able to be relocated or rotated into a different position because they are not connected to permanent footing.

Rummel asked about the storm water requirements and how paving additional space might affect that. Sturm described the current storm water system, and explained there are two inlets that go straight into the storm sewer on N Brearly Street. He said there is crushed compacted stone on part of the field that is impervious, which was an improvement added 8-10 years ago. With input from City Engineering, Sturm explained that their plan is to collect storm water into two inlets and send it through a large loop of pipe buried below grade, which will serve as a detention feature to detain peak flow. This will also provide an opportunity for the particulates to drop out, and then water will slowly be released over time. Given all the factors involved, including the location of the water table, City Engineering feels this is the best approach.

Rummel asked if the rooftop area will have a change in grade, as shown in page 5.0 of the plans. Rott said that they are hoping to remove that step because of the additional cost and lack of any real benefit. Rummel pointed out that it could be a tripping hazard at night, and suggested they remove the step from the rooftop plans. Sturm said that they had initially thought that adding the step was a requirement, but they have since found out that it is not required.

Levitan closed the public hearing.

Fruhling stated that his staff report describes which aspects of this project are part of the consideration for the Certificate of Appropriateness, which includes anything potentially impacting the historic aspects of the stadium that are visible from the exterior.

McLean asked the applicants about the new ADA ramps that are being constructed, and Rott said that one ramp was already approved, so the new one will also be pre-manufactured aluminum to match.

A motion was made by Rummel, seconded by Andrzejewski, to approve the request for the Certificate of Appropriateness.

Andrzejewski said that she is struggling with the replacement of the doors, but overall the proposed work is in keeping with the Secretary of the Interior's Standards. Sturm said that the intention is to create a more welcoming entrance with the new doors, and Stenman pointed out that there is a lot of beautiful space under the stadium that they are hoping to use in the future. Stenman said that the biggest detriment to the space under the stadium is a lack of natural light, and the glass doors will allow more light in. He said that to be able to reactivate the space and bring the public in to more areas within this historic structure is something they are considering long-term; with all of the interesting things happening in the surrounding neighborhood, they see a lot of potential.

McLean asked about the specific doors they are replacing versus the doors that will remain, pointing out that there would be a cohesive aesthetic if they all matched. Stenman said that the historic grandstand has three original steel doors, and they have no interest in touching those, but he could see them reevaluating the non-original overhead doors along Mifflin Street in the future. McLean asked if they plan to use security glass on the doors, and the applicants agreed that is a good suggestion.

Kaliszewski pointed out that with the various phases of the project, the Commission is being asked for piecemeal approvals, which have slowly accumulated over time and have resulted in a landmark that has been changed substantially.

Andrzejewski and McLean agreed. McLean said that one approval can often set up an even bigger change in the next approval, and pointed out that the original aesthetic is gone in the center section of the canopy area and there is little frontage left of the grandstand. Stenman said that Sturm was thorough in making sure they brought as much as they could to the Commission in each phase, and had raised the same question. Stenman said that they do take these concerns seriously, and have tried to be respectful of the Commission's time and considerations as they have moved through the project.

Levitan asked if the Commission would have approved the project if it had all come in at once. Kaliszewski echoed that question, noting that she understands why it had to happen in phases, but it is important to think about the cumulative changes that will result.

ACTION:

A motion was made by Rummel, seconded by Andrzejewski, to approve the request for the Certificate of Appropriateness. The motion passed by voice vote/other.