

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 917 E Mifflin St.

Aldermanic District: 2

2. PROJECT

Project Title/Description: Breese Stevens Field- South Gate and Masonry Repair

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

☒ New Construction/Alteration/Addition in a Local Historic

District or Designated Landmark (specify)**:

- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
☐ University Heights ☐ Marquette Bungalows ☒ Landmark

☐ Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:

- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
☐ University Heights ☐ Marquette Bungalows ☐ Landmark

☐ Demolition

☐ Alteration/Addition to a building adjacent to a Designated Landmark

☐ Variance from the Historic Preservation Ordinance (Chapter 41)

☐ Landmark Nomination/Rescission or Historic District Nomination/Amendment

(Please contact the Historic Preservation Planner for specific Submission Requirements.)

☐ Other (specify):

3. APPLICANT

Applicant's Name: Sarah Close

Company: City of Madison- Parks Division

Address: 210 MLK Jr. Blvd. Room 104, Madison, WI 53703

Street

City

State

Zip

Telephone: (608) 263-6850

Email: sclose@cityofmadison.com

Property Owner (if not applicant):

Address:

Street

City

State

Zip

Property Owner's Signature: Lia M Gasch

Date: 11/19/2021

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.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: https://www.cityofmadison.com/dpcd/planning/documents/LC_Meeting_Schedule_Dates.pdf

DPCED USE ONLY

Registrar #:

DATE STAMP

RECEIVED

4/27/22

2:37 pm

Preliminary Zoning Review

Zoning Staff Initial:

Date: / /

City of Madison Planning Division
215 Martin Luther King JR Blvd, Suite 017
Madison, WI 53701

April 27, 2022

Subject: Breese Stevens Field- South Gate and Masonry Repair

Dear Landmarks Commission members,

Breese Stevens Field, originally Breese Stevens Municipal Athletic Field, was constructed in 1925. Additions occurred in 1934 and 1939. Local architects, Claude and Starck, designed the brick and terra cotta structure in the Mediterranean Revival Style. The stone wall enclosing the field was built (1934) by the Civil Works Administration (CWA) with native stone quarried at Hoyt Park.

Breese Stevens Field was designated a City Landmark in 1995 and subsequently listed on the State and National Registers of Historic Places in 2015. Upon securing the historic designations, Madison Parks Division set out to prioritize restoration and revitalization of the stadium. For the past several years, as part of a focused planning process, Parks staff's efforts have been successful in completing significant code improvements and infrastructure upgrades to ensure the on-going viability of this cultural asset. The City entered into a partnership with Big Top Events to further leverage the site's great potential and this has been very productive. Breese Stevens Field is returning as destination venue for seasonal sports events and now community festivals and open-air concerts.

The southern gate, at the corner of E Paterson St and E Washington St, currently functions as the main public event entrance. During a recent inspection by Parks staff, deterioration of the masonry of the two flanking columns, particularly the mortar in and around the mounting points for the gate, was noted. The cast-iron gate has begun to sag, on both sides, due to decreased support. This deterioration is suspected to have occurred due to several contributing factors, including age-related weathering and additional stress loads from increased gate use (shifting weight).

The City of Madison Parks Division has consulted with a professional mason to gather recommended options to repair the masonry surrounding this gate. After investigation, Parks would like to propose to the Landmarks Commission that the columns be fully rebuilt.

This would be accomplished by carefully deconstructing the existing columns, storing the stone and cast iron gates for reuse. Temporary gates, to maintain facility security, would need to be

erected for the duration of the project. At this point, the existing footings would be inspected and addressed if found lacking or improper for the expected load of the masonry.

The interior of the columns would then be rebuilt with concrete masonry units (CMU) and filled with grout. The cast iron gates would be mounted directly to the CMU and the existing stone, which was saved during deconstruction, relayed as a veneer. This approach would provide a solid core to the columns that could support the load and impact of the swinging gates, while removing that stress from the surrounding masonry. Parks staff will be on site to approve all materials and each step of construction.

Ideally this would occur during the fall of 2022, to help accommodate event planning at Breese Stevens.

Please see the following attachments for additional details:

Attachment A: Photographs of Existing Conditions

Attachment B: Site Plan

Attachment C: Detail of Proposed Repair

Please let me know if there are any questions or additional materials I can provide.

Thank you,
Sarah Close
Project Manager
City of Madison Parks Division

Attachment A
Breese Stevens Field- South Gate and Masonry Repair



Gate- right side. Note large crack running vertically down entirety of wall.



Gate- right side. Close up view of gate mount and crumbling support.

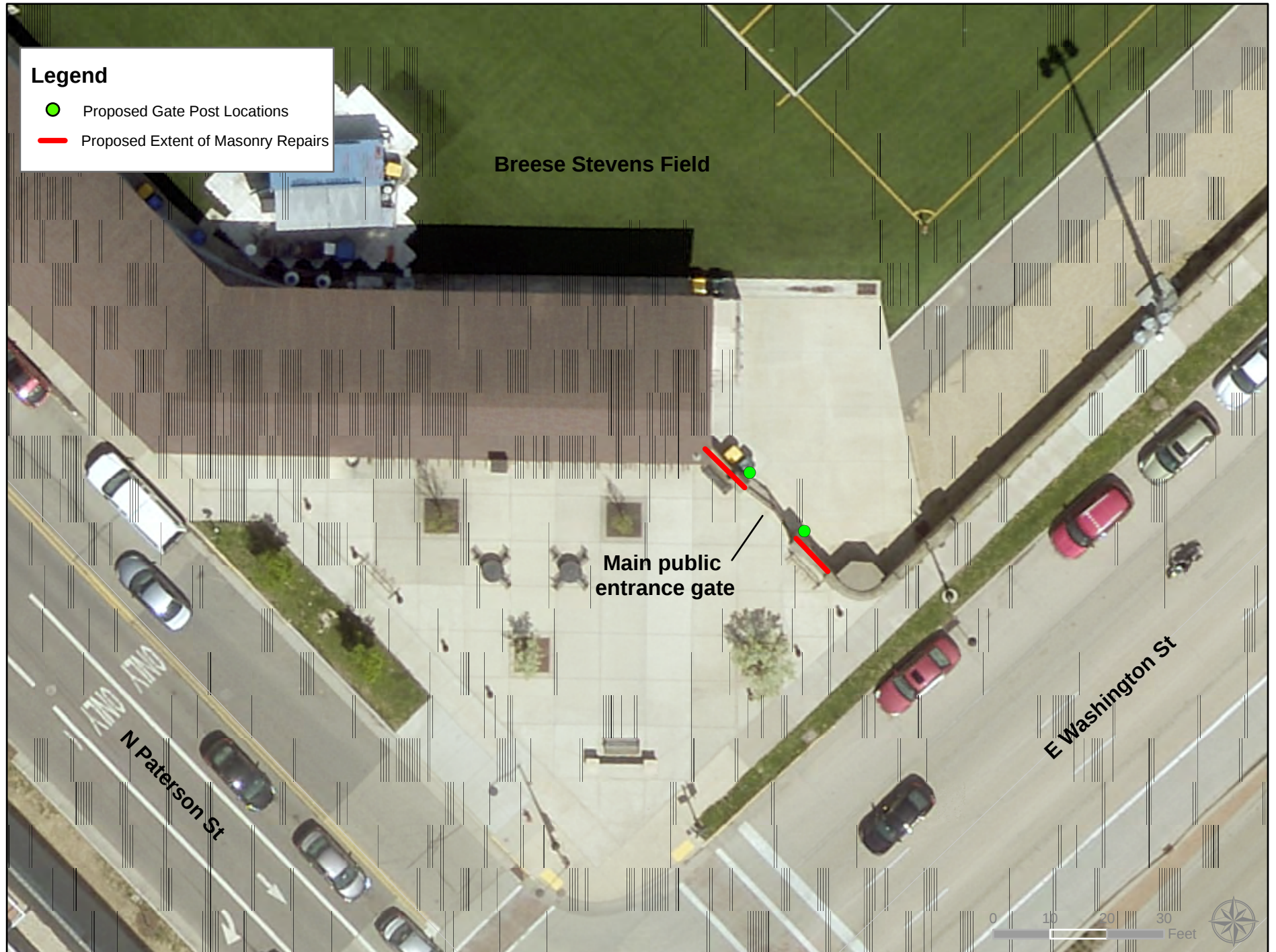


Gate- left side. Close up of top gate mount.

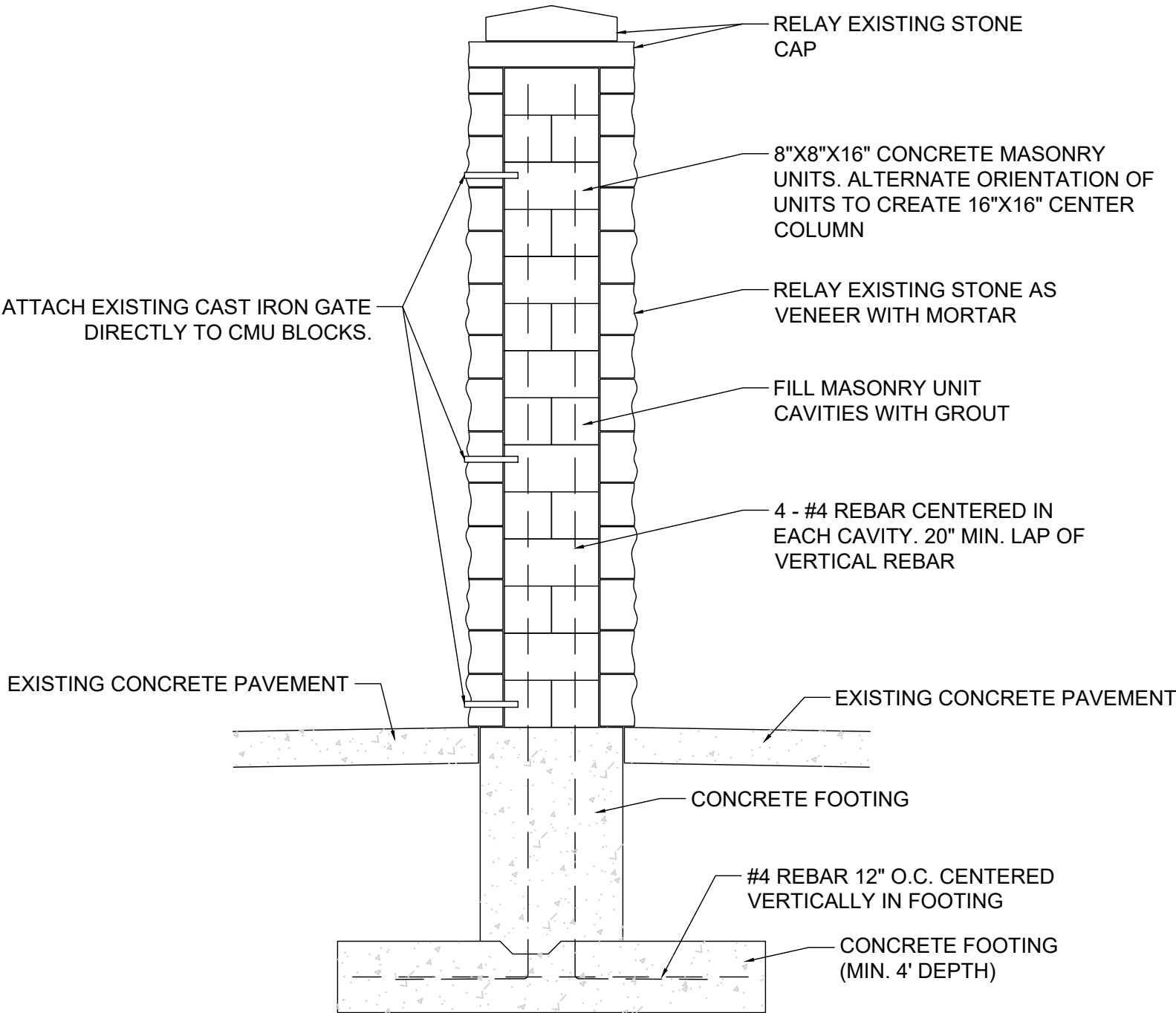


Gate- left side. Noticeable crack in mortar runs diagonally through top gate mount.

ATTACHMENT B BREESE STEVENS- SOUTH GATE AND MASONRY REPAIR



ATTACHMENT C



BREESE STEVENS FIELD SOUTH GATE AND MASONRY REPAIR DETAIL
NTS