



Certificate of Appropriateness Review for 1450 Monroe St.

April 8, 2019



Proposed Work

Field House

- Improve appearance of building with façade cleaning.
- Fix masonry by filling cracks/voids and replacing broken stones as budget allows.
- Improve the thermal performance of the building.
- Addition of lighting to match existing.
- Terra Cotta replacement as budget allows.

Plaza

- Improve condition and function of existing parking lot.
- Install piers and fencing to match Breese Terrace/North stadium plaza area.
- Enlarge plaza area with terraced seating, special paving, and landscaping.
- Implement a new retaining wall with fence along Little Street/Monroe Street.

Encroachment request.

- Rebuild historic stairs and stone wing walls to Field House per Wisconsin Historical Society.



Proposed Work

Window Scope

- Removal of the existing windows and replacing with an aluminum replica (SRW windows by Diamond Windows)
- The windows on the North Elevation will remain and have the black paint removed from the existing glass.
- The existing wood window frames above the doors will be repaired and repainted. The black paint will be removed.

Door Scope

- Remove and replace all doors on the South elevation of the Field House as well as Gate B and Gate C doors
- Existing wood frames are to be stripped of all paint
- Existing wood door frames are to be repaired and repainted with exterior grade paint
- New solid wood doors are to be furnished and installed with nine true divided lites per door



History of Property

- Constructed in 1929
- Renaissance Revival style
- 1998: Listed in the NR
- 2009: City of Madison Landmark

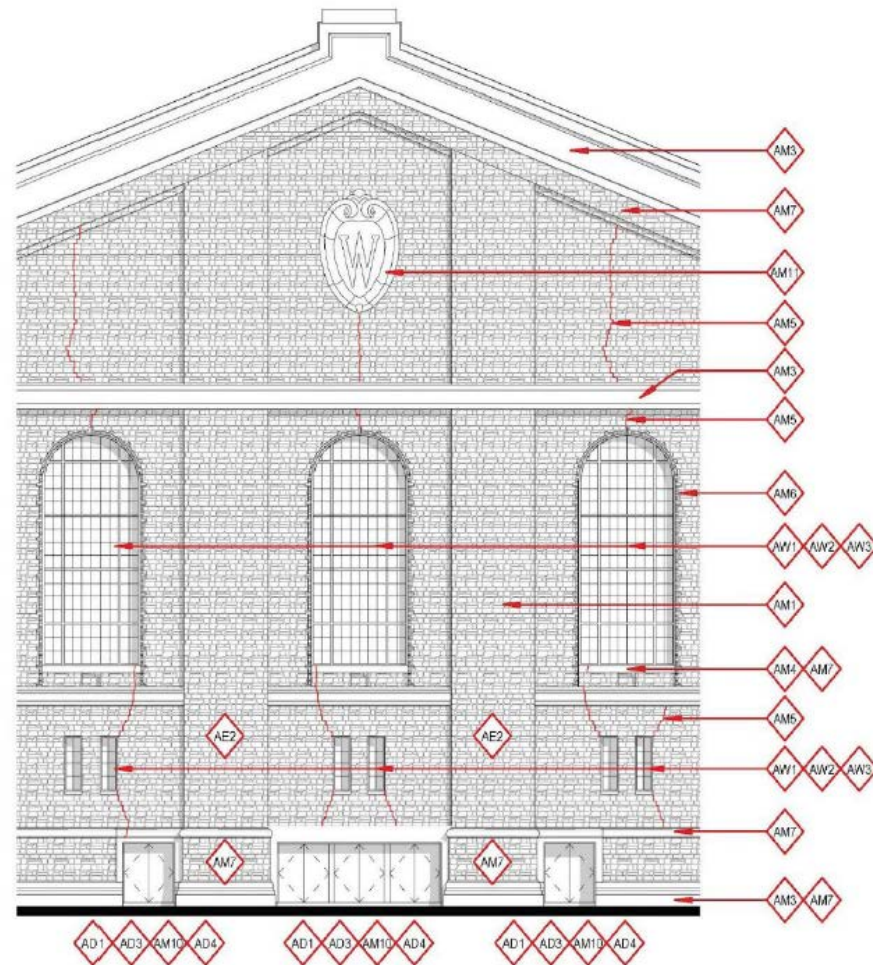






1974





CONDITION ASSESSMENT SUMMARY - SOUTH ELEVATION - BAY S2

DOORS

- AD1 NON-ORIGINAL HOLLOW METAL DOORS ARE IN GOOD CONDITION
- AD3 SEALANT AT DOOR PERIMETER IN POOR CONDITION
- AD4 NON-ORIGINAL PLASTER DOOR SURROUND IN FAIR CONDITION

ELECTRICAL

- AE2 LIGHT FIXTURE MISSING - ORIGINAL FIXTURE MOUNTING HARDWARE REMAINS

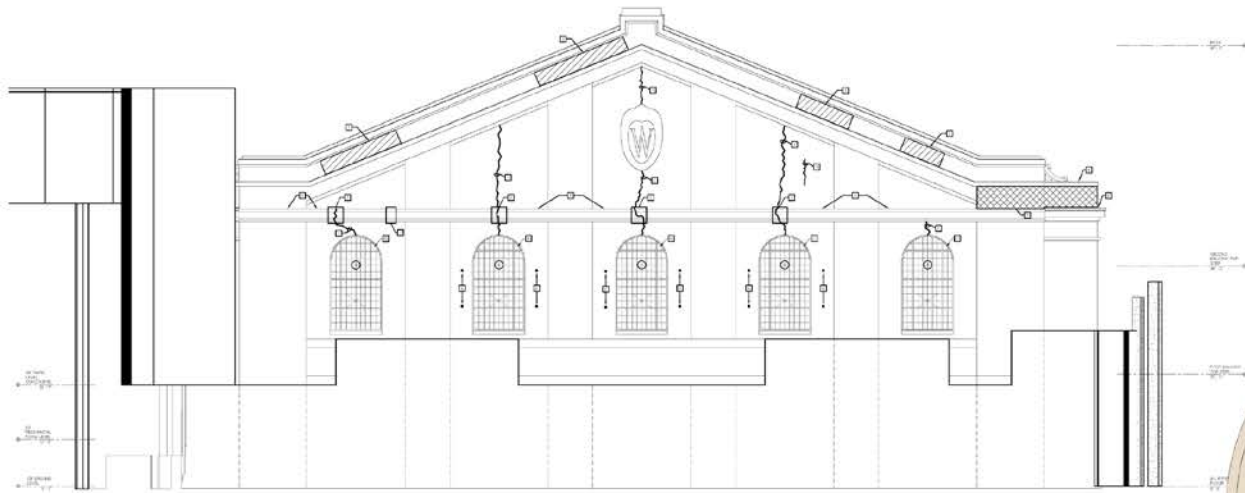
MASONRY

- AM1 EVIDENCE OF PREVIOUS TUCKPOINTING EFFORT WITH NON-MATCHING MORTAR
- AM3 EVIDENCE OF TERRA COTTA SPALLING
- AM4 FRACTURED TERRA COTTA UNIT(S)
- AM5 DIAGONAL STEP CRACKING PRESENT
- AM6 BRICK AT THE PERIMETER OF THE WINDOW APPEARS TO BE IN GOOD CONDITION
- AM7 MASONRY STAINING PRESENT
- AM10 FLASHING AND SEALANT IN POOR CONDITION
- AM11 CRACK OBSERVED IN "W" CARTOUCHE

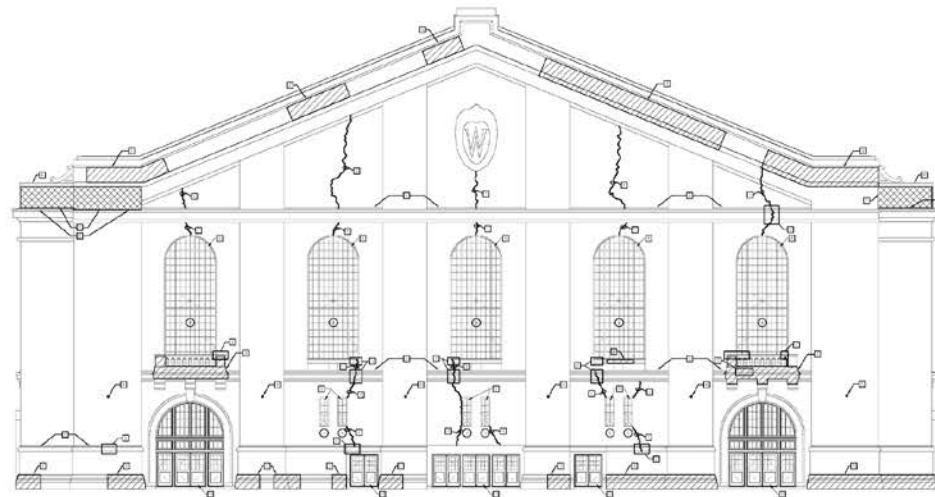
WINDOWS

- AW1 DETERIORATED FINISH AT METAL WINDOW FRAME
- AW2 GLAZING UNITS HAVE BEEN PAINTED ON THE INTERIOR FACE
- AW3 SEALANT AT WINDOW PERIMETER IN POOR CONDITION





02 FIELD HOUSE EXTERIOR ELEVATION - LOOKING SOUTH
1/2" = 1'-0"



03 FIELD HOUSE EXTERIOR ELEVATION - LOOKING NORTH
1/2" = 1'-0"



013 SOUTH ENTRY PAINT ELEVATION
1/2" = 1'-0"

EXTERIOR RESTORATION GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED THAT COMPROMISES THE HISTORIC CHARACTER OF THE EXISTING BUILDING. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH REQUIREMENTS OF HISTORIC PRESERVATION AND RESTORATION STANDARDS.
2. MATERIALS FOR RESTORATION SHALL BE IDENTICAL TO ORIGINALS IN COLOR, QUANTITY AND EXTENSION. SAMPLES OBTAINED FROM THE EXISTING BUILDING SHALL BE USED FOR COLOR MATCHING. TEST FOR EXACT MATCH. SUBMIT TO ARCHITECT AND HISTORIC PRESERVATION FOR APPROVAL.
3. WORKMANSHIP FOR RESTORATION SHALL BE IDENTICAL TO ORIGINALS. ALL WORK SHALL BE IDENTICAL TO ORIGINALS. ALL WORK SHALL BE IDENTICAL TO ORIGINALS. ALL WORK SHALL BE IDENTICAL TO ORIGINALS.

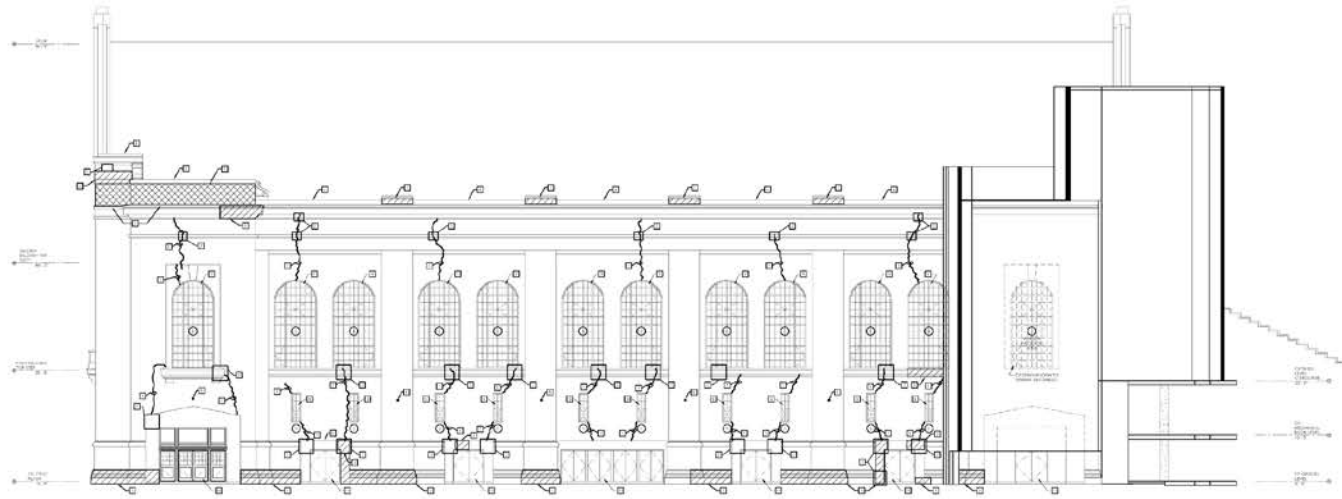
PLAN KEYED NOTES

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- 2. MATERIALS FOR RESTORATION SHALL BE IDENTICAL TO ORIGINALS IN COLOR, QUANTITY AND EXTENSION.
- 3. WORKMANSHIP FOR RESTORATION SHALL BE IDENTICAL TO ORIGINALS.
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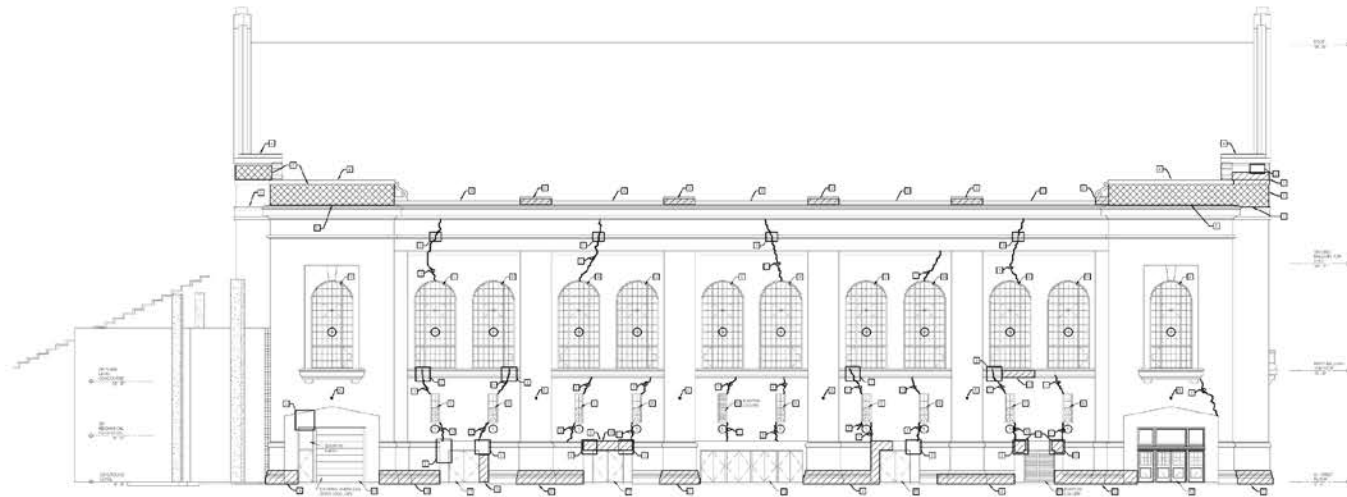
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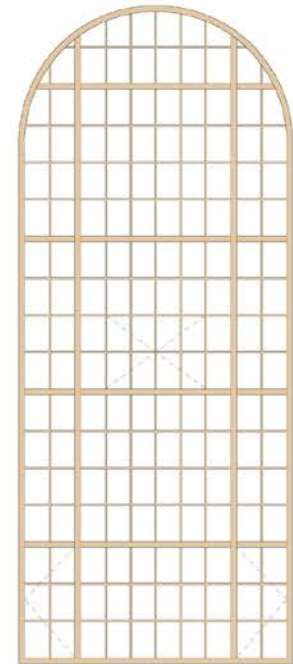




101 FIELD HOUSE EXTERIOR ELEVATION - LOOKING WEST
3/32" = 1'-0"



102 FIELD HOUSE EXTERIOR ELEVATION - LOOKING EAST
3/32" = 1'-0"



NEW
2ND CAMPAIGN PAINT MATCH
BUFF
SAY 7001 (BILTMORE BUFF)

110 ENLARGED WINDOW PANE ELEVATION
1/16" = 1'-0"

EXTERIOR RESTORATION GENERAL NOTES

- NO WORK SHALL BE PERFORMED THAT COMPROMISES THE HISTORIC INTEGRITY OF THE CHURCH. BEFORE THE WORK SHALL BE COMPLETED BY THE CONTRACTOR, THE NEW DESIGN OF THE RESTORATION SHALL BE APPROVED BY THE HISTORIC PRESERVATION COMMISSION.
- REPAIRS TO THE EXTERIOR SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE HISTORIC PRESERVATION COMMISSION.
- TERAZZO COFFIN SHALL BE REPAIRED WITH MATCHING TERAZZO. COFFIN SHALL BE REPAIRED WITH MATCHING TERAZZO. COFFIN SHALL BE REPAIRED WITH MATCHING TERAZZO. COFFIN SHALL BE REPAIRED WITH MATCHING TERAZZO.

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MATERIALS

- BRICK AND TERRAZZO
- BLACK PAINT IN SOME AREAS





Little Street Plaza Concept



Little Street Plaza Looking North





Applicable Standards

- As a designated Landmark, SOI Standards
- As a State Property, does not require a COA
- As a PD, LC can provide recommendations to the Director



Staff Recommendation

Staff recommends that the Landmarks Commission provide the advisory opinion to the Director that the design meets the intent and conditions for alterations to a City Landmark with the following condition:

- Replacement windows should feature low-E glass in order to better replicate the historic character of the original windows.

