

From: [Daniel Douglas](#)
To: [Plan Commission Comments](#)
Cc: ddoug2160@aol.com
Subject: 20-22 North Carroll Street
Date: Tuesday, August 22, 2023 8:09:16 PM

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Dear Plan Commission,

I am the great grandson of one of the builders of his last standing building on the Capital Square at 20 and 22 Carroll Street next the to the Wisconsin Historical Society. I have been on zoom calls with the panel at the Society pleading my case of preservation of my great grandfathers last standing building of history on the square. He has already had four other buildings torn down for new Construction.

I found out early this year on the informational zoom call that the State is funding over 2/3 of this new building of glass to house the new Historical Society building. This is sort of doing the exact opposite of preserving history of our past should be. Wouldn't you think preserving a piece of history would be the mission that the Historical Society should be taking.

I am pleading with someone to try to preserve at least the facades of these buildings to show what architecture was like back in the early 1900's in Madison, Wisconsin. My great grandfather was George Cnare Construction and did many building in around the square in the early 1900's. He teamed up with Kupfer Foundry who did most of the steel beam work in many of the buildings. By keeping the facades the historical society could easily make this are as you walk in a a lunch and snack counter as well as the Historical Society's gift shop with a little bit of history of what life might be back then.

I am asking if you to try and help through the legislature if trying to preserve this piece of history and not just put up another new glass building on the square. This is not a political thing, it is the right thing to do.

Sincerely

Daniel L Douglas

Daniel L Douglas
Past President
Madison Sports Hall of Fame
ddoug2160@aol.com
608-358-8195

City of Madison Plan Commission,
Heather Stouder

Re: Legistar 78192, Demolition Permit Application for 20-22 N Carroll St

28 August 2023

Dear Commissioners and Director Stouder,

I have been following development issues on the Capitol Square for several years. I am pleased that the request for a demolition permit under review tonight does not involve the Gay/Churchill Building at 16 N Carroll St. However, I oppose the demolition of 20-22 N Carroll St.

Overall, the side of Block 75 facing the Capitol looks pretty much the same as it did over 100 years ago. Grace Episcopal Church, the Gay/Churchill Building and the buildings at 20-22 N Carroll St help define the history of downtown Madison.

The proposed demolition of three of these five buildings will leave only one building from the 1850s and another from 1915. Thus, more than half of the historic resources on this stretch of N Carroll St are threatened with demolition. We are seeing continued and progressive threats to the historic feel of the Capitol Square and thus to Madison's downtown.

The buildings for which a demolition permit is requested serve as an important gateway to Madison's iconic and historic State St. From the 00 block of N Carroll St to the 400 block of State St, we have an eclectic mix of architecture that reflects a diversity of architectural styles. This kind of environment attracts throngs of visitors, diners, and shoppers. This area defines Madison and would be much less attractive without its eclectic and historic mix of architecture.

I have consistently advocated for the adaptive reuse of historic resources. We have seen several developments that constructively preserve our shared history in the past few years: Garver Feed Mill, the Tinsmith, the Old Executive Residence, to name a few. Adaptive reuse is especially important for commercial buildings, and we have seen that in 20-22 N Carroll St. The applicant unconvincingly argues

that these buildings have been modified inside and out and thus do not retain their historic character. It is unconscionable to argue that past adaptive reuse makes these buildings unworthy of preservation. Their previous owner respected the history of 20-22 N Carroll St and took great pride in restoring and maintaining their historic appearance. Furthermore, he kept these buildings alive by converting them to office buildings with modern amenities.

I ask the Plan Commission carefully to consider the impact of the loss of this piece of Madison's historic fabric. A similar request for a demolition permit was denied on the 400 block of State St for buildings that are less prominent and not as well cared for. The buildings at 20-22 N Carroll St are perfectly functional and are in excellent condition. Continued preservation of these shared historic assets should be our goal.

Sincerely,

Bob Klebba

Owner, historic Governor's Mansion Inn

Owner, historic Collins House B&B

August 6, 2023

City Planning Division
215 Martin Luther King Jr. Boulevard
Madison, WI 53701

Subject: Proposal for Wisconsin History Center / UDC August 16, 2023

To Whom it May Concern,

I am writing to voice support for the proposed Wisconsin History Center on behalf of the Mifflin District of Capitol Neighborhoods, Inc. The developers have shown responsive engagement with the neighborhood and are proposing an exciting project that will benefit Madison and the State of Wisconsin. We appreciate this opportunity to provide input to the planning process for the project.

After three other public meetings earlier this year, George Austin and his team attended the Mifflin District meeting on August 2, 2023. The developers provided an update on their project design of the iconic building, that at the same time fits into the scale and character of our downtown. They answered many questions from our Miffland and neighboring district residents. Ultimately there was a consensus of support for the project.

Most issues that were raised have been addressed or are still being worked out with City staff. We look forward to seeing the implementation of the creative approaches to energy efficiency they're exploring. The design of the Carroll Street terrace and of what they call "Mifflin Plaza" is not developed and we will look for those areas to be well thought out. The neighborhood also discussed signage with the developers.

We urged the developers to look creatively at the terrace planters and create a design that reflects the building's architecture and mission. The pedestrian experience and the view from within the building could be joined with an eye to see nature. Attendees strongly desire Wisconsin-native trees in the terrace. Native flowers and grasses should be added as well. Street trees should fit in with adjacent tree spacing. We encourage the architect to create an area that is functional and humane, making a connection between the need to engage students street-side awaiting their bus and the history within the building. There is an opportunity here to apply Frank Lloyd Wright's organic design philosophy on a small scale and create an enriching and eye-catching element. Wright urged his apprentices to have fertile imaginations and disregard for commonplace elegance. We urge the architect to apply a subversive eye to match the streetscape to the building's mission.

Best Regards,



Linda K Scott
Chair, Mifflin District, CNI
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