

**AGENDA # 2**

City of Madison, Wisconsin

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**REPORT OF: LANDMARKS COMMISSION**

**PRESENTED:** March 3, 2014

**TITLE:** 17, 19, 25 North Webster and 201 East Mifflin Streets – Construction adjacent to Landmark – deconstruct 4 homes and construct 6-story, 58-unit apartment building. 2nd Ald. District. Contact: Fred Rouse, Rouse Management (31119)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Amy Scanlon, Secretary

**ADOPTED:**

**POF:**

**DATED:** March 3, 2014

**ID NUMBER:**

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Members present were: Stu Levitan, Chair; Erica Fox Gehrig, Vice Chair; Christina Slattery, Jason Fowler, David McLean, Marsha Rummel, and Michael Rosenblum.

**SUMMARY:**

Randy Bruce, representing Fred Rouse/Rouse Management, registering in support and wishing to speak. Bruce described the proposed project and how the proposal has been revised based on the Lamp House Block Ad Hoc Report recommendations and previous Commission comments. Bruce described that the building mass has been broken into two parts with a circulation link between them above the first floor; there is a gap at the circulation link on the first floor level to allow a pedestrian view of the Lamp House along Webster Street; the rear and front setbacks have been maintained; the upper stories are stepped back to reduce the building scale and height; the submerged parking allows for landscaping between proposed building and Lamp House.

Rummel explained that the excavation of the parking structure is in very close proximity to the landmark building and requested that Bruce provide confirmation that this will be addressed.

Bruce explained that they will likely be advised by a City agency to provide a shoring plan.

Rosenblum requested more information about the proposed landscape buffer. Bruce explained that larger trees would need to be pushed to either side of the foundation, but that smaller elements would be able to be planted on top of the underground structure.

Michael Bridgeman, registering neither in support nor opposition and wishing to speak. Bridgeman explained that he greatly appreciates the development team's design response to the Plan recommendations because the resulting design is an improvement to the previous proposal. He suggested further refinement of the colors and materials.

Jack Holzhueter, representing Frank Lloyd Wright Wisconsin and Frank Lloyd Wright Building Conservancy, and himself registering neither in support no opposition and wishing to speak. Holzhueter explained that the

proposal provides an inappropriate dominant back drop to the Lamp House. Holzhueter explained the importance of understanding how that may impact the original design intention.

Levitan asked about views from Lamp House and how the proposed development impacts the views. Holzhueter explained the construction of Capitol Point damaged the views to the west and other developments damaged views to Lake Monona.

William Gates, registering in opposition and wishing to speak. Gates explained that he prepared a shadow study for the Ad Hoc Committee from his residence and was surprised by the amount of sunlight that reached the roof of the Lamp House and explained the study is part of the public record from work of the Ad Hoc Committee.

Jessica Thompson, representing Fred Rouse, registering in support and available to answer questions.

Fred Rouse, registering in support and available to answer questions.

Bill White, representing Fred Rouse, registering in support and available to answer questions.

Levitan asked Bruce to address the height measurement and the shadow studies. Bruce explained that the Zoning Code measures the height from the highest point of the site along the primary street façade which means it is a 6-story building.

Bruce also showed shadow studies related to the proposed development.

Bruce also showed a graphic related to the development adjacent to Fire Station #4 and how it is similar to this development adjacent to the Lamp House.

Bruce explained that the owner would be willing to provide a conservation easement for the open space that provides a buffer for the Lamp House.

Bruce showed the existing building placement compared to the proposed building placement and the resulting view corridor near the corner of Mifflin Street.

Gehrig asked how the Lamp House relates directly (building height and floor-to-floor heights) to the proposed development.

Bruce explained the grade of the proposed development is slightly above the grade of the Lamp House.

Staff explained that given the submission materials in conjunction with the provided perspectives, she would recommend that the proposed development is not so large or visually intrusive due to the step backs and building articulation that reduces the mass adjacent to the landmark.

Alder Zellers explained that she appreciates that the proposal relates to the Report recommendations, but is saddened by the loss of the existing structures as they are the appropriate context for the Lamp House.

The Commission discussed the proposed materials and the location of the proposed roof terrace.

Rummel asked about the possibility of relocating the existing structures. Bruce explained Mr. Rouse would be willing to donate the demolition costs toward the relocation expenses within project time constraints.

Gehrig explained that there is not anything other than the existing structures that would not be visually intrusive to the Lamp House.

Slattery explained that the context is forever changed.

Zellers explained that there are views to the house along the different street frontages. The views from the house toward Lake Mendota would be unchanged.

McLean explained that the revised proposal is improved, but that he would suggest that darker colors on the proposed building would allow the Lamp House to contrast and stand out. McLean also suggested that there be landscaping along property edge to further define the Lamp House as the focal point.

There was discussion about the articulation of the mass to reduce the scale.

**ACTION:**

A motion was made by McLean, seconded by Fowler, to advise the Plan Commission that the Landmarks Commission finds that the proposal is not so large or visually intrusive as to adversely affect the character and integrity of the adjacent landmark with the following suggestions:

1. Use of darker exterior building materials to create contrast with the Lamp House.
2. Further discuss Rouse offer to provide conservation easement for green space adjacent to Lamp House.
3. Provide interpretive display for public viewing regarding the history of the Lamp House.

The motion passed by (5-1) voice vote. Gehrig voted No. Levitan does not vote.

**AGENDA # 6**

City of Madison, Wisconsin

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**REPORT OF: LANDMARKS COMMISSION**

**PRESENTED:** August 12, 2013

**TITLE:** Buildings Proposed for Demolition - 2013

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Amy Scanlon, Secretary

**ADOPTED:**

**POF:**

**DATED:** August 12, 2013

**ID NUMBER:**

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Members present were: Stuart Levitan, Chair; David McLean, Christina Slattery, Erica Fox Gehrig and Michael Rosenblum.

**SUMMARY:**

Do we as a Commission see any change in the status quo as a bad thing in the context of the Lamp House? If the Commission ultimately advises the Plan Commission that this is so large as to be visually intrusive and recommend against it on its merits, to have pre-judged it and say any change by definition could cast some doubt on the Commission's independent evaluation of the project on its merits. If we oppose any demolition on Webster Street because it's going to destroy the historical context, then how could we have independently judged the proposal as submitted?

The historic value of these buildings needs to stand alone, and it is adjacent to a historic landmark.

And the fact that this historic building has unique siting and views.

The precedence of what comes next when those houses comes down is sitting blocking the east and southern exposures and viewsheds from a landmark, which was not intended as originally built. There's some uniqueness to these houses relative to the landmark adjacent.

**ACTION:**

→ A motion was made by Rosenblum, seconded by McLean, to recommend to the Plan Commission that the buildings at 17, 19, 25 North Webster Street and 201 East Mifflin Street do have historical value. The Commission deeply regrets the continued threatened loss of the historical fabric, especially given the architectural consistency and contemporaneous construction of the properties. The Commission is further deeply concerned about the demolition in light of the proposed major project adjoining the historic landmark site which was originally constructed in light of its land context.

Dorschner and Associates has done mitigation and reuse studies on the building at 1206 Northport Drive. The neighborhood wishes to see an interpretive space/gathering area in place of the nurses' dormitory. It's zoned Conservancy. This property was evaluated and found to not be significant enough to be named a landmark property. This is a contributing structure on the site of the Lakeview Sanitarium for the National Register. The



## **Knothe Bruce Architect's Response to Shadow Impact**

Legistar File #32101 and 31935

17-25 N. Webster St and 201 E. Mifflin

March 18, 2014

Shadow studies of the proposed development at 17-25 N. Webster Street were conducted at the autumnal equinox and are included in this document. The date chosen is consistent with the Lamp House report and its studies.

Shadows from the new development have no solar impact during the morning of September 21. At approximately 1:30pm the development starts to impact the lower portion of the Lamp House. It is not until approximately 3pm that the Lamp House roof starts to be impacted by the new development. The development's shadow continues to partially impact the Lamp House roof until 4:30pm, at this time the entire roof becomes shaded.



September 21, 8:00 am



September 21, 10:00 am



September 21, 12:00 pm



September 21, 2:00 pm



September 21, 4:00 pm



September 21, 5:30 pm