



CHARLES QUAGLIANA

Architect

April 3, 2017

5641 Willoughby Road
Mazomanie, WI 53560
(608) 444-9589
cjquagliana@gmail.com

Mr. Eric Nordeen
Principal
Ascendant Holdings, LLC
324 E. Wisconsin Ave., Suite 1010
Milwaukee, WI 53202

Re: 122 State Street Façade Historic Fabric
Madison, WI.

Dear Mr. Nordeen,

The following is my report on the 122 State Street façade.

Purpose

The purpose of the research, observations and analysis by the consultant team was to investigate the primary facades of the 122 State Street building and offer an opinion on historic fabric integrity.

Research

Research was conducted primarily at the Wisconsin Historical Society photographic archives. No previously seen historic images were discovered. In addition to this basic research, the owner provided a copy of *Ten Years of Labor with Y.W.C.A.*, by E. L. Eaton, Martha Boyd and Joseph Boyd, 1927. This publication provided a general history and detailed description of the building, especially the interior. It included several exterior photographs taken upon completion of the building in 1919. The owner also provided copies of the drawings prepared by The Shepherd Associates of Milwaukee for the exterior remodeling work dated 1971.

Description

The original façade of 122 State Street was a classically inspired two-part vertical block, popular in the late 19th and early 20th centuries for downtown commercial buildings. The lower zone, or first floor, served as the visual base of the building and appears to have been rusticated cut stone. Tan brick was the primary wall element above this level with pairs of windows providing a strong rhythm of elements. A projecting terra cotta cornice and brick parapet capped the façade design. Overall the original façade was a strong and unified composition. There are several other similar buildings around the square, (i.e. Churchill Building).

The State Street façade appears to have been the primary façade. This street elevation featured a central entrance with a pair of doors and transom. A belt course separated the first level from the areas above. Two story arch windows provided a vertical emphasis, each having cast stone ornamentation and a semi-circular arch type window head. Decorative grilles were provided at the fourth level windows.

The Dayton Street façade, the longest façade facing a street, featured a repetitive composition of pairs of first floor windows crowned by a single arch top window head. Pairs of windows formed the openings above the first level, similar to the other façades.

The Carroll Street façade was somewhat unique in that it did not feature the first-floor window pairing. Rather there was a large central double door entrance with transom, with flanking windows. Then a single separate window on each side of the entrance. The entrance had a decorative elliptical fan light with tracery above, integrated into the brick work.

During 1971-72 the building exterior was “modernized”. The upper levels of the street façades were wrapped with a stucco covering while brick veneer and arches were applied to the first level.

General Observations

Observations and comments offered here are based upon the condition assessments conducted on August 20 and October 1, 2015 by Tri-North Builders. They created probes and removed materials (selective removal) to expose the original façade fabric buried beneath the layers of materials added in the 1971-1972 exterior remodeling. Elements open to view were observed, photographs taken, field notes were recorded.

Historic fabric is the material from a historically significant period of the building. In this instance, the significant period is likely the date of original construction. The historic exterior fabric (building material) is now covered by non-historic material (stucco and brick) almost completely obscuring the significant form, features, detailing and character defining features of the building.

In addition, some of the features that illustrate the buildings style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation have been lost or irreparably damaged. The building exterior has lost the majority of the features that once characterized its style.

In general, the 1971 drawing for the exterior remodeling indicate “*All projections beyond existing brick face to be removed or busted back to within 3/8” of brick face.*” Results of the testing and probes indicates that this appears to have been implemented.

Specific Observations

As best we can ascertain, through this limited condition survey, the 1971-1972 work performed on the exterior closely followed the remodeling drawings as prepared by The Shepherd Associates. In summary;

- On all of the façades significant portions of the rusticated stone cladding of the ground floor was removed and replaced with brick masonry false arches with aluminum store front glazing system.
- Windows and sills of the upper floors were removed and partially in-filled with concrete block. New narrow aluminum windows were provided.
- The unaffected brick façade, (brick that was between, above and below original widows, or wrapping corners) remains in place. However, the substrate of the new stucco finish was fastened to the original brick surface with a strong adhesive. This adhesive does not release from the brick surface easily. At best, the removal of the adhesive leaves a deep stain, but in some areas removal of the adhesive results in a loss or spall to the brick surface.
- Several original exterior bricks were removed for visual analysis. The original mortar used for the exterior masonry appears to have a high Portland cement content, providing a strong and hard mortar. This mortar does not easily release from the brick surface.
- The stone and terra cotta bands and cornice were removed or partially demolished to allow installation of the planar synthetic stucco surface.
- The common brick masonry of the State Street and Carroll Street party walls remain mostly intact, except for removal of the stone belt course which has been infilled.

- On the State Street façade, the large arched windows and cast stone ornamentation of the second and third floors were removed and partially in-filled with concrete block. Narrow aluminum windows were inserted.
- At locations where new windows were installed, new precast lintels were also installed by removing the face brick and the clay tile back up.
- On the Carroll Street façade, the decorative fan light has been partially demolished to allow for the stucco application.

Recommendations

Clearly, the 122 State Street building holds a prominent location in the first block of State Street within the core of the downtown shopping and entertainment district. The access to Dayton and Carroll Streets is also a significant asset.

Based upon the substantial loss of historic exterior fabric, and the damage to major portions of the remaining brick, I do not believe it economically feasible to ‘restore’ the exterior. **Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

I strongly discourage “façadism”—that is, gutting the building and retaining its façade.

Although there has been substantial loss of integrity, based upon field observations and review of written historical information and drawings, I believe it could be feasible to replicate the State Street façade. However, I would not recommend this approach for three reasons. First, there will be some significant technical challenges to the reuse of intact historic materials with significant cost implications. In addition, this approach has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building, if any, is genuinely historic. Lastly, as the original exterior wall is significantly compromised it would need to be substantially rebuilt.

The best course of action is likely to deconstruct the building and construct a new contemporary building compatible with the State Street surroundings.

As part of deconstruction, it is very important that documentation be done as the disassembly is undertaken. It would be beneficial to record concealed conditions, historic fabric that remains and any unique methods or techniques of original construction/design. This may include notes, sketches, and photographs. As part of good practice, at the end of the project two copies of this documentation should be turned over to the City of Madison Landmarks Commission.

I also highly recommend that you provide the City of Madison Landmarks Commission with copies of all historic documentation you and your consultants have discovered. This provides important information related to the history, architecture and significance of the property for future use by historians, researchers, preservationists and architects.

Thanks again for the opportunity to consult and comment. If you have any question of concerns about my commentary offered here please contact me to discuss.

Sincerely,


Charles J. Quagliana, AIA
Preservation Architect

122 State Street, Façade Historic Fabric
Selected Images (August 20, 2015 & October 1, 2015)

Image 1



Partial view of the State Street façade where the current brick surface was removed to expose the substrate. Some areas of the original stone remain but are busted back and covered with a cement parging (orange arrow) . The brick has been adhered to the face of the stone with a Portland mortar. August 20, 2015

Image 2



View of the State Street façade where the stucco surface has been removed to expose the original brick masonry wall. Note the adhesive on the brick (orange arrows) used to attach the stucco substrate. August 20, 2015.

Image 3



View looking down at the cornice area on the State Street façade. At the bottom of the image is the brick masonry parapet wall as it meets the projecting terra cotta cornice. Note that the front edge of the cornice has been removed or cut back (orange arrows) to allow the metal framing for the stucco to pass by. August 20, 2015.

Image 4



View of the right side of the State Street façade at the cornice level. Note the damage to the terra cotta cornice and that the original stone belt course has been removed and infilled with brick. (orange arrows). August 20, 2015.

Image 5



View of the concrete block infill used where original windows and doors were removed. August 20, 2015.

Image 6



Image of brick area where original applied decorative trim was removed and void infilled with mortar. October 1, 2015

Image 7



Locations of some of the probes on the State Street Façade. August 20, 2015.

Image 8



View of one probe location on the Carroll Street façade. October 1, 2015.