



City of Madison

Proposed Demolition, Rezoning & Conditional Use

Location

17-25 North Webster Street &
201 East Mifflin Street

Applicant

Fred Rouse - Rouse Management/
Randy Bruce - Knothe & Bruce Architects

From: DR-1

To: UMX

Existing Use

4 residential buildings

Proposed Use

Demolish 2 two-family residences, a four-unit apartment building and a five-unit apartment building to allow construction of a 58-unit apartment building

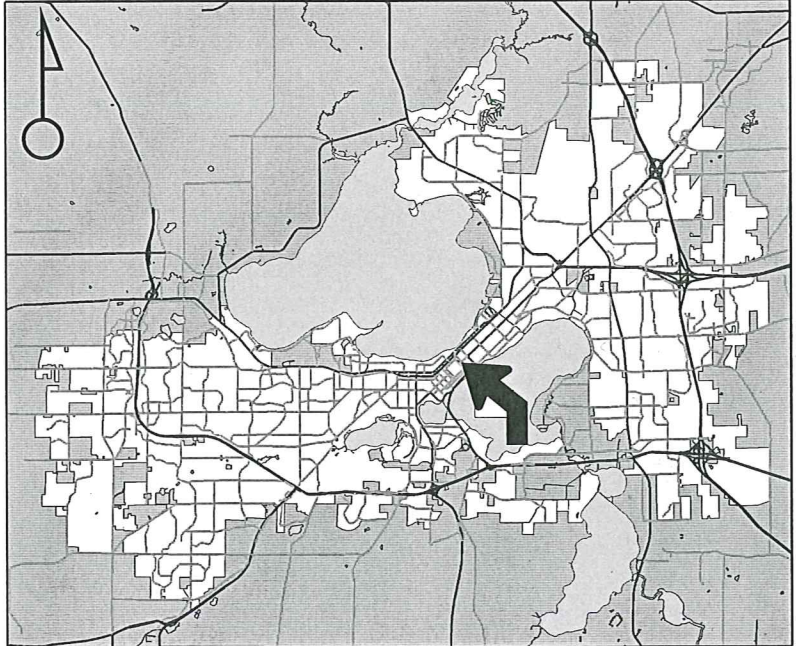
Public Hearing Date

Plan Commission

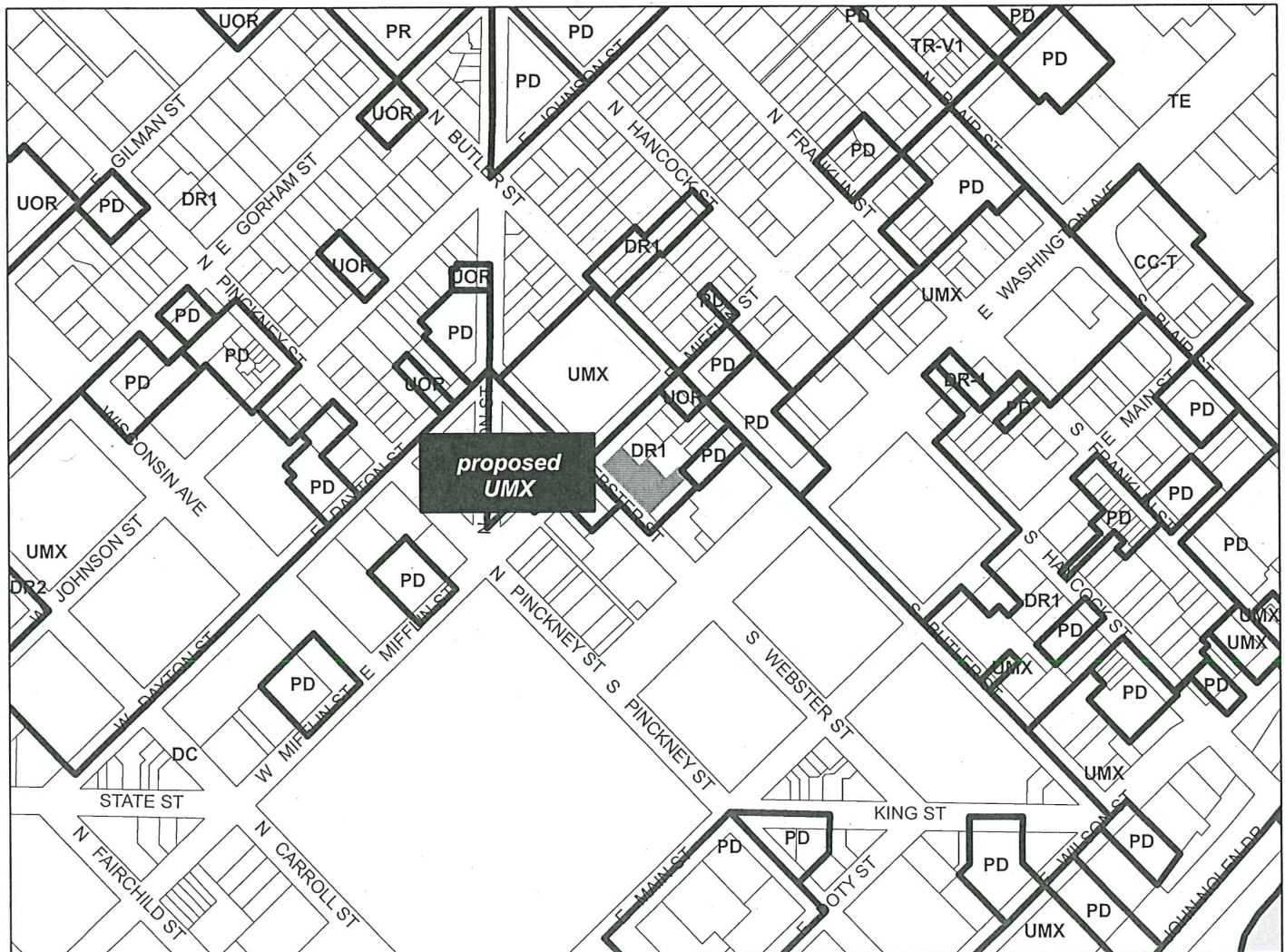
24 March 2014

Common Council

08 April 2014



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 13 March 2014

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LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	\$1000 Receipt No. 148196
Date Received	10/15/13
Received By	ST
Parcel No.	0709-133-317-3
Aldermanic District	2
GQ	Adj to Land Mark, ZBA, CUP
Zoning District	DR1
For Complete Submittal	
Application	Letter of Intent
Photos	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Nbrhd. Assn Not.	Waiver
Date Sign Issued	

1. Project Address: 17, 19 & 25 N. Webster, 201 E. Mifflin Project Area in Acres: .34
Project Title (if any): 17 N. Webster Street

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from DR1 to UMX
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Fred Rouse Company: Rouse Management
Street Address: 2428 Perry St City/State: Madison, WI Zip: 53713
Telephone: (608) 251-5382 Fax: (608) 251-5350 Email: info@rousemgmt.com

Project Contact Person: J. Randy Bruce Company: Knothe & Bruce Architects, LLC
Street Address: 7601 University Ave Ste 201 City/State: Middleton, WI Zip: 53562
Telephone: (608) 836-3690 Fax: () Email: rbruce@knothebruce.com

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____

A Multi-Family development consisting of 58 units

Development Schedule: Commencement Summer 2014 Completion Summer 2015

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - *Twenty (20) copies* of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the Urban Design Commission, *twelve (12) additional* 11 X 17-inch copies.
 - *One (1) copy* of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED!** – **Letter of Intent:** *Twelve (12) copies* describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. For projects also being reviewed by the Urban Design Commission, provide *twelve (12) additional copies* of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

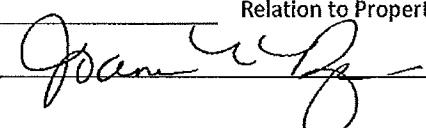
In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days** prior to filing their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Madison Downtown Plan, which recommends predominant residential, 6 stories max height for this property.
 - Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
4/9 with alder Zellers, 5/14 neighborhood mtg, 7/24, 7/11, 6/12, 6/25-neighborhood steering
- If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
Planning Staff: Kevin Firchow Date: 2/27 Zoning Staff: DAT Mtg Date: 5/30

→ The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Fred Rouse Relation to Property Owner Owner
Authorizing Signature of Property Owner  Date 10/16/13

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REVISED February 19, 2014

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Rezoning from DR1 to UMX
17, 19, 25 N. Webster Street, 201 E. Mifflin
Madison, WI

Dear Ms. Cornwell,

The following is submitted together with the plans and application for staff review and approval.

Organizational structure:

Owner: Fred Rouse
Rouse Management
2428 Perry Street
Madison, WI 53713
608-251-5382
608-251-5350 fax
Contact: Fred Rouse
info@rousemgmt.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Vierbicher
999 Fourier Drive Ste 201
Madison, WI 53717
608-826-0532
608-826-0530 fax
Contact: Joe Doyle
jdoyle@vierbicher.com

Landscape The Bruce Company
Design: 2830 Parmenter Street
Middleton, WI 53562
(608) 836-7041
Contact: Rich Strohmenger
rstrohmenger@brucecompany.com

Introduction:

The proposed site is located on the northwest corner of North Webster Street and East Mifflin Street. The site is currently occupied by 4 older rental housing buildings. The proposed development will implement a portion of the Madison Downtown Plan providing new housing options for the neighborhood.

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The developer has had several meetings with the neighborhood representatives and has made serious efforts and changes to the initial proposal in an effort to improve the proposal from the neighborhoods perspective. Rouse Management is planning to develop, own and manage this property for the long-term and looks forward to positive relationships with the adjoining property owners and neighborhood at large.

Demolition Standards:

This proposed development envisions the deconstruction of (4) structures that currently exist on the site. A recycling and re-use plan for the buildings will be prepared and submitted to staff for review and approval prior to applying for the demolition permit.

Section 28.185(7) of the Madison Zoning Code outlines the standards by which a demolition permit may be issued. These standards require that the Plan Commission find that the requested demolition and proposed use are compatible with the intent and purposes of the zoning code.

As the Plan Commission considers the demolition request the following standards are to be considered:

- The effects the proposed demolition and use would have on the normal and orderly development and improvement of the surrounding properties.
- Reasonableness of efforts to relocate the buildings including the costs of relocation and the limits that the location of the building would have on its relocation.
- The limits that the location of the building would place on efforts to relocate it, and the availability of affordable housing.

Given the recommendations of the Madison Downtown Plan we believe that the demolition standards can be met.

Project Description:

The project consists of a six story, 49 unit multi-family building. Vehicular access to the site is achieved from East Mifflin Street to the northeast of the site. Underground level parking area provides parking for 43 cars, including 1 stall for a shared car. Bicycle parking is provided on-site and within the parking garage.

The exterior open space of the development provides attractive private and public areas for the residents and guests. The private roof terraces and balconies provide residents with usable open space. The site is adjacent to the historic Lamp House. The development plans for this project have been substantially revised and we have designed the new proposal to meet following the Ad Hoc report recommendations (recommendations in bold, proposal in italics):

- **No change in land use recommendations from Downtown Plan (Predominantly Residential).** *The proposed land-use is residential.*
- **No change in maximum building height from Downtown Plan/Zoning Code (6 stories).** *The maximum building height is limited to 6 stories.*
- **Redevelopment is acceptable, but should require a shadow study to ensure meaningful sunlight reaches the Lamp House rooftop at the equinoxes.** *Design characteristics to achieve an adequate amount of light may include, but are not limited to, setbacks, stepbacks and gaps between large building masses. Shadow studies for the fall equinox show that meaningful*

sunlight reaches the Lamp House roof. The proposed building does not have any impact before 2:00 PM.

- **A street view or views along this block face should be encouraged to remain in some form, but not be required.** *A street view to the Lamp House is maintained at the pedestrian level.*
- **The front walls of the existing buildings are generally acceptable as front yard setbacks for redevelopment.** *The front setback is generally consistent with the setbacks of the existing structures.*
- **Redevelopment should enhance the character of the “outdoor room” in which the Lamp House sits by maintaining the setbacks currently established by the rear facades of the existing structures. Other measures to enhance the character of the “outdoor room” include using high quality architectural materials, darker tones to contrast with the lightness of the Lamp House, articulating facades that face the Lamp House, stepping down the mass of the taller buildings toward the interior of the block, providing gaps between buildings, concealing mechanical equipment and utilities, and landscaping.** *The “outdoor room” is maintained. The rear setback of the proposed building aligns with the existing structures and a darker masonry is used to contrast the Lamp House. Further, the height of the building is stepped down from 6 stories to 4 stories adjacent to the Lamp House, gaps are provided and vertical articulation is used to enhance the character of the outdoor space.*
- **Redevelopment proposals for this block face should be designed to reflect the historic scale and character of the street. Design approaches to achieve this could include, but are not limited to, façade articulation, high quality materials, front porches, balconies, individual and/or multiple street entrances, pitched roofs, and other design techniques used to minimize the scale and massing of new buildings.** *The proposal has incorporated step-backs, façade articulation, high-quality materials, front entry porches, balconies, individual and multiple street entrances to minimize the scale and massing of the building.*

Site Development Data:

Dwelling Unit Mix:

Efficiency	10
Studio/Loft	3
One Bedroom	26
Two Bedroom T.H.	6
Two Bedroom	4
<hr/> Total Dwelling Units	<hr/> 49

Areas:

Total Gross Area	43,345 S.F.
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Densities:

Lot Area	14,780 sf
Lot Area / D.U.	302 SF/unit
Density	144 Units/Acre

Building Height:

Six Stories

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Vehicle Parking:

Surface:	0
<u>Underground:</u>	<u>43 stalls (1 Community Car)</u>
Total	43 stalls (1 Community Car)

Bicycle Parking:

Garage - wall hung	5 stalls
Garage - standard 2'x6'	44 stalls
<u>Exterior - standard 2'x6'</u>	<u>4 stalls</u>
Total	53 stalls

Project Schedule:

It is anticipated that the new construction phase will start in Summer 2014 and be completed in Summer 2015.

Social & Economic Impacts:

This development will have a positive social and economic impact. The re-development of this property will provide a pedestrian and transit-oriented development, implement a portion of the Madison Downtown Plan and provide additional high quality in-fill housing.

Thank you for your time reviewing our proposal.

Sincerely,



J. Randy Bruce, AIA
Managing Member

ISSUED
 DATE: 04.24.2014

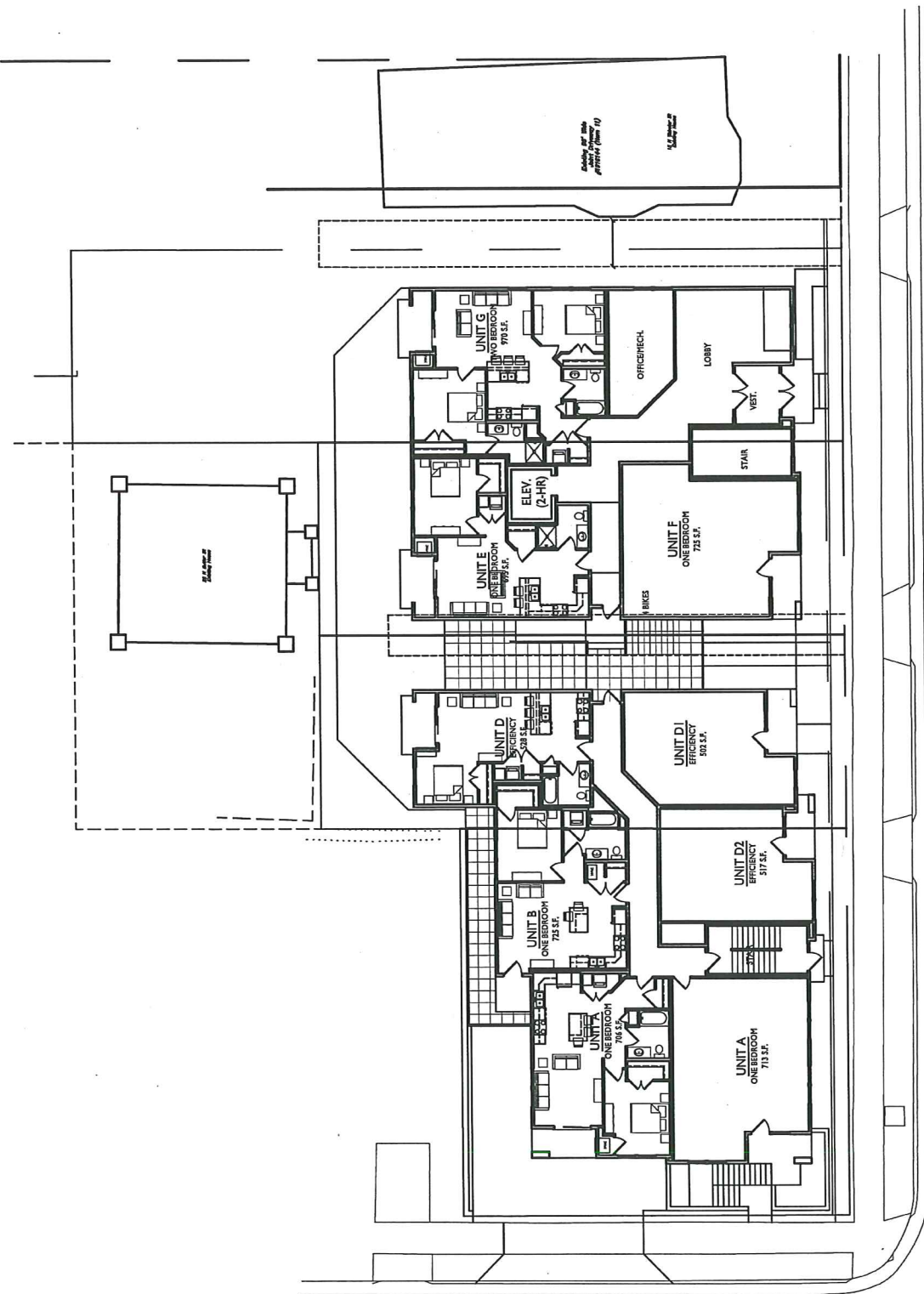
PROJECT TITLE
WEBSTER STREET

1719 & 25 N. Webster St. and 201 E. Mifflin St.
 SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER

A-1.1

PROJECT NO. **1315**
 © 2013 Knothe & Bruce Architects, LLC



*SUPPLEMENTAL INFORMATION —
 FLOOR PLAN DETAIL*

25-16

REVISION
 10/14/14 10/14/14

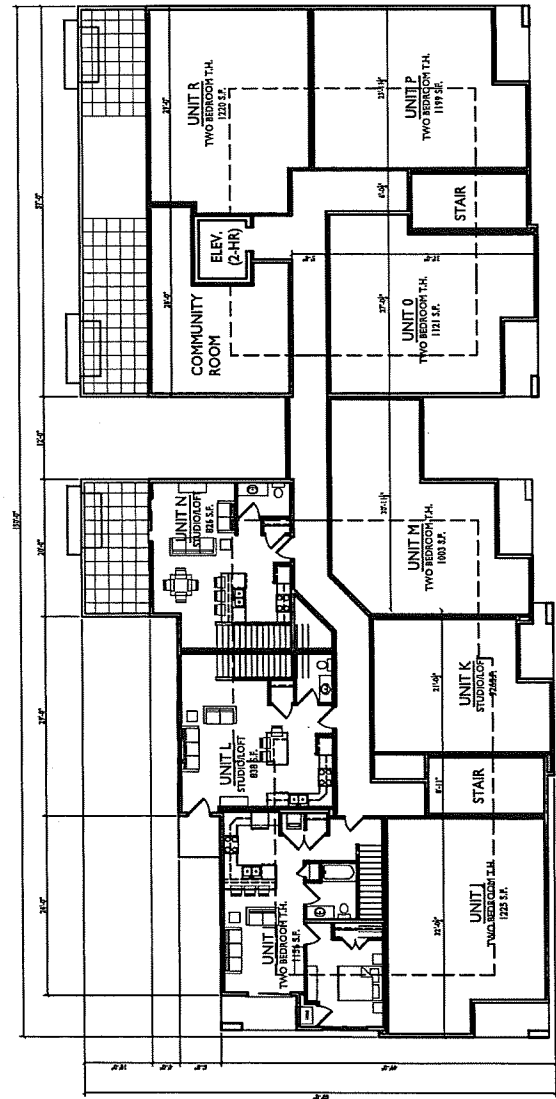
PROJECT TITLE
WEBSTER STREET

17.19 & 25 N. Webster
 St. and 201 E. Mifflin St.
 SHEET TITLE
FIFTH FLOOR PLAN

SHEET NUMBER

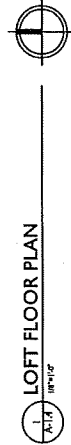
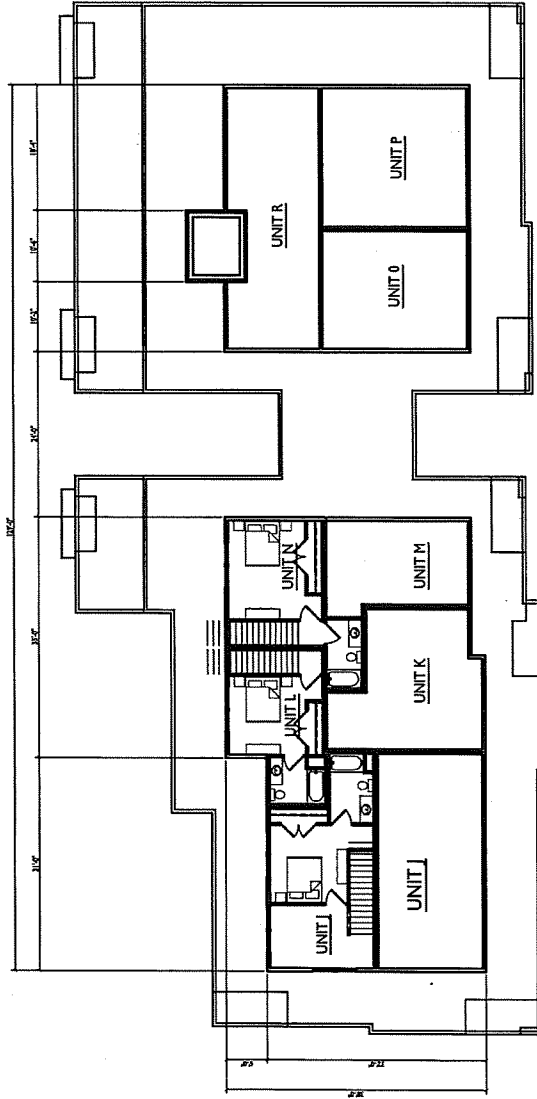
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PROJECT NO. **1315**
 © 2012 Knothe & Bruce Architects, LLC



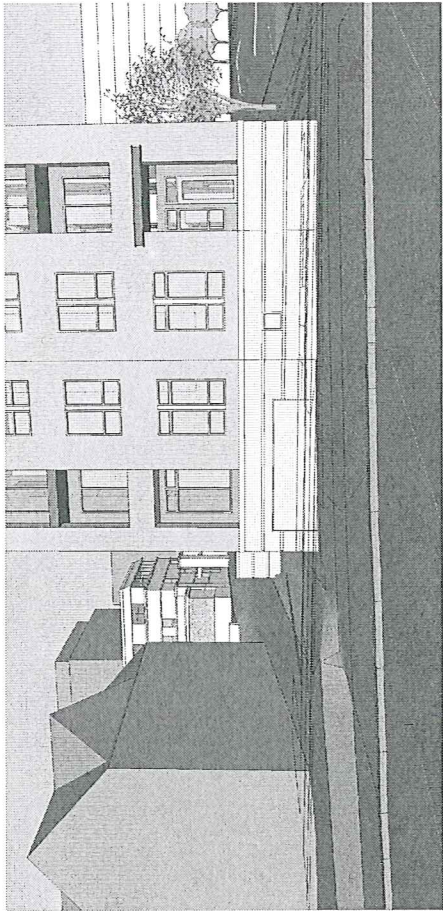
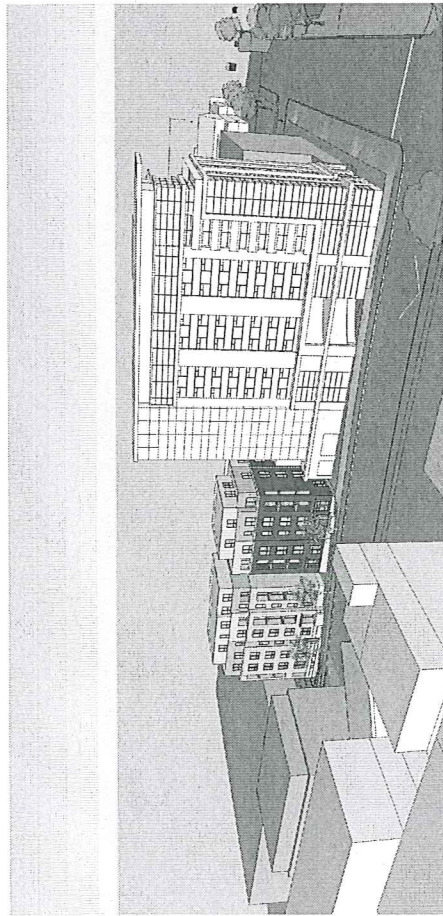
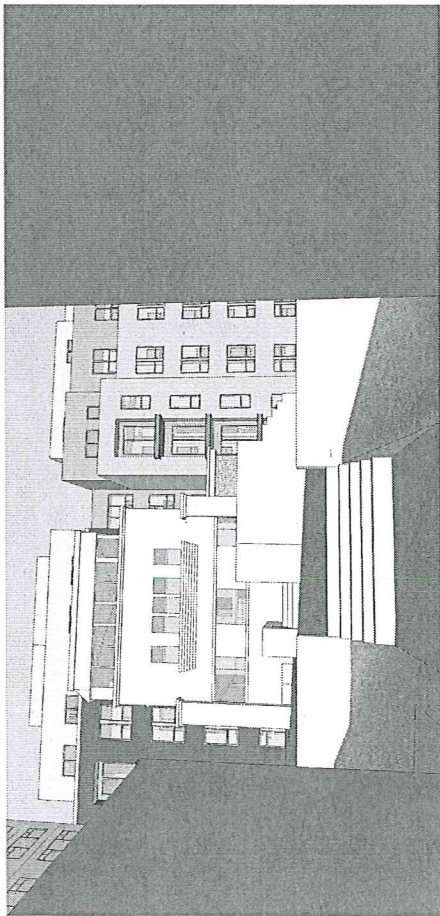
FIFTH FLOOR PLAN
 1/16" = 1'-0"

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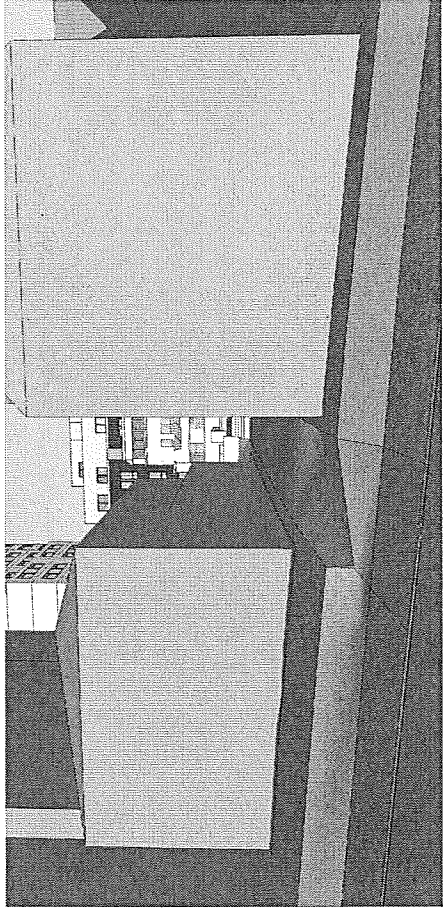
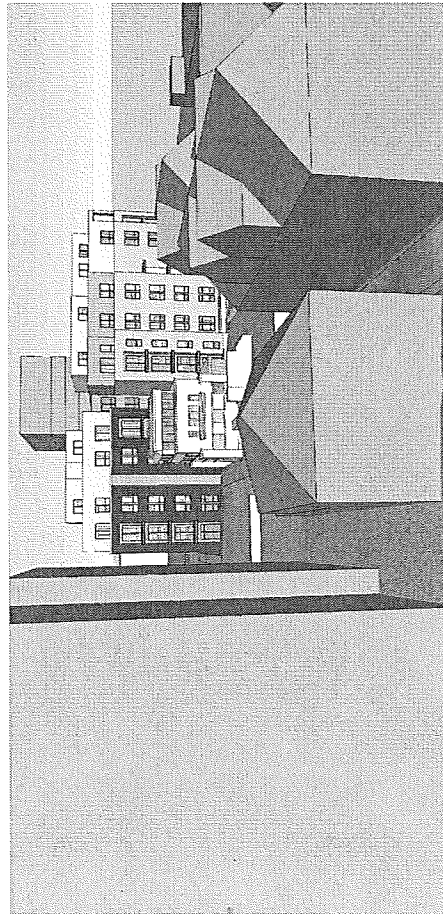
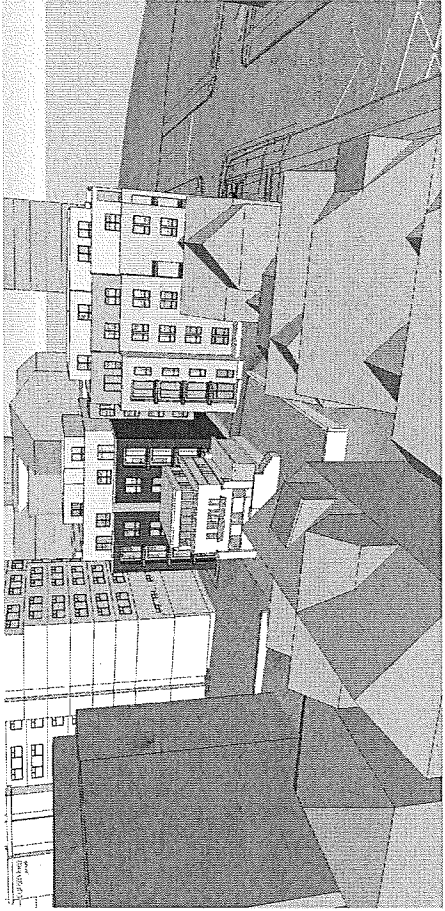
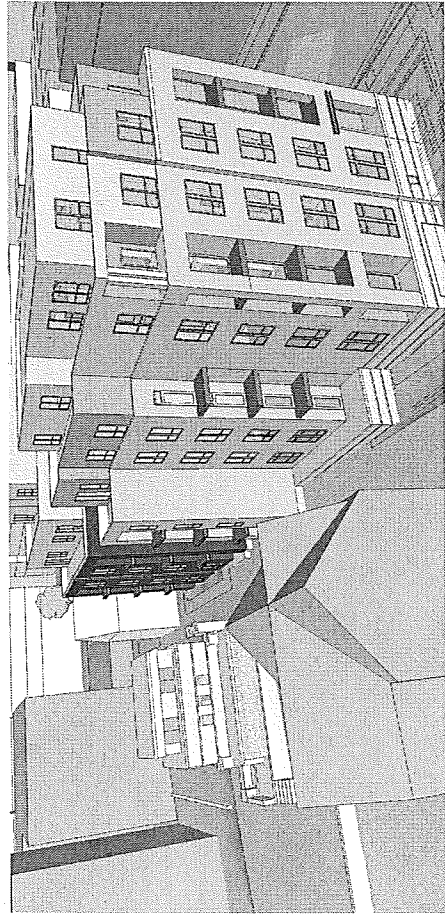
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25-26



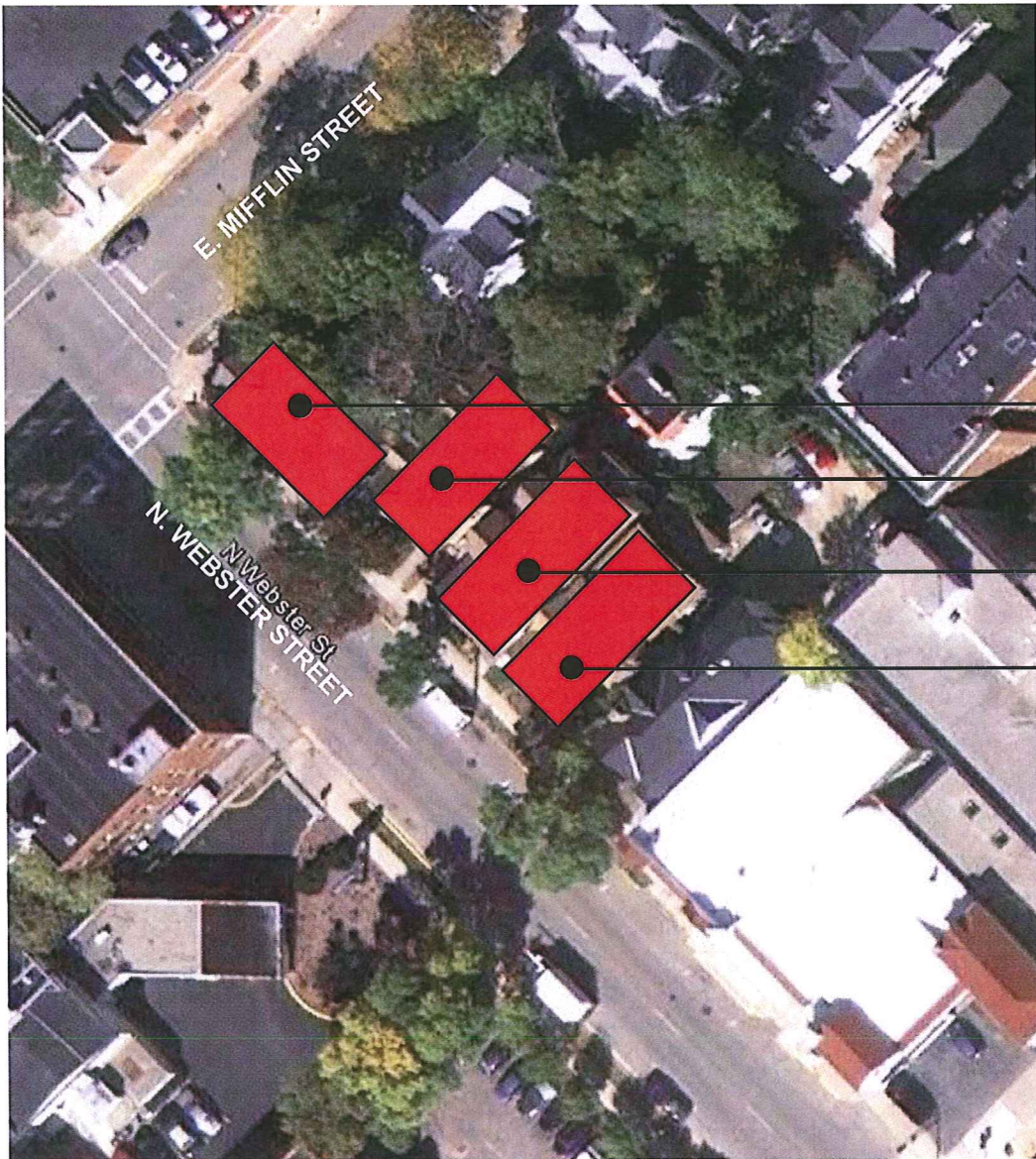
Webster Street
Perspectives
February 27, 2014
Knothe + Bruce
ARCHITECTS

**SUPPLEMENTAL INFORMATION -
PERSPECTIVE DRAWINGS.**



DEMOLITION STANDARDS & PHOTOS

17,19 25 N. Webster
201 E. Mifflin
Rezoning from DR1 to UMX
Madison, WI 53703



201 E. Mifflin Street

25 N. Webster Street

19 N. Webster Street

17 N. Webster Street

201 E. Mifflin



WEBSTER STREET ELEVATION



MIFFLIN STREET ELEVATION



STREET PERSPECTIVE

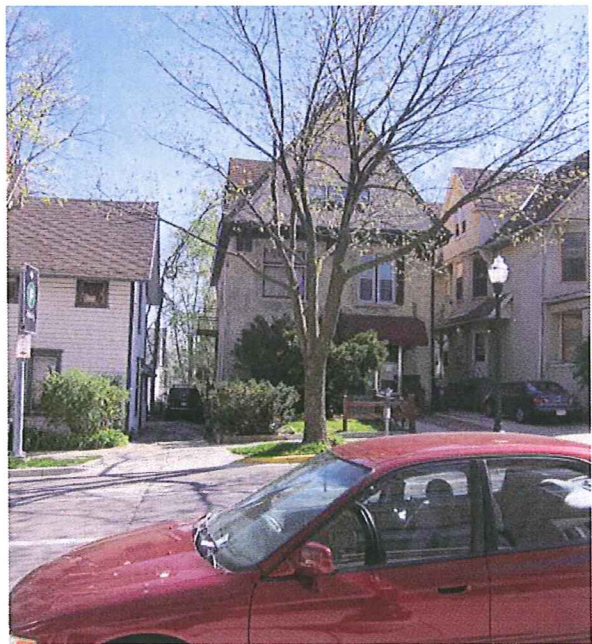
25 N. Webster Street



WEBSTER STREET ELEVATION



SIDE ELEVATION

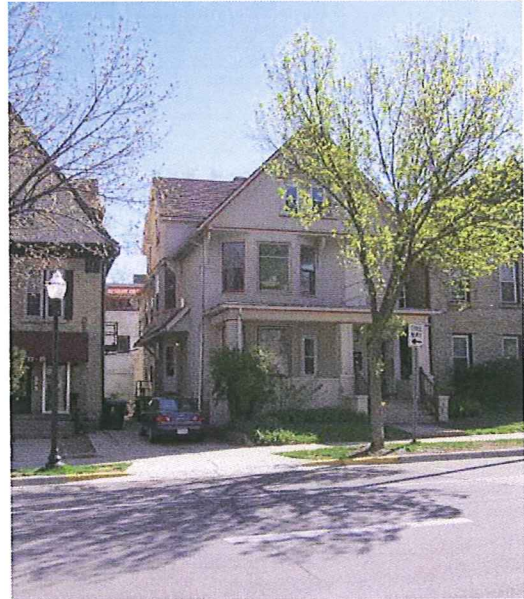


WEBSTER STREET ELEVATION

19 N. Webster Street



WEBSTER STREET ELEVATION



WEBSTER STREET ELEVATION



REAR ELEVATION



REAR ELEVATION

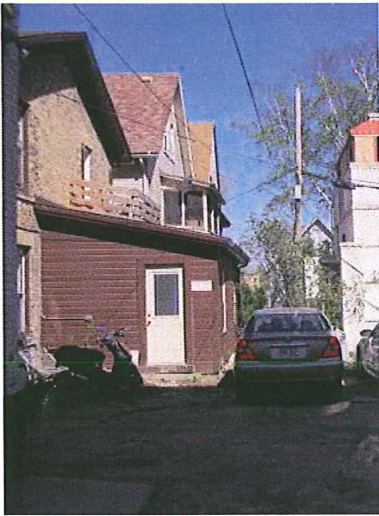
17 N. Webster Street



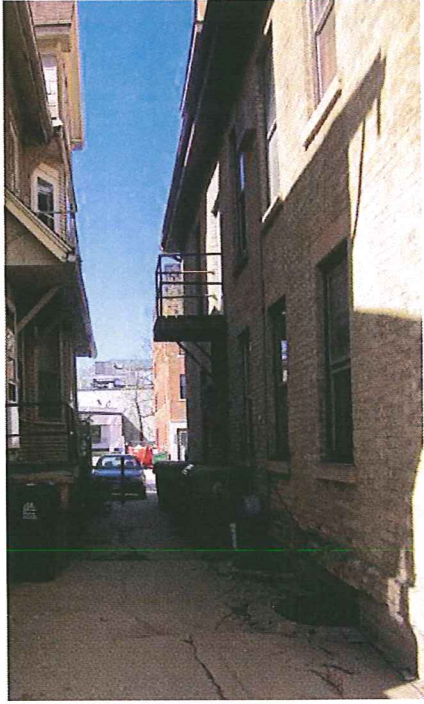
WEBSTER STREET ELEVATION



WEBSTER STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION



CHARLES QUAGLIANA

Architect, AIA, NCARB

1731 Sawtooth Lane
Madison, WI 53719
(608) 444-9389
quagliana@charter.net

September 7, 2013

Mr. J. Randy Bruce
Knothe & Bruce Architects
7601 University Avenue, Suite 201
Middleton, WI 53562

Re: Properties located at 201 East Mifflin Street and 17, 19 and 23/25 North Webster Street
Madison, Wisconsin

Dear Mr. Randy,

The following is my report on these properties.

Purpose

The purpose of the research and observations was to investigate the properties and to provide an opinion on condition, architectural significance and integrity.

Present Use

All of the subject properties are currently multiple tenant college student housing.

Background

Research began with a brief review of Sanborn maps and neighborhood images at the Wisconsin Historical Society archives. I also discussed the properties with Ms. Amy Scanlon, City of Madison Preservation Planner on July 25th. She provided information from her files on the properties.

On-site observations were conducted on August 1st by Kurt Straus, of Structural Integrity, Inc. and Preservation Architect Charles Quagliana. Rouse Management Company provided keys and we coordinated access with Randy the maintenance person. We gained access to each property and most of the apartments. Elements open to view were observed, photographs taken, field notes were recorded.

The location of these properties is on the eastern edge of the Capitol Neighborhood, part of the original plat of Madison of 1836, known as block 109. This area of the City was initially developed as single or two family residential between 1840 and 1860. *Wisconsin Historical Society image #31356, dated 1917, provides an early view of this area.*

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From left to right: 201 E. Mifflin, 23/25, 19 and 17 N. Webster Street

These four residential structures have the following construction dates: 201 East Mifflin 1886, 17 North Webster 1872, 19 North Webster 1904 and 23/25 North Webster 1894. Other extant wood frame residential structures within the immediate area of this location also date from about the same time period. One notable property of interest within the block is the adjacent Robert M. Lamp House (22 N. Butler Street) designed by Frank Lloyd Wright, 1903. This property was designated a Madison Landmark in January 1976.

The four houses embody the general vernacular vocabulary of worker housing from the late 1800s and early 1900s common in this and similar neighborhoods within the Isthmus. The house at 19 N. Webster is a Queen Anne style influenced design. Generally modest in design, detail and finishes, these four homes have been converted to multiple tenant student housing.

Currently the City of Madison refers to this area as part of the Downtown Core, as reflected in the July 2012 Downtown Plan. The plan recommends the northern portion of the block should remain residential in use with a maximum building height of six stories. Clearly this area faces significant redevelopment pressures related to the changes in student housing patterns and recent and projected future development along the East Washington Avenue corridor.

General Observations

Exterior

The exteriors of all these structures retain their primary form. 201 E. Mifflin retains a significant portion of original exterior fabric but the two porches have been modified and partially rebuilt. An small addition was constructed on the rear of this house soon after original construction. 23/25, 19 and 17 N. Webster have lost portions of their defining elements, details and finishes. This includes front porches, decorative shingle patterns, brackets, wood banding, wood trim and surrounds, porch bases and railings are lost. 23/25 N. Webster has lost its original two story rear porch. Relative to their sites, each of these properties has lost their "back yard" to gravel parking.

Each of these structures exhibits deferred maintenance issues and deficiencies contributing to building deterioration. These include several roofs nearing the end of their useful life, failing flashings, opening in soffits and eaves allowing weather penetration and animal access. Squirrels

have been entering third floor apartments in the 23/25 building. Many gutters and downspouts are clogged with debris. Those that are functional are typically dumping water along the foundation walls contributing to basement water migration and foundation settlement issues. Rain water and snow melt are ponding between the 17 and 19 N. Webster Street buildings.



*Front view 23/25 N. Webster Street.
Original front porch and related details removed.*

All of the front porches on these structures have been altered or removed as part of general exterior changes or to comply with code requirements related to railings. Most rear porches exhibit settlement issues with noticeable deflections, tilting and/or sagging. Rear porches are in generally poor to fair condition and retain less original character.

Three of the properties have original wood multi-pane windows. Most of these have aluminum combination storm windows. These wood windows generally lack any weather stripping and are very leaky to air infiltration. The 17 N. Webster building has had all windows replaced with vinyl units. Most basement windows in these buildings have been boarded up likely due to security or vandalism issues.

The stone exterior basement walls of the buildings have areas of delamination and deterioration especially right above ground level. Retained moisture freezes and spalls off layers of the stone.



Image of 201 E. Mifflin St. showing the deterioration of the stone masonry foundations walls

Stone, brick and mortar of the exterior walls of the 23/25 and 17 N. Webster buildings are generally in fair condition with some areas of cracking, bulging and deterioration evident, especially at corners. In particular 23/25 N. Webster Street has a substantial bulge in the NE corner walls due to settlement.

The wood clapboard exteriors of 201 E. Mifflin and 19 N. Webster have large areas of peeling or deteriorating paint, deteriorating water table trim allowing water to penetrate the sill plates and many open gaps at junctures of siding and trim and in soffits.

None of the four houses appears to have exterior wall insulation of any kind and only minimal attic insulation. These houses are very energy inefficient.

The red brick chimney of 201 East Mifflin Street is in good condition. All other brick chimneys on these buildings are in need of repair, repointing or replacement. Many probably do not meet current codes for height or clearances.

Overall the exteriors of all the buildings are in fair condition, meaning there are signs of wear, failure and deterioration. They require remedial, repair and maintenance work to maintain a weather tight exterior enclosure especially related to the roofs, soffits and the foundation walls.



*View of the front 19 N. Webster.
The porch has several deterioration issues.*

Interior

The majority of interior spaces in the N. Webster Street properties have been significantly remodeled and modified to accommodate student housing. The floor plans of all first and second floors have been modified to accommodate additional bedrooms, kitchens, closets and bathrooms. Attics have been converted into living space. The majority of these modifications have been additive, some subtractive.

All of the kitchens have some contemporary low budget cabinets, laminate counter tops and vinyl floors. The bathrooms of these units are typically in poor to fair condition with leaks present and the need for constant caulking and minor repairs evident. Water leakage was observed and is anticipated to be causing deterioration of adjacent floors and wood framing in some of the bathrooms observed. Significant, but isolated, water damage to ceilings, walls and floors from roof leaks was observed in the N. Webster Street buildings.

The Webster Street houses have been torn apart and significantly modified. As a result of the many remodeling efforts, it is evident that redistribution of floor loads has created some floor deflections and settlement. Almost all of the plaster wall and ceiling surface exhibit some degree of cracking and delamination. This can also be attributed to structure movement as well as the age of the lath and plaster itself. Gypsum wall board ceiling and acoustic tile ceiling have been installed in some areas to conceal plaster delamination and cracking issues.

It appears that significant portions of any custom detail, built-ins, pocket doors and decorative work have been removed from these Webster street properties. Many rooms retain maple or oak wood floors with some fragments of decorative base, and trim remaining. Interior doors are

typically period four or five panel. Each property has a variety of doors, including contemporary hollow core flush doors.

The interiors of these buildings are in fair to poor condition. In my opinion this substandard housing. An extensive level of additional repair and rehabilitation work is required in each building.

The 201 E. Mifflin Street property is in generally better condition than the other properties. Overall the condition is good with finishes and materials requiring only cosmetic repairs. This building has the most original architectural interior treatment remaining and retains a significant amount of original floors, woodwork, surrounds, doors, trim and built-in cabinets.



*Typical hot water radiator.
17 N. Webster St first floor apartment.*

In all four buildings the existing mechanical, electrical and plumbing systems are functional and apparently generally code compliant. However, the age and state of maintenance of the equipment indicates upgrades and replacement that are not too far in the future. The buildings are heated by boilers supplying hot water to perimeter radiators or fin tube enclosures. These are controlled by thermostats. Electrical systems are a combination of knob and tube and contemporary Romex wiring. Evidence of original gas lighting remains in 201 E. Mifflin and 17 N. Webster.



*Front of 17 N. Webster Street.
The rear portion of this house is the original section.
The front addition was constructed sometime later.*

Hazardous materials are likely present in every building. Given the age of the buildings lead paint is likely present throughout. Some areas of mold were noted in 17 N. Webster building. Cement asbestos siding is found on the upper portions of the exteriors on 19 and 23/25 and N. Webster Street.

Structural Issues

Structural issues at 17 North Webster Street were noted in the basement. The basement is divided into three spaces; two were accessible. Most of the basement has a dirt floor. The presence of fuel oil smell was noted in the west section. The interior surfaces of the foundation walls were in poor condition. Significant deterioration was noted in the mortar. Several holes were observed that were crudely punched in the walls in various locations for access to services and other areas.

Other portions of the basement are an inaccessible crawlspace. The roof lines in the front of the building were generally poor. Significant deformations were observed in the regions of the dormers. On the exterior, large areas of masonry on the north and south elevations have spalled faces, likely due to the presence of water and freeze thaw cycling.

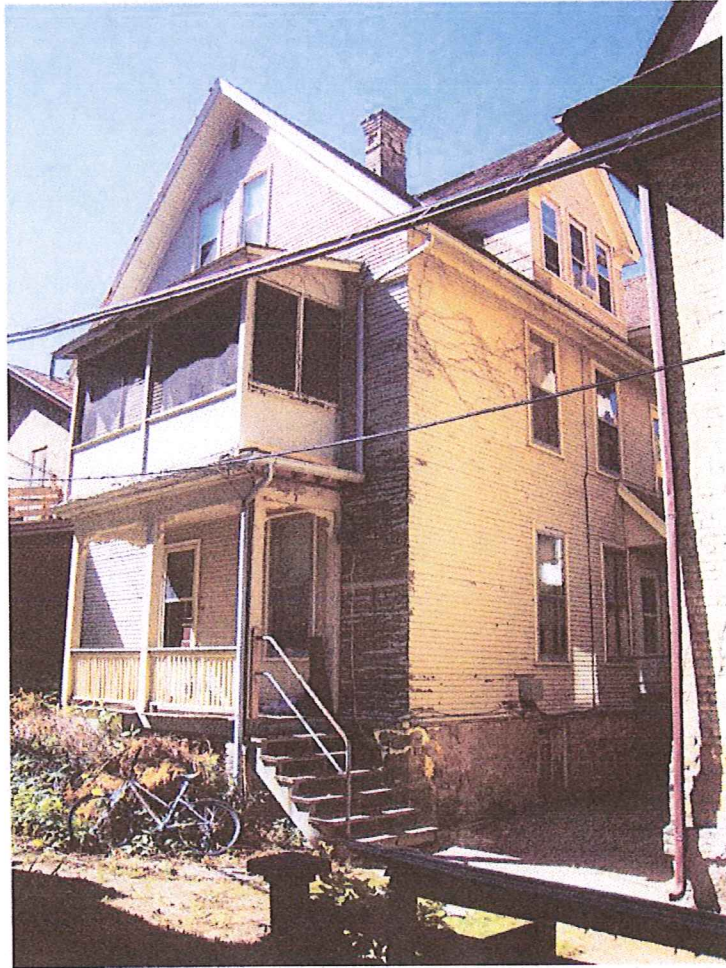


*Image showing damaged roof framing at dormer framing.
17 N. Webster St.*

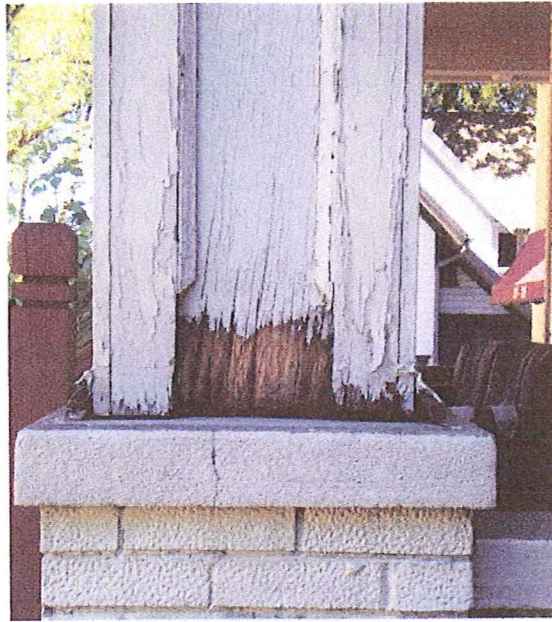


*Image showing significant deterioration
of mortar in foundation walls 17 N. Webster St.*

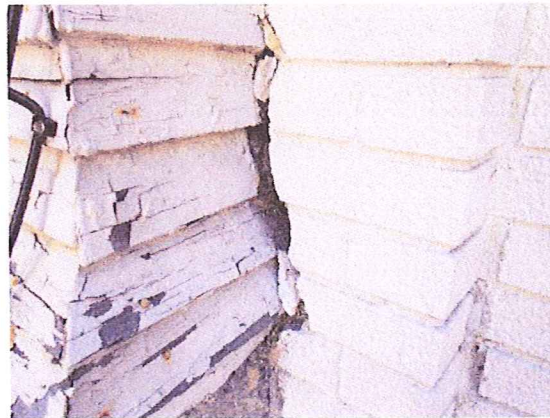
At 19 North Webster Street the most significant issues is the poor condition of the rear porch. This porch is leaning and floors and roof are deteriorated. Some recent repairs to deteriorated floor framing have been carried out. More similar repairs will be likely, soon. At the front porch there is deterioration within at least one of the wooden roof support columns and at the interface where the brick pier of the porch abuts the house framing at the north side.



*Image showing dilapidated rear porch.
19 N. Webster St.*



*Deteriorated porch column.
19 North Webster St.*



*Image showing the path of water infiltration
into framing areas at the porch and house intersection.
19 N. Webster St.*

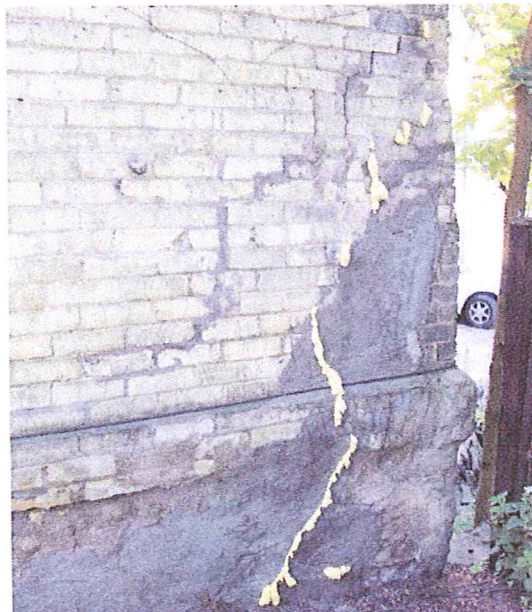
Water has gotten behind the siding and likely caused damage to some wood framing behind. The extent of the damage is unknown due to the presence of finishes. On the interior many cracks were observed in the ceilings of the upper floor. The roof and ceiling framing is likely lightly built allowing the cracking to result over time. The basement foundation wall at the northeast corner is significantly deteriorated. Spray foam has been used to fill gaps in the foundation wall to prevent water intrusion.



Image showing deteriorated stone foundations and spray insulation filler at 19 N. Webster St.

23/25 North Webster has some significant structural issues. The exterior walls are constructed of brick. Although most areas are in fair condition, some portions of the exterior brick wall at first floor and foundation wall along the north wall and most significantly at the northeast corner are in poor condition. Significant damage was noted due to the lack of adequate support offered by a retaining wall at a lower parking lot.

Movement in the lower retaining wall or soil erosion (or both) at this wall has likely led to foundation settlement and rotation in the wall present today. The outward movement (bulge) in the foundation wall at the northeast corner is approximately two to four inches. A heavily patched section of the masonry brick is present on the back of the building (east). The condition currently appears somewhat precarious and eventually may become unstable and lead to a partial collapse of the wall, floors, and roof.



Northeast corner of 23/25 N. Webster St.

Cracking was observed in many of the masonry stone lintels. The brick mortar lines of the walls appeared to sag near corners suggesting that there have been some ongoing settlements at the corners likely the result of long term washing of fine soil particles with in the bearing regions of the soils below the masonry foundations. An interior survey confirmed issues with the north wall, especially at the northeast corner of the building. Large cracks were present near the corner at the east wall. There were also large cracks and gaps between the exterior north wall and several interior walls that had originally been integrated into it. Some roof framing deformations were noted in the area of the dormers possibly attributable to undersized headers and collecting rafters at the dormer edges.



Southeast corner of 23/25 N. Webster St.

Some deterioration of the trim along the water table located at the height of the first floor rim joist was observed at 201 East Mifflin Street. The trim has been channeling water into the interior of the wall in some locations. It is likely that some framing deterioration exists behind the deteriorated water table.



Image showing water infiltration and location of possible damage to framing at the water table trim. East side of 201 E. Mifflin St.

The top of grade along the driveway was within the depth of the rim joist along the driveway. Water along the driveway is likely penetrating into the framing here also. The foundations appeared to be in fair condition. There were general areas of infiltration, particularly along the driveway and apparent exfiltration, specifically at exfoliating paint coatings on the foundation walls. The interior foundations had significant regions of deterioration from water infiltration. The nature of the deterioration was eroded and degraded mortar and rubble stone. The most damage was found at the wall along the driveway and along the base of the wall to approximately two feet off the basement slab.

Findings

Historical Significance

A judgment concerning historical significance of the properties (the association with events or lives of persons significant in our past) cannot be determined without intensive research into specific activities and their impact. It should be noted that the City of Madison has little historical information concerning these properties indicating they likely are not historically significant. City files do indicate that 17 N. Webster was the home of the Jonas family whose primary trade was clothing/tailors.

Architectural Significance

The architectural significance of the original single family properties along N. Webster Street is low. These properties can not easily be associated with the original designer or architect and it likely they were simply builder designed and constructed from pattern books of the period. These houses were originally modest residences in a modest neighborhood. *See Wisconsin Historical Society image # 23828, dated 1928, for a view of the surrounding neighborhood.* They were typical worker housing of the late 1800s and early 1900s possessing some level of craftsmanship and detail but not of a high quality.

Currently available city documentation and field observations indicate major remodeling projects were accomplished in the Webster Street properties. Although the properties retain basic form and some features conveying elements of the original, they have lost a significant portion of their defining distinctive characteristics. Some interesting fragments remain, such as the entry hall and stairway in 17 N. Webster Street.

The house at 201 E. Mifflin Street does possess a modest level of architectural significance with its fine interior woodwork, stairs, doors and built ins. All are generally intact and in good condition.

Architectural Integrity

The overall architectural integrity of the three Webster Street properties is low. Much of the original character defining elements have been removed or covered over. I estimate that less than 30% of the character defining features or elements, interior and exterior, remains intact on any of these properties.

The overall integrity of the 201 E. Mifflin Street property interior is estimated to be 80% with much of the character defining elements still in place and in good condition.



Entry hall and stair of 201 E. Mifflin Street.

Architectural Context

It is my opinion that the architectural context of all these properties is low. For the first two thirds of their history, these buildings were part of a dense residential area with some businesses intermixed. Originally dominated by single family homes with a few rental units, the area has gradually transformed to multi-family and student housing. Recent high and mid-rise housing as completely changed the demographic composition, street character and general feeling of this area. In addition, an entire block of houses was removed to construct the adjacent Capitol Square North parking structure on East Mifflin Street.

Structural

Overall the structural condition of these residences, in excess of 100 years old, is about average as compared to similar structures of this date and use. Each building does have some structural issues, mostly related to water penetration into the exterior walls and foundations and resulting deterioration and decay. Common to this era of construction, and increased by multiple interior remodeling projects in these buildings, is the uneven distribution of floor loads by support walls. This causes deflections of floors and ceiling resulting in uneven floors, plaster wall and ceiling cracking and out of plumb walls and doors openings.

Summary

17, 19 and 23/25 N. Webster Street: Typical vernacular family residences from the late 19th and early 20th century, not noteworthy historically or architecturally, significant loss of context, moderate loss of integrity, moderate rehabilitation and code related upgrades required for continued use. The cost of rehabilitation, code upgrades and energy saving upgrades would far exceed a reasonable return on investment.

201 E. Mifflin Street: Typical vernacular residence from the late 19th century, interesting architecturally, significant loss of context, good overall integrity, moderate rehabilitation and code related upgrades required to retain the property.

Conclusion

Given that the context of the area has changed significantly and considering the properties do not possess a high level of historical or architectural significance, and recognizing the low level of integrity of three of the buildings, and amount of rehabilitation work required for continued use, I would not consider the retention of any of the N. Webster Street buildings mandatory.

In the case of the 201 E. Mifflin Street building, I suggest that the due to its integrity and interior architectural features, generally good overall condition and its narrow floor plate, that consideration should be given to offering the public the opportunity to purchase the house for a nominal amount, with the condition that it be relocated. Relocating the house to a vacant parcel in close proximity would be a very green and sustainable effort. The house could be cost effectively rehabilitated for single family use or possibly upgraded for multiple tenant usage.

Preservation Issues

It must be acknowledged that the degree of repair and rehabilitation required on all of the buildings, since they are in need of deferred maintenance and code related upgrades, may not be cost effective. Rehabilitation for suitable compatible uses may not cost effectively extend the service life of these buildings.

The preservation of the best buildings within the urban environment is an inherently sustainable activity with the reuse of the building, building components and materials and the embodied energy they represent. If the 201 E. Mifflin Street building can be reused in place or relocated economically, it would be a very sustainable option to consider.

If removal of the buildings is necessary, deconstruction should be the preferred method of removal. Deconstruction involves carefully removing materials, elements and components that can be reused and recycled. There are substantial components, materials and elements to reuse and recycle within these buildings. A comprehensive reuse and recycling plan, meeting City of Madison requirements, will be necessary to obtain a demolition permit.

Also note that prior to a demolition permit being approved, the Madison Landmarks Commission will need to review and approve the proposed action.

Sincerely,



Charles J. Quagliana, AIA, NCARB
Preservation Architect

201 E. Mifflin Street



TYPICAL LIVING ROOM



TYPICAL KITCHEN



TYPICAL BATHROOM



TYPICAL BEDROOM

25-26

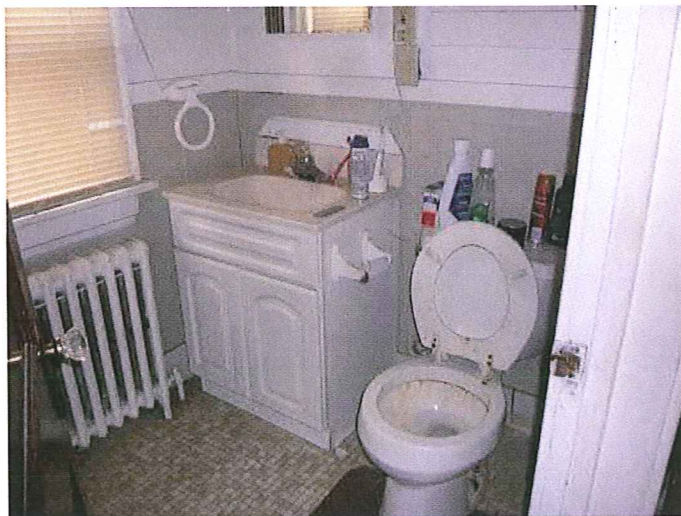
25 N. Webster Street



TYPICAL LIVING ROOM



TYPICAL KITCHEN



TYPICAL BATHROOM



TYPICAL COMMON AREA

25-24

19 N. Webster Street



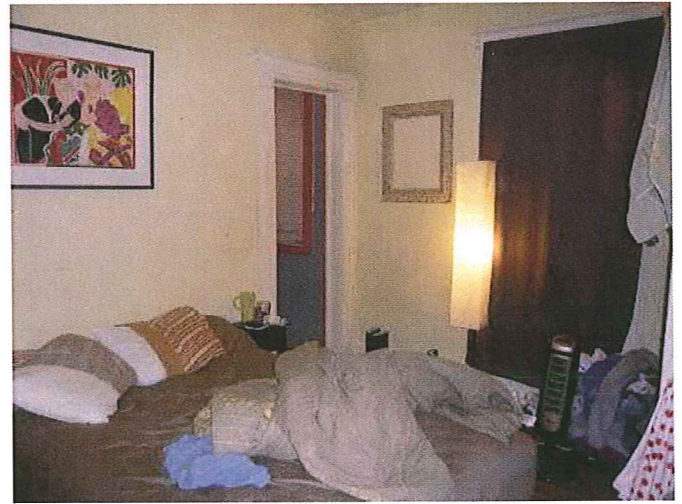
TYPICAL LIVING ROOM



TYPICAL KITCHEN



TYPICAL BATHROOM



TYPICAL BEDROOM

25-26

17 N. Webster Street



TYPICAL LIVING ROOM



TYPICAL KITCHEN



TYPICAL BATHROOM



TYPICAL BEDROOM

25-24



Knothe Bruce Architect's Response To Staff Design Comments:

Legistar File ID#32101 and 31935

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

March 18, 2014

OF MADISON

MAR 18 2014

Planning & Community
& Economic Development

The Planning Division believes that numerous guidelines relate to specific design issues raised below including:

- Orientation Guideline 1c: The street level of a building should be designed with active uses and architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building architecture and the landscape architecture.

A detailed and comprehensive landscape and hardscape plans has been prepared that compliments the building architecture and provides an attractive ground plane that is easily maintained. The architecture is enhanced by individual private unit entrances.

- Orientation Guideline 1e: Buildings at the intersection of streets should have a strong corner presence.

The building is directly oriented to the public sidewalk and street corner on two facades.

- Massing Guideline 1a: The proportions and relationships of the various architectural components of the building should consider the scale of other buildings in the vicinity. In areas where the Downtown Plan recommends significantly taller or larger buildings than currently exist, this guideline should consider the evolving context.

The building massing has been defined into clear and appropriately scaled components to ensure compatibility with the nearby structures. The building is composed primarily of brick with metal bay accents.

-Massing Guideline 1b: Larger buildings should solve any problems that their scale may create to ensure a pedestrian-friendly quality. Articulation of buildings in both plan and profile may help break up the mass of large buildings...

25-26

The building is well articulated with vertical modulation, horizontal stepbacks and finely composed window patterns. The articulation is achieved by incorporating a variety of floor plans, unit sizes and types reinforced by the use of exterior materials.

-Building Components Guideline 2a: The lower levels of street facing facades should generally incorporate a higher level of visual interest and richer architectural detailing...

Lower level street facades are defined by a stone base and individual unit entries accented by steel canopies.

- Building Materials Guideline 5a: A variety of complementary exterior building materials may be incorporated to provide visual interest to the building. The palette of materials should not be overly complex.

The primary building material is brick. Dark grey metal is used sparingly to accent the brick and to reinforce the modulation of the building.

- Building Materials Guideline 5b: All sides of a structure should exhibit design continuity and be finished with high quality materials. Materials should be those typically found in urban settings.

The material palette is brick with a cast stone base with a more contemporary metal used as an accent.

-Building Materials Guideline 5c: If material changes are proposed they should generally occur at inside corners or be delineated by a specific transitional detail such as pronounced belt course or substantial reveal.

Material changes occur as suggested.

Staff's design considerations:

-Construction Impacts on Lamp House. Address means/methods of construction as it relates to the Lamp House. There are significant concerns regarding structural impacts to Lamp House, which is within very close proximity to where excavation will occur for the underground parking.

The Lamp House site and other adjoining lands will be protected during construction with shoring as required. The applicant will provide an engineered soil stabilization plan (shoring plan) to the City Engineering Department during final staff reviews.

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- **Provide Additional Context Information.** The Planning Division has asked the applicant to confirm what views of the Lamp House will exist through the first level opening between windows. There are questions as to what will actually be visible. At the time of report writing, additional context information had not been provided.

The view through the first level was provided at the last UDC meeting and will be updated for this meeting.

- **Simplify and Unify Building Composition.** The Planning Division recommends simplifying the facades and encourages the simplification of some of “ins-and outs” with the emphasis on simple, clean lines. The articulation has been simplified. Remaining articulation has been incorporated to maintain the residential scale and aesthetic that was requested in the Lamp House Block report. Staff also recommends simplifying the materials on the upper two floors. There is no significant change in plane between 4th and 5th stories along three building sides and the Planning Division believes that including brick to the top of the fifth floor would result in a significant improvement towards unifying the façade. This suggestion was incorporated on the Webster Street façade of the southern building module (adjacent to the proposed hotel). On the northern module (at the E. Mifflin Street corner) the architect believes that given the site grades and the relationship to the residential buildings to the east that the perceived building scale is more appropriate with the change in materials at the upper level. The Division also believes metal may be preferable to the proposed composite panels. Metal panels have been incorporated based on staff and UDC input.

Other comments on building composition include:

- Make the secondary Webster Street entrance door more prominent. The entry has been revised to be more prominent.
- Consider lighter, “glassier” treatments of the mid-building connection. The connection has been revised to include more glass on the Webster Street side.
- Add a street-entrance, for the ground floor balcony on the north (plan left) side of the building. A street level entry was added.
- Provide additional small windows along the Webster Street base. Windows were added.
- Eliminate the composite panels between windows. Metal panels are used between some windows to enhance the vertical modulation of the building.

-**Enhance Corner and Mifflin Façade.** The Planning Division recommends revising the Mifflin Elevation and Mifflin/Webster corner to enhance street-level details. The Planning Division believes that one way to better activate this face would be to add a dwelling unit in lower level along Mifflin Street, adjacent to the garage. This would result in the removal of 3 parking stalls, but would significantly improve the ground floor of this facade. The plan was revised to allow for a more active entry at the corner. The architect believes that is advantageous to have a grade separation between the unit entry and sidewalk grade so a mid-level entrance was incorporated,

25-26

-**Provide Elevation Drawings** for sides adjacent to the mid-building block. The Planning Division believes these facades will have visibility and no detail has been provided to their appearance. **The elevations for the sides facing the mid-block opening have been provided.**

- **Provide details of the interior walls at the mid-building break.** Submitted plans do not depict the details of the interior walls. These will have some visibility and further information on their design is requested. **See above.**

- **“Wall Packs” are not believed to be appropriate in this context.** There are concerns both on visual appearance from the street, but also along the rear of the building as they relate to the landmark Lamp House. **Wall packs are not proposed. Condensing units will be placed on the roof and in the basement level.**