



Project Name/Address: 216 State Street – Orpheum Theater

Application Type: Certificate of Appropriateness for exterior alteration of landmark building

Legistar File ID # 39363

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: July 16, 2015

Summary

Project Applicant/Contact: Arlan Kay, Kontext

Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations which include the replacement of Johnson Street doors and reconstructing the historic sign on the landmark building

Background Information

Parcel Location: The subject site is a designated landmark located on State Street

Relevant Landmarks Ordinance Sections:

33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts.

- (a) Every person in charge of an improvement on a landmark site or in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.
- (b) Insofar as they are applicable to a landmark, landmark site or improvement in an Historic District, designated under this section, any provision of Chapters 18 (Plumbing Code), 27 (Minimum Housing and Property Maintenance Code), 29 (Building Code), 30 (Heating, Ventilating and Air Conditioning Code) and 31 (Outdoor Signs and Outdoor Advertising Structures) of the Madison General Ordinances may be varied or waived, on application, by the appropriate board having such jurisdiction over such chapter or, in the absence of such board, by the Director of the Building Inspection Division, provided such variance or waiver does not endanger public health or safety.

33.19(5)(b)4 Regulation of Construction, Reconstruction and Exterior Alteration

- a. Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and
- b. Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site;

Analysis and Conclusion

The applicant is requesting exterior alterations as follows:

- Replace the six existing (presumably original) Johnson Street exterior doors with five new doors to match the original appearance.
- Repair the steel structure and reconstruct the sign to match the design based on historic photographs.

The Landmarks Commission approved the Certificate of Appropriateness for the replacement of the State Street exterior doors in 2014. The replacement of the Johnson Street doors would be similar. The paired doors would have fixed mullions.

The existing and proposed “blade” signs above the marquee are nonconforming and would not meet the sign code. Section 33.19(8)(b) of the Landmarks Ordinance allows the Director of Building Inspection to waive standards of other codes to allow the appropriate treatment of historic buildings. George Hank, Building Inspection Director, is agreeable to approving the reconstruction of the historic sign if approved by the Landmarks Commission.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed work are met and recommends approval by the Landmarks Commission.