Madison

Madison Landmarks Commission

APPLICATION

26725

City of Madison Planning Division
215 Martin Luther King Jr. Blvd. I Room LL.100 I P.O. Box 2985 I Madison, WI 53701-2985

1. LOCATION

Project Address: 120 West Mifflin Street **Aldermanic District:** 4

2. PROJECT

Date Submitted: June 11, 2012

Project Title / Description: Block 100 Foundation Project

This is an application for: *(check all that apply)*

☒ **Alteration / Addition to a Designated Madison Landmark** Schubert Building

☒ **Alteration / Addition to a building adjacent to a Designated Madison Landmark** Castle and Doyle

☐ **Alteration / Addition to a building in a Local Historic District** *(specify)*:

☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
☐ University Heights ☐ Marquette Bungalows

☐ **New Construction in a Local Historic District** *(specify)*:

☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
☐ University Heights ☐ Marquette Bungalows

☐ **Demolition**

☐ **Variance from the Landmarks Ordinance**

☐ **Referral from Common Council, Plan Commission, or other referral**

☐ **Other** *(specify)*:

RECEIVED
JUN 2012
City of Madison
Planning, Comm. & Econ. Devel.

3. APPLICANT

Applicant's Name: Doug Hursh **Company:** Potter Lawson, Inc.
Address: 15 Ellis Potter Court **City/State:** Madison **Zip:** 53711
Telephone: 608-274-2741 **E-mail:** dough@potterlawson.com
Property Owner *(if not applicant)*: Block 100 Foundation
Address: 6120 University Avenue **City/State:** Middleton, WI **Zip:** 53562

Property Owner's Signature: [signature] Date: 6/11/12

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: *(Note the filing deadline is 4:30 PM on the filing day)*

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
  - Site plan showing all property lines and structures
  - Building elevations, plans and other drawings as needed to illustrate the project
  - Photos of existing house/building
  - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

EXISTING BUILDING REVIEW

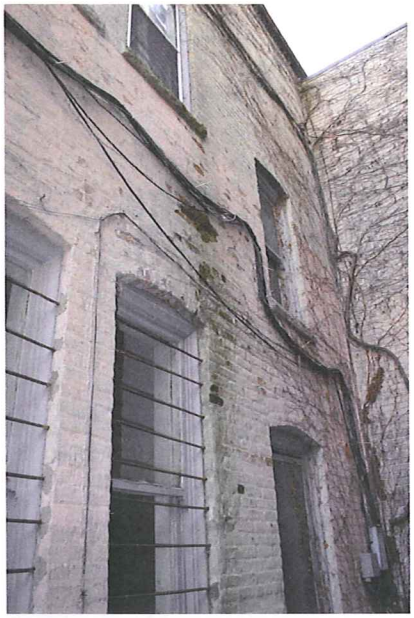
120 W. Mifflin Street

Name: Andrew Schubert Building
Built: 1908
Designated City landmark

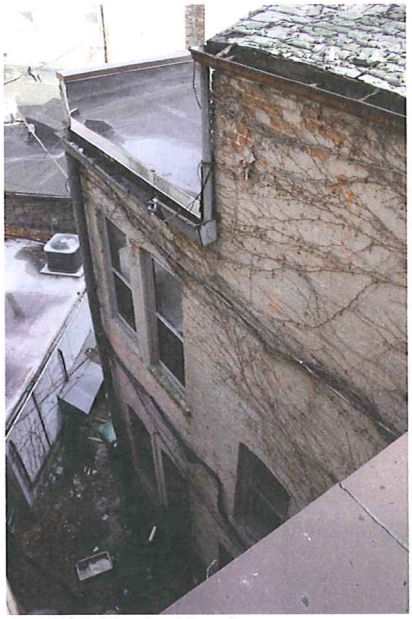
Overview:
Reviews of this building were performed by the following companies:

Building Interior and Exterior	Wiss, Janney, Elstner Associates, Inc
Structural	Arnold & O'Sheridan, Inc.
Mechanical, Plumbing, Fire Protection	Henneman Engineering, Inc.
Electrical	Potter Lawson
Asbestos Inspection	Advanced Health & Safety LLC

History:
The Andrew Schubert Building most recently housed an office products store at grade for many years with an apartment on the second floor. The building is currently vacant.

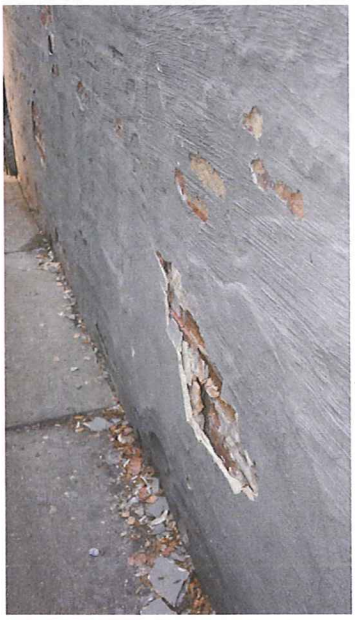


Exterior: View of the back of building showing eroding brick veneer



View of the back of facade

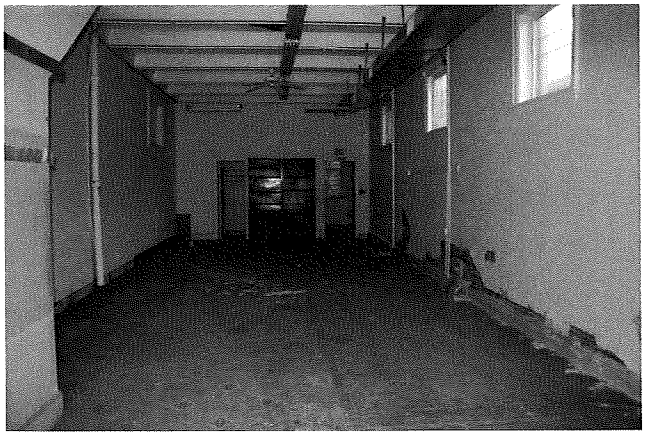
View from roof looking at condition of brick and parged wall



Exterior: View in the alley showing a section of delaminated parging

Exterior: View in the alley showing the delamination of the parging system from the brick veneer

View of space behind existing building showing storm basin collecting water from adjacent buildings



First Floor

First Floor: View at back of room where the floor has been removed

First Floor: View toward back exit showing multiple cracks in floor tile

First Floor: View at back of room showing areas where tile floor has been removed

First Floor: View toward Mifflin Street entry showing multiple cracks in floor tiles

First Floor: View at entry off Mifflin Street showing three flooring surfaces. 1) Original 3/4" square tiles 2) 1" square tiles at entry 3) composite flooring at window

WJE | ENGINEERS
ARCHITECTS
MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
847.272.7400 tel | 847.480.9534 fax
www.wje.com

120 West Mifflin Street – Architectural Review

Walk-Through Observations: December 16, 2011
Reported by: Kenneth M. Itle
WJE No. 2011.5656

This letter summarizes the WJE observations of architectural interior and exterior features of 120 West Mifflin Street, Madison, Wisconsin. The exterior survey was performed from grade and from accessible flat roof areas. The interior survey was conducted in accessible spaces. Additional investigation would be required to develop appropriate repair recommendations.

The building at 120 West Mifflin Street is designated a landmark by the City of Madison. The two-story masonry structure was constructed in 1908, as stated in the city landmark nomination. The front facade of the rectangular building faces southeast to Mifflin Street; a side wall faces northeast along a narrow pedestrian alley; the rear wall faces northwest into a small court; and a party wall to the adjacent building forms the southwest wall.

Exterior

Mifflin Street Facade

The front facade consists of limestone at the first floor and face brick at the second floor and parapet (Figure 1). All of the masonry has been painted. There is a projecting bay window and cornice at the second floor that is clad with painted sheet metal. The sheet metal appeared intact and well anchored to the underlying framing. Some areas of the sheet metal exhibit surface corrosion.

The top west (left hand, as viewed from the street) corner of the parapet wall is displaced outward, with dislodged brick units and open mortar joints at this location (Figure 2). At the limestone masonry of the first floor, some areas of coating have debonded, revealing the stone below (Figure 3). Open mortar joints were observed in the limestone portion of the facade. Although coated, the limestone and face brick masonry at the street facade appears to be in fair to good condition.

The first floor storefront includes a three-part leaded art glass transom in good condition (Figure 4). The area of the storefront below the transom appears to have been altered following original construction, based on comparison with historic photographs included in the city landmark nomination.

Mounted to the facade in front of the transom and second floor bay window is a projecting aluminum and glass marquee.

The second floor has original wood one-over-one double hung windows covered by aluminum exterior storm windows. Where observed, the windows were in fair condition, with loss of paint and glazing putty.

The penthouse roof and wall cladding requires repair or replacement to create a watertight building envelope. The main roof appears generally watertight, but further investigation is needed to ensure that perimeter flashing details are appropriately integrated with the coping and that appropriate slope for drainage is provided. The existing gutters and downspouts along the rear wall should be replaced.

The existing wood double hung windows could be restored, with repair of localized wood deterioration, stripping and repainting, reglazing, and repair of rope and counterweight balance system. New exterior or interior storm windows could be provided to improve the thermal performance of the assembly. The original leaded art glass transoms at the storefront should be investigated in greater detail and appropriate repair and reuse considered.

Interior

The first floor main interior room has four different areas of flooring consisting of elaborate decorative mosaic tile floor composed of various colors of 3/4 inch square tiles in a running bond. A portion of the ceramic tile flooring near the front door has been replaced with 1 inch square tiles with rounded edges. A second area of non-original flooring is located adjacent to the storefront at the southeast end of the space. Localized individual ceramic tiles throughout the flooring are missing and have been replaced with concrete patching. Extensive cracking, displacement, and settlement have occurred at this flooring (Figure 14). The distress in the flooring is apparently the result of significant and widespread deterioration of the basement-level wood columns, wood beams, and wood joists that support the floor. A detailed assessment of the first floor framing was beyond the scope of this study, but obvious signs of decay as well as previously installed temporary shoring were observed in the basement.

The first floor walls and ceiling are painted plaster on wood lath. Portions of the plaster have detached from the lath, likely due to water infiltration (Figure 15). Water staining and bubbling of the plaster were also observed (Figure 16).

In addition to the storefront, a notable feature of the interior first floor is one leaded glass window at the southwest party wall; the glass has been painted over (Figure 17).

The second floor interior is divided into several rooms that apparently were used as rental apartments. The floor covering is carpeting over vinyl asbestos tile in most areas, with a few areas of hardwood flooring. Walls and ceilings are painted plaster. Throughout the second floor there is original wood trim, as well as original five-panel doors with original hardware, all of which have been painted. Generally, the second floor interior spaces are in poor condition. Moisture infiltration from the exterior has resulted in staining and damage to plaster finishes in multiple locations (Figure 18 and Figure 19). Some of this damage may pre-date the installation of the existing roof membrane.

Potential Interior Repairs

The wood framing, beams, and columns in the basement that support the first floor should be reviewed by a structural engineer.

Interior plaster finishes have suffered deterioration apparently related to water infiltration through roofing and the side and rear brick masonry walls and may require replacement.

The second floor interior is in poor condition overall. Much of the interior plaster at or adjacent to the exterior walls has evidence of water infiltration damage and may require replacement. Consideration should be given to salvaging intact original elements such as interior doors and trim.

Figure 4. The first floor storefront includes a three-part leaded art glass transom.

Figure 5. Failure of cementitious parge coat, revealing deteriorated brick masonry.

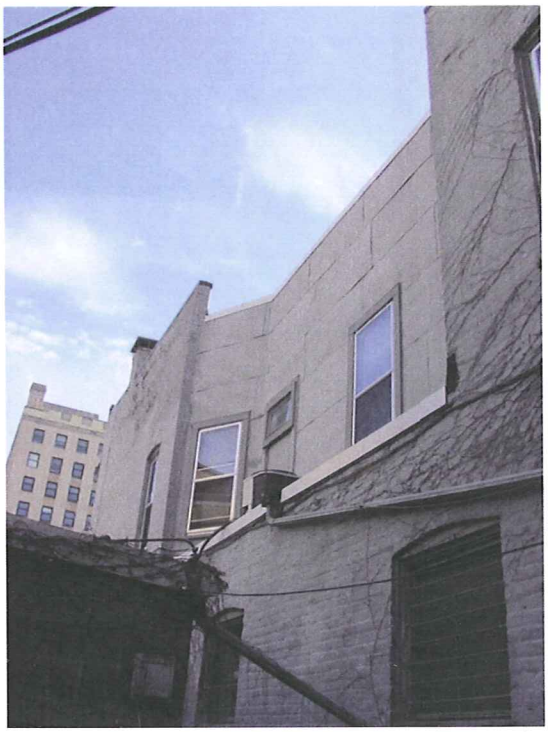


Figure 9. A portion of the side wall is recessed at the second floor and is clad with painted sheet metal.

Figure 10. Overview of the roof.

Figure 13. The penthouse roof is covered with asphalt shingles in deteriorated condition.

Figure 14. There is elaborate mosaic tile flooring at the first floor; the flooring has suffered extensive cracking and displacement.

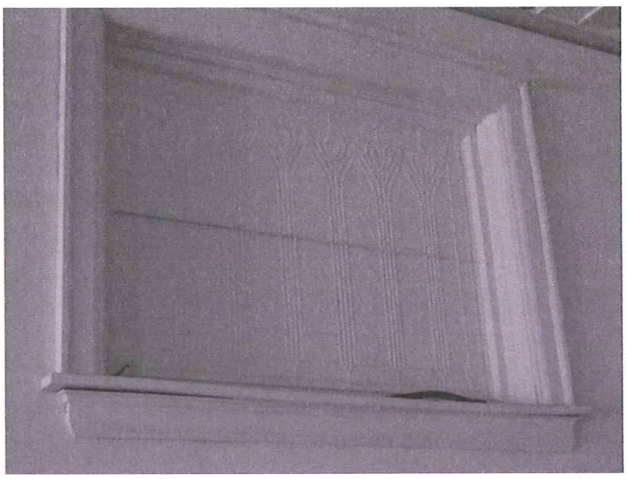


Figure 17. Leaded glass window, which has been painted over, at the southwest party wall.

Figure 18. Plaster damage at the rear wall at the second floor of the building.

Figure 19. Moisture damage to plaster finishes at the second floor.

the living room. From the hatch, the alignment of the roof/ceiling framing appeared to be acceptable.

EXTERIOR WALLS

The walls on the east and west sides were observed from the alleyway running along the east side. The grade level walls appear to be a porous brick with a painted parging at the surface. The pargings are usually placed to cover defects in the brick- which appears to be the case here. Areas where the faces of the brick have fallen off were observed. The east wall steps back at the second level. At this location sheet metal siding is used. The west wall was not observed but is probably a party wall with the adjacent property.

The observed walls were judged to be structurally stable but in need of repair to maintain water tightness. One option might be to cover the existing brick with an exterior insulation and finish system to economically reestablish the water barrier. Any repair system chosen should be investigated for its own tendency to trap moisture in the wall. Any projection beyond the existing wall line would have to be verified with property rights.

CONDITIONS OF THE REPORT

Existing condition observations made and reported within the context of this report were based on a visual inspection only and did not contemplate or involve the dismantling or moving of any objects or portion of the premises. Latent and concealed conditions, defects and deficiencies are excluded from our review. Arnold & O'Sheridan, Inc. shall have no liability for concealed from view or inaccessible conditions which were not or were not able to be directly observed. Our observations are limited to the conditions as they existed on the date of our observation, the real property and not the review of any personal property.

The due diligence report prepared herein is not a warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. This report will comment on major visible defects only with minor defects reported as a courtesy.

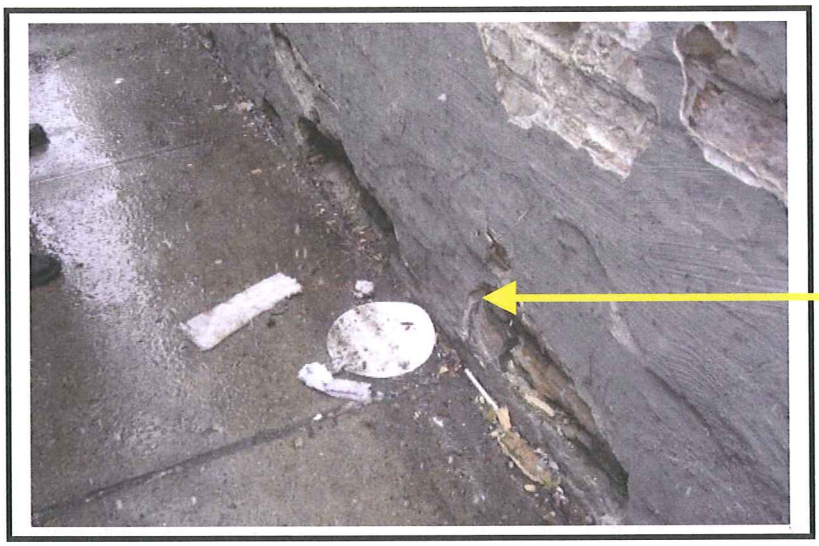


Figure 4 – Spalling brick face-east exterior wall.

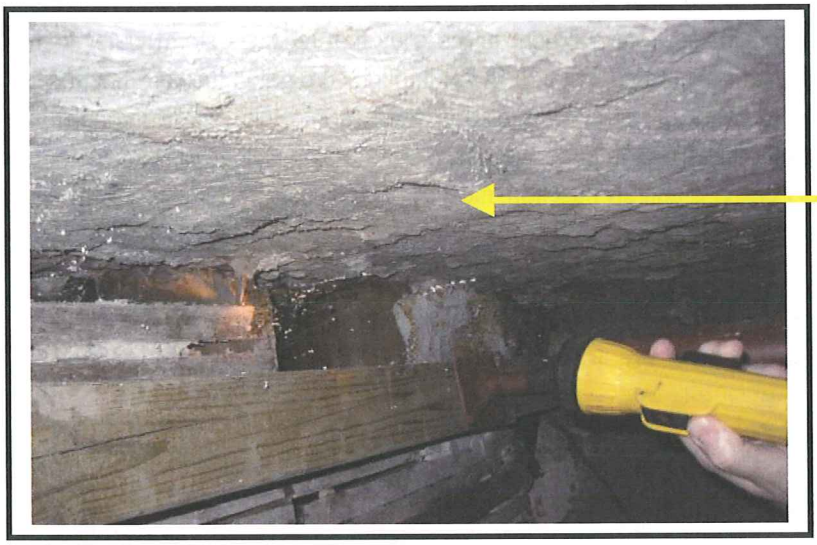


Figure 5 – Picture of rotted end of wood floor joist at first floor.

Leaking sanitary pipe

Roof drains into cistern that discharges through basement

Mechanical Infrastructure

There is a single natural gas service to the building and a single domestic water service. The building has a sanitary sewer lateral exiting the basement. All of these utilities are from mains in W. Mifflin St. and serve only this building. The storm sewer that originates at the cistern in the back of the building extends through the basement, out to the storm sewer in W. Mifflin St.

Condition Assessment

The boiler is estimated to be 10-15 years old and appears to be in fair condition. The hot water heating piping in the basement is newer, possibly installed when the boiler was installed but could not observe piping outside of the basement. Nothing is insulated.

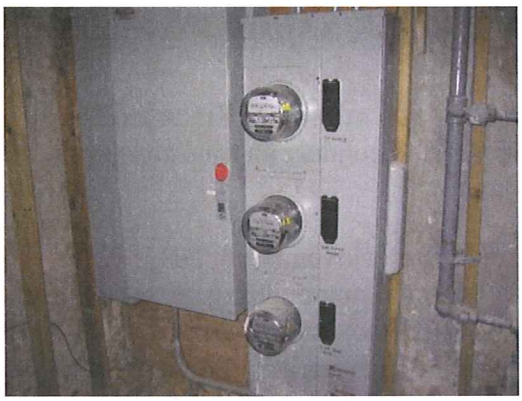
The water heater appears less than 10 years old and is in good condition. Domestic hot water piping is copper in the basement but it is unknown what the material is on upper floors. Much of the cold water piping appeared to be lead. Sanitary piping is all cast iron, mostly original.

Remarks

The furnace appears to be operational but has signs of incomplete repairs from many years ago. Exact functionality is unknown. The support of the storm main is weak and the last several feet pitches upward, indicating a deteriorating system. The lead piping is an obvious health issue. A portion of the gas piping is badly deteriorated and has the potential to fail. Several sections of sanitary piping has either completely failed or is leaking. The storm main through the building is inappropriate since it doesn't directly serve the building.

With the exception of the boiler and water heater, there are no other mechanical systems or equipment that are suitable for reuse due to age, condition, capacity, or building code issues.

Written by: Kevin Lichtfuss, P.E.



Electrical service in the basement.

Electrical fuse panel on 1st floor.

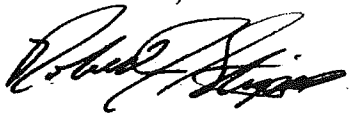
First floor lights.

Electrical panel on 2nd floor.

Remarks

The electrical systems in this building would be removed in their entirety if the proposed single building design concept was implemented. The National Electrical Code and MG&E rules require that a single electrical service power a single building.

Written by: John Dreher, PE

Building/Dwelling:	**120 and 120 1/2 West Mifflin St, Madison, WI**
Building Type:	**Residential/Commercial**
Inspector:	**Mr. Robert (Bob) J. Stigsell**
Inspector Certification:	**AII-03628**
Certification Expires:	**May 25, 2012**
Inspection Date:	**November 8, 2011**
Inspector Signature:	

List A

Asbestos Containing Friable Materials

(Required to be Abated prior to Demolition or Burning)

Asbestos on Tank in Basement (Samples 1-3)
Paper behind Electrical Panel at Bottom of Steps (Samples 10-12)
White ½" Thick Paper over Metal Pan Ceiling in Furnace Room (Samples 13-15)
Black Spray-on under 2nd Floor Kitchen Sink (Samples 70-72)
Brown Linoleum at 120 ½ Entrance (Samples 76-78)

List B

Asbestos Containing Category II Non-Friable Materials

(Required to be Abated prior to Demolition or Burning)

Window Glazing on Back Windows (Samples 43-45)
Window Glazing in Side Windows (Samples 46-48)

List C

Asbestos Containing Category I Non-Friable Materials

(May Be Able To Remain In Building During Demo if Not Friable- Consult DNR)

(These Materials Must Be Abated Prior To Burning)

None

List D

Materials Found Not To Contain Asbestos At 1% Or Greater

(Both Tested or Known Not To Contain Asbestos)

(No Abatement Required)

Basement Plaster Ceiling (Samples 4-6)
Ceramic Tile Grout on 1st Floor Floor (Samples 7-9)
Concrete Block Mortar-Basement (Samples 16-18)
Plaster Patch in Basement Ceiling (Samples 19-21)
Exterior Gray Thick Trowell-on on Bricks (Samples 25-27)
Gray Roofing Mastic (Samples 28-30)
Black Thick Roofing Mastic (Samples 31-33)
Roofing Shingles (Samples 34-36)
Silver Aluminum Roof Coating (Samples 37-39)
Lean-to Roofing Inside Ceiling (Samples 40-42)
Red Terrazzo (Samples 49-51)