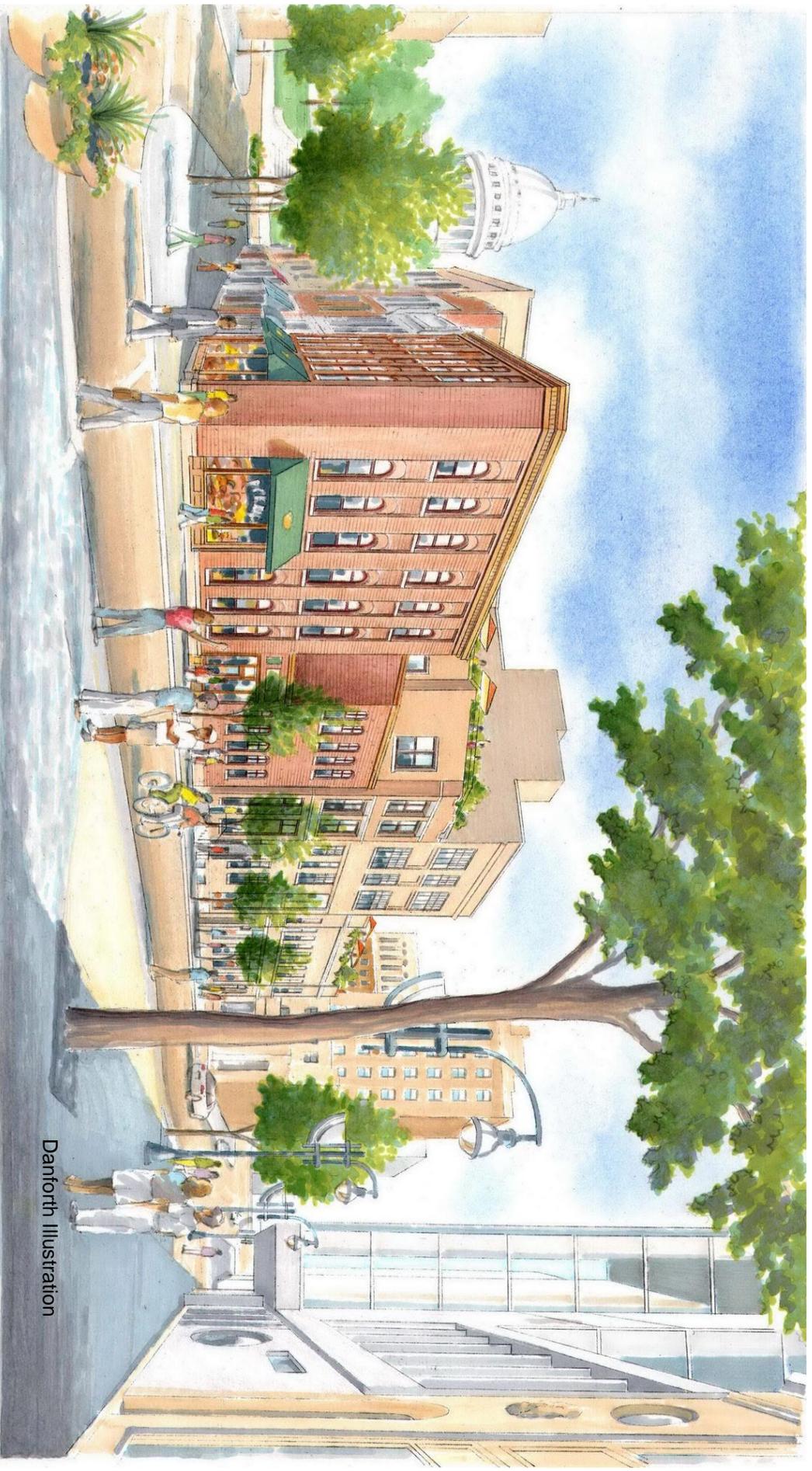




Danforth Illustration

A rehabilitation approach to the 100 block could meet nearly all of the stated goals of the Block 100 Foundation proposal, including: improved usability, energy efficiency, accessibility, safety, improved appearance from Overture Center, extend the buildings' useful lives, reinforce the walkability of State St., increase vitality of the State St. shopping district, enliven N. Fairchild St., provide outdoor dining space. Plus a rehabilitation approach would preserve the authenticity of State St., not the just the facades, and would be a more sustainable approach to revitalization.



A rehabilitation approach to the 100 block is feasible, and would retain the existing fine-grained, walkable character of the State St. district. It would retain the existing buildings that address the street edge, and it would retain the character of our downtown historic commercial district.



Danforth Illustration

The Stark Co. building and the Schubert building on Mifflin and Fairchild Sts. are viable, historically significant buildings with good bones. Tearing them away from the corner of this cohesive block in exchange for a privately-owned public space with seasonal limitations and limited accessibility would not be a net benefit for the city or for pedestrians in the State St. shopping and entertainment district.

The unifying character of the State Street district is that of a vintage early-twentieth-century shopping and entertainment district. The district survived mid-century suburbanization, and retains the fine-grained pedestrian scale and urban patina that makes it charming and attractive to visitors and residents. A current trend in urban redevelopment is to create walkable urban neighborhoods where people live, work, and shop. We have that here in the State St. district. Dense residential development on the periphery of the district is appropriate and can invigorate State St. businesses, restaurants, shops, and entertainment venues, while retaining the historic character of State St. proper

Many cities have historic commercial districts as a component of their downtown business districts. And many cities use those historic districts to their great advantage as economic drivers – attracting visitors with their walkable scale, irreplaceable vintage architecture and urban patina. An authentic character in the State St. district is critical to its role as the centerpiece of our downtown commercial district. Facadectomy and reduction of openings erodes that character.



*Pearl Street Mall in Boulder Colorado succeeds in many of the same ways that State St. succeeds. It relies on its walkability, fine-grained permeability with a variety of closely spaced storefronts and openings, vintage historic character and truly public open space.*



*Charlottesville Virginia uses its downtown historic district to advertise its Downtown Business Association.*



*Olvera St. defines the character of the traditionally Mexican area of Los Angeles.*



*The old section of San Juan, Puerto Rico was developed to be pedestrian friendly prior to the widespread use of automobiles when pedestrian-friendly was the only option, and it still works very well. It gets its charm and character from its vintage architecture, and is the main attraction for visitors to the city.*



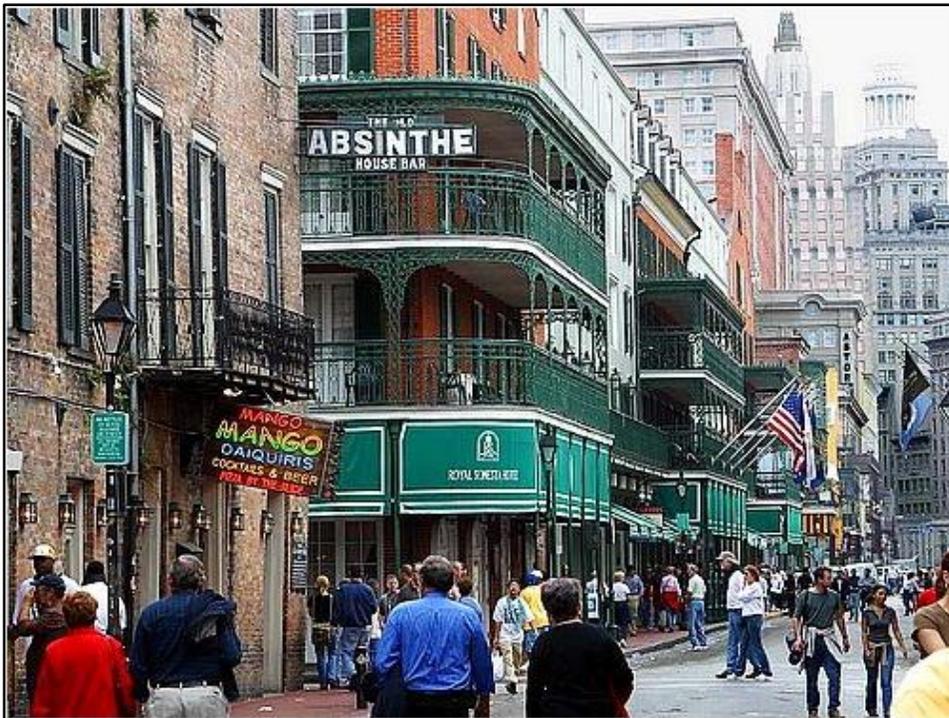
*The 6<sup>th</sup> Avenue historic district in Austin, TX is a hip and vibrant entertainment district that complements the adjacent high-rise districts with a more intimate, pedestrian-scaled environment. It works well with all of its vintage buildings intact, and no phony facades.*



*Beale St., Memphis*



*Main St., Montpelier, VT*



*New Orleans' French and Spanish architecture defines the city's image in most people's minds and speaks clearly to its cultural heritage.*



*Madison, Indiana's entire downtown is a National Register historic district, and attracts hundreds of thousands of visitors every year.*



*Main Street USA at Walt Disney World is a contrived streetscape of phony facades that hide conjoined and rambling interiors. Pedestrian-oriented early-twentieth-century downtowns evoke very comfortable ideas in the minds of most Americans, but this type of facade treatment is easily interpreted as fake, and would not improve the experience of of State St.*

The Stark Co. building and the Schubert building are handsome and historically significant buildings that address the street edge at the Mifflin-Fairchild intersection. Both are well-suited for café, tavern or restaurant space that would be usable in all seasons. The Stark Co. building could accommodate office space on the upper floor, and even rooftop occupancy with retrofitted roof support structure.

Demolition of the Stark Co. and Schubert buildings would erode the fabric of the 100 block, degrade the unifying character of this block and of the State St. district as a whole, and initiate a conversion of the block with the architectural model of the Overture Center as the rule rather than the exception.

Trading these two buildings for seasonal, limited-access, privately-owned public space would not be a net benefit for the city or the pedestrians in the State St. shopping and entertainment district.



*The Stark Co. building as it stands today*



*Interior of the Stark Co. building just after it opened in 1925.*



*Interior of Stark Co. building just after it opened in 1925.*



*Rooftop occupancy would be possible on the Stark Co. building with a retrofitted support system. Rooftop spaces are common in Austin's 6<sup>th</sup> Ave historic district and provide unique and rarified views of the city.*



### Existing Fairchild St. elevations.

The Block 100 Foundation proposal would diminish the street-level permeability on this block of Fairchild St., reducing the number of potential entry points from seven to three. It would add an element of green space embraced by contemporary construction better suited to a suburban environment than a dense urban commercial district.



### Existing State St. elevations

The Haswell building (far left) has been extensively modified and was determined to be non-contributing to the State St. historic district. It represents an opportunity for early-21<sup>st</sup> century infill on the block. State St. has representatives of architectural trends from 1860s Italianate to 1980s Post-Modern. Contemporary infill at the appropriate scale is not detrimental to the district. The Buell building next door is proposed for facadectomy treatment with “pop top” fourth story above it. This treatment results in an undignified and disingenuous streetscape.

