



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

# Madison Landmarks Commission APPLICATION

## 1. LOCATION

Project Address: 216 State Street, Madison WI Aldermanic District: \_\_\_\_\_

## 2. PROJECT

Date Submitted: 07/16/2015

Project Title / Description: Orpheum Theater Sign

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

Alteration / Addition to a Designated Madison Landmark

Alteration / Addition to a building adjacent to a Designated Madison Landmark

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): \_\_\_\_\_

## 3. APPLICANT

Applicant's Name: Arlan Kay Company: KONTEXT architects, llc

Address: 116 East Dayton Street City/State: Madison, WI Zip: 53703

Telephone: 608-235-1920 E-mail: arlan@kontextarchitects.com

Property Owner (if not applicant): Gus and Mary Paras

Address: 2605 Middleton Beach Road City/State: Middleton, WI Zip: 53562

Property Owner's Signature: [Handwritten Signature] Date 6-16-15

### 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](mailto: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.



116 East Dayton Street P: 608.825.0094 kontextarchitects.com  
Madison, WI 53703 P: 608.251.7515  
F: 866.926.9351

6 July 2015

Planning and Development

215 Martin Luther King Jr. Blvd.

City of Madison, 53701-2984

RE RESTORATION OF ORIGINAL SIGN FOR THE ORPHEUM THEATER

216 STATE STREET, MADISON, WI

It is the intent of the owners of the Orpheum Theater, Theatre Building, LLC, represented by Gus and Mary Paras, to restore the vertical blade sign above the existing marquee to the original 1926 design.

A new sign face, based on original drawings and period photographs, would include point lights along the perimeter and within the individual letters. Depth and definition will be restored with the use of thin sheet metal outlines that will surround the perimeter and letters. This design element can be seen on the front of the existing marquee. The existing steel structure is the original and will need to be inspected and repaired as needed.

The current "Orpheum" sign was modified in the 1960's by installing a flat, simplified sign, made of steel plates and lit by remote lights. Letters are fading and the sign face is rusting.

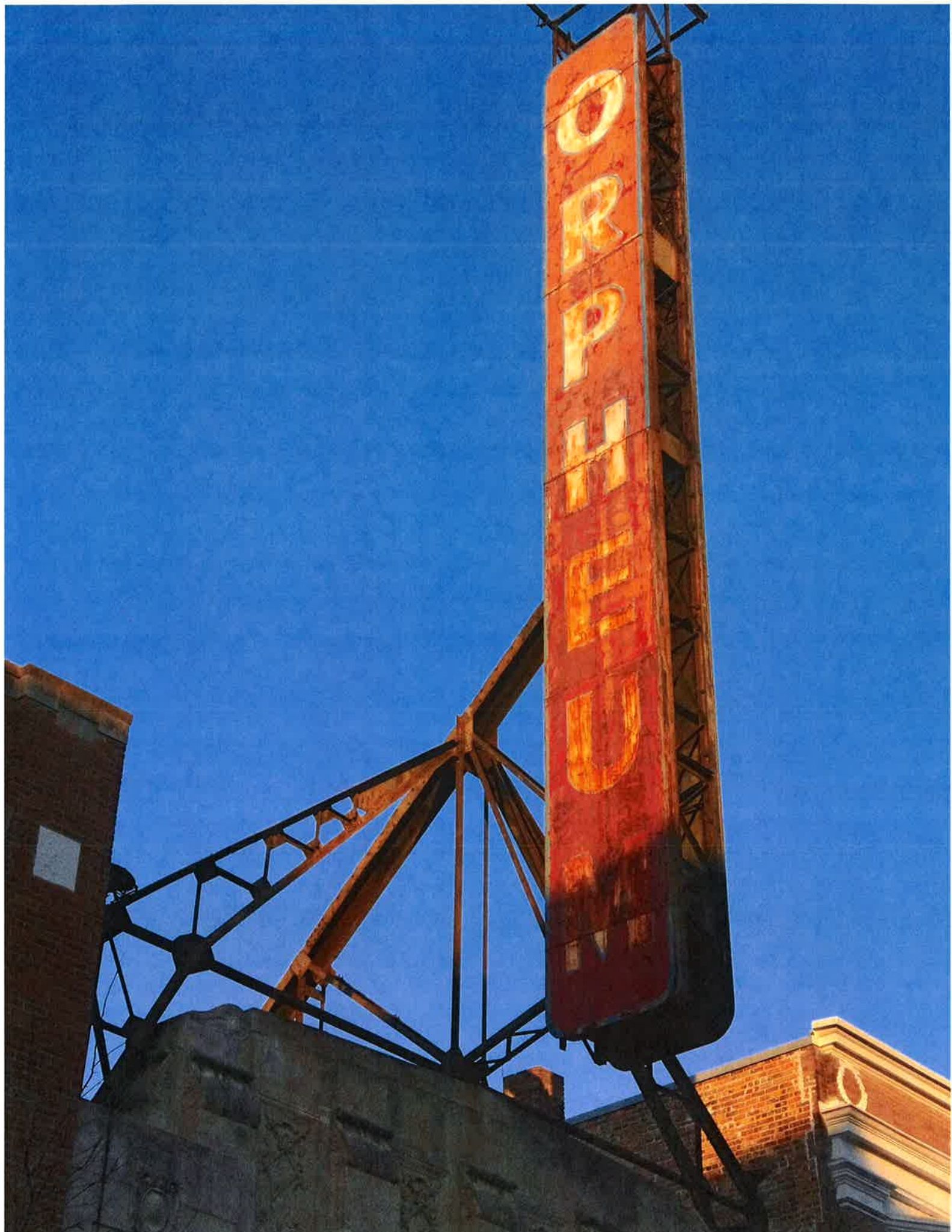
The current marquee and blade sign are over the State Street right of way. While this may cause problems for most buildings, the Orpheum is a Landmark listed on the National Register of Historic

Places and is also a City of Madison Landmark. That means Madison General Ordinance Sec. 33.19(8)(b) applies, allowing for the restoration of this element of a Landmark Building.

We respectfully submit applications to the Landmarks Commission.

Arlan Kay, AIA

Architect









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ORPHEUM MUSEUM

SHEPHERD'S

SCREEN  
LAST

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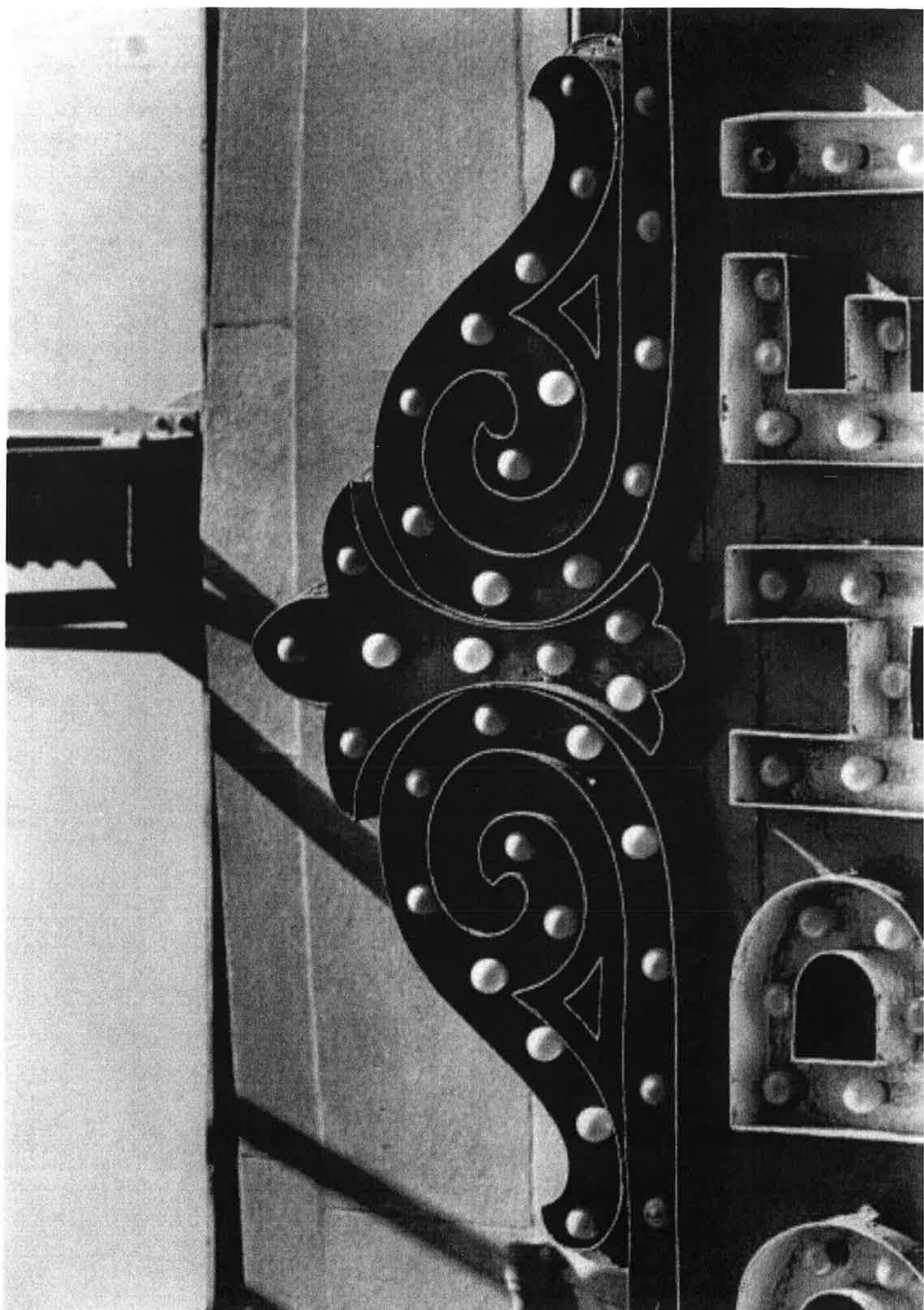
58A-430

SCREEN  
LAST



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NEW ORPHEUM



District, or situated in whole or in part within two hundred (200) feet of the boundaries of the Historic District. Said notice is to be sent at least ten (10) days prior to the date of such public hearing. Following the public hearing, the Landmarks Commission shall vote to recommend, reject or withhold action on the plan. This recommendation shall be forwarded to the City Plan Commission and the Common Council. (Am. by ORD-09-00147, 11-6-09)

- b. The City Plan Commission. The Plan Commission shall review the Historic District plan and make a recommendation to the Common Council. The Plan Commission shall make its recommendation on the Historic District plan within thirty (30) days.
- c. The Common Council. The Common Council, upon receipt of the recommendations from the Landmarks Commission and Plan Commission, shall hold a public hearing, notice to be given as noted in Subparagraph a. above, and shall following said public hearing either designate or reject the Historic District. Designation of the Historic District shall constitute adoption of the plan in ordinance form prepared for that district and direct the implementation of said plan.

(33.01(6)(d) Renumbered to (c) by Ord. 11,070, 12-6-94)

(7) Conformance With Regulations. Every person in charge of any landmark, landmark site or improvement in an Historic District shall maintain same or cause or permit it to be maintained in a condition consistent with the provisions of this section.

(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. (Am. by Ord. 8081, 7-29-83; ORD-08-00109, 10-7-08)

(c) Notwithstanding subdivision (a) above, sandblasting of any exterior surface of an improvement on a landmark site or in an historic district is prohibited. Other types of abrasive exterior cleaning, including but not limited to waterblasting with a sand additive, or corrosive cleaning, including but not limited to muriatic acid wash, are also prohibited unless specifically approved prior to work by the Landmarks Commission. The Landmarks Commission shall approve exterior surface cleaning projects using abrasive or corrosive cleaning methods only if the project will not adversely affect the exterior fabric of the building. (Cr. by Ord. 7923, 1-27-83)

(9) Conditions Dangerous to Life, Health or Property. Nothing contained in this section shall prohibit the making of necessary construction, reconstruction, alteration or demolition of any improvement on a landmark site or in an Historic District pursuant to order of any governmental agency or pursuant to any court judgment, for the purpose of remedying emergency conditions determined to be dangerous to life, health or property. In such case, no approval from the commission shall be required.





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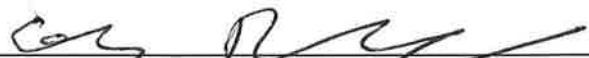
Date Submitted: 07/16/2015

Project Title / Description: Orpheum Theater W Johnson Street Exit Doors

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

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
  - Mansion Hill
  - University Heights
  - Third Lake Ridge
  - Marquette Bungalows
  - First Settlement
- New Construction in a Local Historic District (specify):
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  - First Settlement
- Demolition
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14 July 2015

Planning and Development  
Landmarks Commission  
City of Madison, Wisconsin

RE REPLACEMENT OF EMERGENCY DOOR FOR THE WEST JOHNSON STREET FACADE  
ORPHEUM THEATER 216 STATE STREET, MADISON, WI

It is the intent of the owners of the Orpheum Theater, Theatre Building, LLC, represented by Gus and Mary Paras, to replace the six (6) existing emergency exit doors with five (5) new doors.

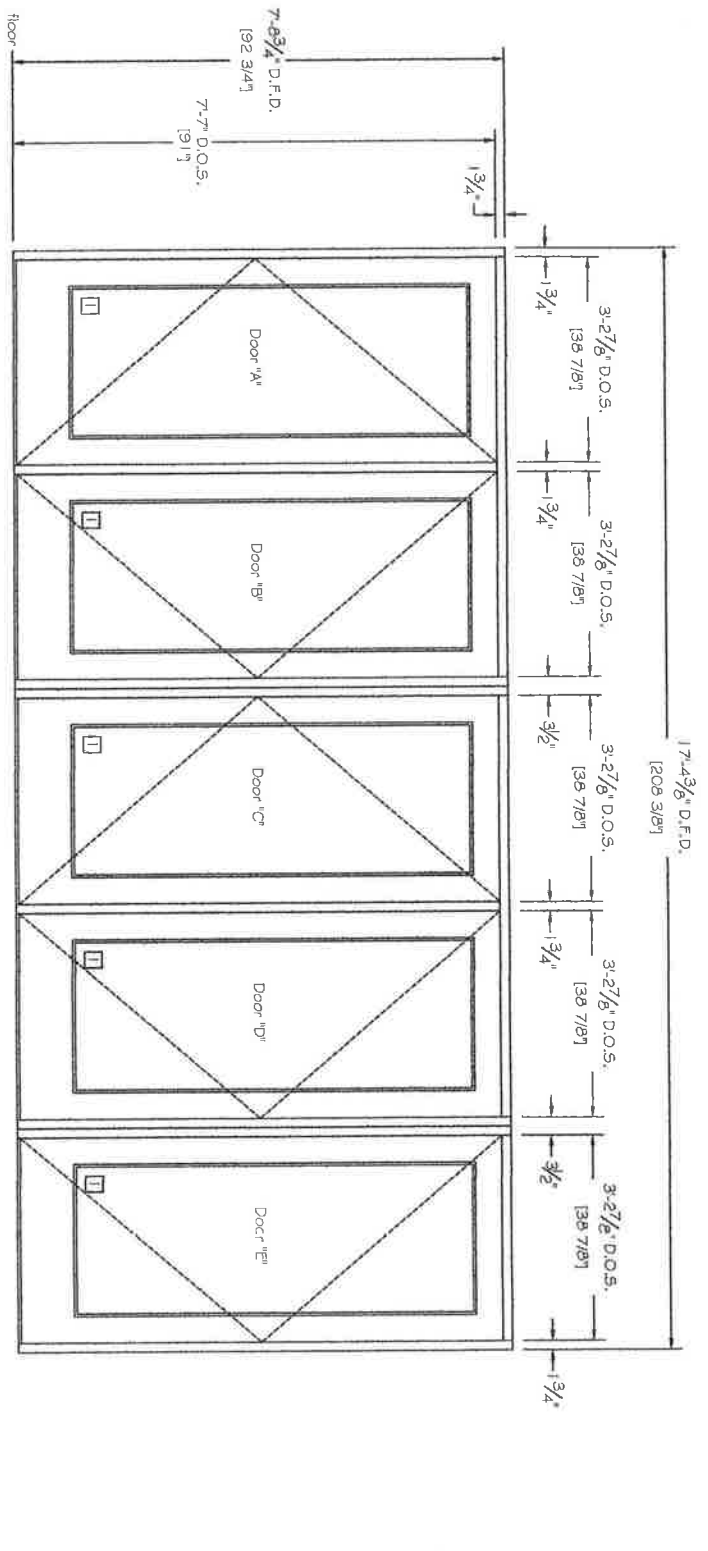
The existing exit doors are double doors without a central fixed astragal. This makes the doors difficult to secure and very difficult to weather seal. They are original to the building and are in very poor condition.

The proposed doors will be a series of single doors with solid mullions, which can be secured and made weather tight. The doors will fill the entire masonry opening of the original doors. The door design will have the panel design similar to the original doors.

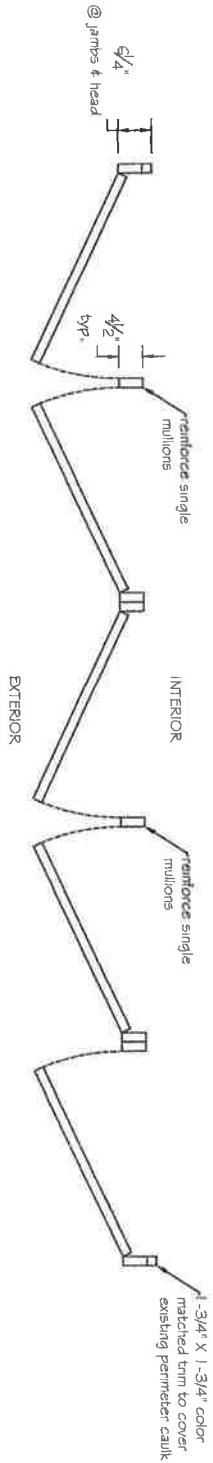
We respectfully submit applications to the Landmarks Commission.

  
Arlan Kay, AIA

Architect



① Storefront entrance | required  
 scale 3/4" = 1'-0"



- HARDWARE set #AL-1**
- 3 ea. Kawneer standard butt hinges x bright brass finish.
  - ea. Falcon 2090 panic bar x bright brass powder coat finish.
  - ea. Key cylinder (exterior) x bright brass finish (door: E).
  - ea. RW 90 cylinder pull handle x bright brass powder coat finish (door: E).
  - ea. LCN 4111 closer x EDA arm x 1.8 x G1 x brass paint finish (doors: A,B,C,D).
  - ea. LCN 4111 closer x H-cash hold open arm x 1.8 x G1 x brass paint finish (door: E).
  - ea. NGR threshold x mill finish (venny size during installation).
  - ea. Kawneer standard perimeter weather-strip.
  - ea. Kawneer standard bottom weather-strip x boysenberry paint finish.

<p>INFLU TYPE = <input checked="" type="checkbox"/> Citadel brand "Viazaguard" 1000 composite insulated panel with "Brandymine" factory painted finish both sides.</p> <p>MATERIAL TYPE          Kawneer #450 frame with 1-3/4" x 4-1/2" profile          Kawneer #500 wide stile doors with 1" C" tall bottom rails.</p> <p>FINISH          "Boysenberry" #LUC1038G   factory painted finish</p>	<p>GENERAL CONTRACTOR NA</p> <p>ARCHITECT NA</p>
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**HELLENBRAND GLASS, LLC**

211 Moravian Valley Road  
 Waunakee, WI 53597  
 Ph. 608-849-8675  
 Fax. 608-849-8678

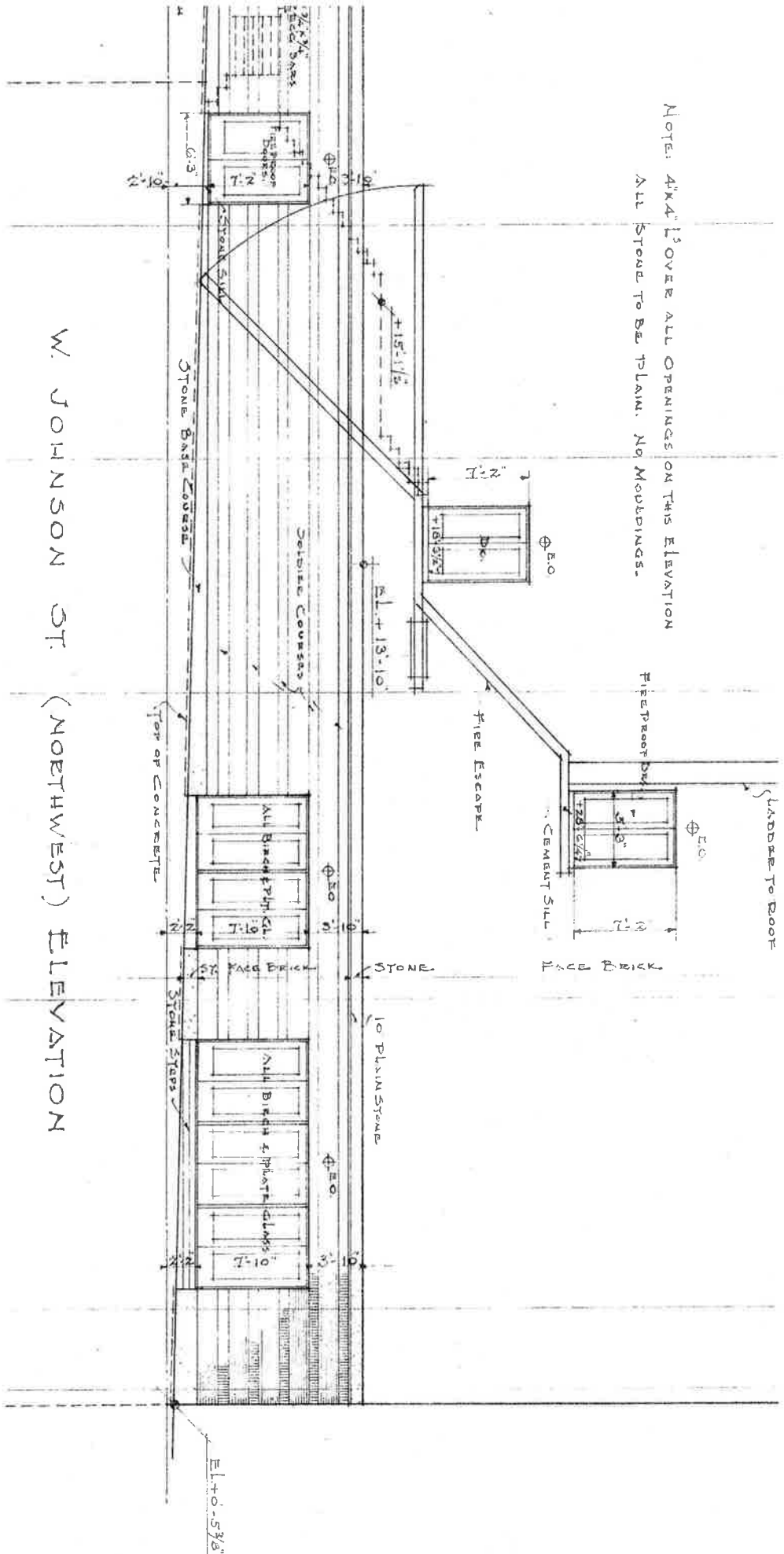
**Orpheum Theatre**

State Street  
 Madison, WI

6-17-2015

1

NOTE: 4"x4" L<sup>3</sup> OVER ALL OPENINGS ON THIS ELEVATION  
 ALL STONE TO BE FLAM. NO MODIFICATIONS.



W. JOHNSON ST. (NORTHWEST) ELEVATION

EL. +0'-5 3/8"



