



22 June, 2012

Amy Scanlon - Department of Planning and Community and Economic Development
Bill Fruhling- Department of Planning and Community and Economic Development

In advance of the Landmarks Commission's June 25 meeting, please see comments on agenda items from the *Madison Trust for Historic Preservation* below.

Item 1 – 5117 Approving the sale of the residential structure located at 640 East Gorham St.

We wholly support the sale of 640 E. Gorham St. to Joe Lusson and Aleen Tierney.

Item 2 – Approving the sale of the residential structure located at 646 East Gorham St.

We wholly support the sale of 640 E. Gorham St. to Dawn O'Kroley.

Item 3 – 102-104 King Street

The proposed repairs to this designated Landmark building would have a beneficial effect for the building and its longevity. We endorse the specific recommendations articulated by the Preservation Planner.

We also offer thanks to the City Planning Department for continuing to offer the Façade Improvement Grant Program, and for expanding the program to commercially-zoned Landmarks. It is welcome support for some locally designated historic properties in exchange for the encumbrance of the Landmark designation and the protection of historic character for the good of the city as a whole.

Item 4 – 2020 Chamberlain Avenue

No comments

Item 5 – 706 Williamson Street

No comments

Item 6 – 201 Mound Street

No comments – concur with Staff Report

Item 7 – 100 block State Street

The current proposal for the 100 block of State St. strikes an affirmative balance between the Foundation's earlier proposal, our rehabilitation concept, and criticism from city commissioners. Instead of demolishing two historic buildings for a private open space, the Block 100 Foundation proposes to retain and rehabilitate those two buildings. This addresses our concern about the loss of unifying historic character in the State St. district, the Landmarks Commission's reluctance to sacrifice a designated Landmark, and the Urban Design Commission's concern about open space at the Mifflin-Fairchild intersection.

We are pleased to see that the treatment proposed for the other designated Landmark in the project area, the Castle & Doyle building, has not changed from the earlier proposal, and that it will be sensitively rehabilitated under the current proposal.

We agree with the Staff Report that the proposed new construction would not adversely affect the adjacent Landmark properties. We are confident that the Foundation would approach the new construction with standards for high-quality design and materials. Any new construction on State St. that would stand next to century-old buildings that exhibit the ideals of their time should be designed and built to similar standards.

Dedicated to the Preservation of Madison's Historic Places

MADISON TRUST



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HISTORIC PRESERVATION

We urge the Landmarks Commission and the Preservation Planner to pay careful attention to the treatment proposed for the two designated Landmarks in the project area: 125 State St. (the Castle & Doyle building), and 120 W. Mifflin St. (the Andrew Schubert building), and evaluate their affect on the exterior of these two buildings . A loss of historic character of these Landmarks would diminish the positive affect of retaining the buildings.

This proposal represents a good combination of the Foundation's ideas and our ideas. Neither would call it perfect, but it is a good balance between retaining the character of the State St. district and allowing for growth that enhances our city's unique identity and character. We believe this balance is critical for the health of downtown, and this project has the potential to serve as an example of how to achieve it.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Tish'.

Jason Tish
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