

CITY OF MADISON COMMON COUNCIL
April 30, 2013 Meeting

Agenda Item #52 (29432)

“Approving CSM of Property Owned by St. Raphael Congregation, 120-142 W. Johnson St.”

Supplemental Materials:

1. Summary of alternate Holy Redeemer School restoration appraisal from local preservation architect, Jim Glueck
2. Letter of concern from members of the Holy Redeemer Church Hispanic Community to Madison Diocese
3. Support letter from Jason Tish, Madison Trust for Historic Preservation
4. Support letter from Eugene Devitt, Mansion Hill Neighborhood Association
5. Support letter from Tom Taagen, formerly of The Madison Gymnastics Society
6. Support letter from Teresa Hix, great-great granddaughter of founding members of Holy Redeemer Church

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March 17, 2011

Holy Redeemer Church
120 West Johnson Street
Madison, WI 53703

This letter concerns my initial analysis of the building at 120 West Johnson Street, known as the Holy Redeemer School building, in Madison, Wisconsin.

What follows is a summary of general observations, based on walk-throughs, discussions with Madison code officials, and numerous discussions with Rick Olson of Bachmann Construction and his subcontractors.

Exterior

- The roof is badly in need of replacement and is a number one priority item, as damage is occurring due to the leaking.
- Brick needs general tuckpointing. Front walls at steps need rebuilding.
- Stonework is damaged in spots and needs restoration, especially at the front.
- Windows need major refurbishing or replacement.
- Gutters and downspouts need replacing.

Interior

- The basic structure of the building appears to be quite solid. The central hallway walls are the main structural interior walls.
- Building systems (HVAC, Electrical, Plumbing) are older and in need of upgrading.
- There is considerable damage at the auditorium, largely due to roof leaks.

- Upgrading/restoration of finishes is needed in many spaces. This includes wall surfaces, ceilings, flooring and trim. There are many apparently original finishes that could be successfully restored.
- Dropped ceilings detract from the building's appearance.

Insulation can be upgraded substantially in the ceiling and likely in the walls.

Proposed Alterations (based on your new Building Program)

The concept is to restore the auditorium level to full functionality, and to create elevator access to the level. Second floor would be "cleared out" to return to the original classroom-type layout with old details restored and toilet rooms added. First floor would be similar to the second floor. Lower level would be remodeled for use as a bookstore and other uses. Accessibility would be enhanced.

My thought on accessibility is to maintain (and enhance) the side entrance as the building's main entry point, have a vertical lift there to get to the first floor level, and then have an elevator in another location that would serve the four main floor levels. It needs positioning so as to avoid disrupting the auditorium layout, so it would likely need to come up next to the front stairs or in the rear area past the stage wall.

Building codes are relatively low-impact for your situation. The International Existing Building Code applies. Because you are not really changing the use of the building, many existing conditions are "grandfathered" in and need not be changed for code reasons, though you may want to change them for other reasons. Examples:

- Stairs can remain as is, but I would advise enclosing the front stairs at the top. You could consider removing one of the front stairs, but then you would be changing what is existing and this could trigger other requirements.
- Exiting from the auditorium is acceptable as long as you maintain its components in good condition, but you might want to add an interior stair at the rear, connecting with second floor.
- Toilet rooms can remain, but I am figuring you will want them upgraded and enlarged in capacity to serve your needs and meet modern standards.
- Sprinklering the building is not necessarily required but I am assuming you will want to do it for safety reasons.

- Heating/Air Conditioning/Ventilation systems are considered to be completely redone.
- Plumbing systems are considered to be completely redone.
- Electrical systems are considered to be completely redone.

Attached is Bachmann Construction's cost breakdown for the project, based on the above findings. A more detailed description of work is included in the form of the attached subcontractors' budget proposals.

This building is a unique one, well worth restoring. It is my opinion that this building may be eligible for the National Register of Historic Places. This designation would allow Historic Building Tax Credits to be taken, presumably by for-profit investors in your project. According to authorities at the Wisconsin Historical Society, this arrangement is feasible; you would want to consult attorneys and financial specialists to explore this option. This is a very significant credit, specifically made available so that buildings such as yours are able to be preserved. You can submit an initial application to find out if the building (or your two buildings combined) are eligible. Note that in order to receive the tax credits, you will need to follow a set of federal construction-related guidelines that may affect the decisions you make in your design process.

Note that this report is limited in scope. Measured plans and conceptual floor plans were not done; only essential basic measurements were taken. This report and analysis does not include actual testing for asbestos, lead, radon, underground tanks or hazardous waste. No destructive testing was done. Such work could be done in a future, more detailed study.

Next steps would include verification of National Register status, detailed measuring and analysis of existing construction, development of conceptual drawings, and more detailed cost estimating.

Sincerely,



Jim Glueck
Registered Architect
Glueck Architects LLC

April, 2013

Rev. Msgr. James Bartylla

Vicar General

vicargeneral@straphael.org

Bishop O'Connor Center

702 S. High Point Rd.

Madison, WI 53719

To whom it may concern:

During the Masses celebrated by Fr. José Luis Vásquez Saturday 16, and Sunday 17 of March 2013, he made the following points:

1. The community was lied to in order to obtain 250 signatures given to Mrs. Amber Cerrato, director of Religious Education, requesting a change of schedule of the Catechetical instruction.
2. The community acted disrespectfully to Monsignor Holmes during the meeting of March 06, 2013 where he presented his plan to do away with the Center for Catechesis and Evangelization and build dormitories for university students.
3. The persons who evangelized us do not know what they are doing.
4. In Holy Redeemer a parishioner must have attended at least 20 years and be properly catechized to give his/her opinion in matters concerning it.

We would like to clarify these commentaries and inform the community why Fr. José Luis made these points. Many of you ignore what is going on with the school building where you and your children were catechized and evangelized [1], since Fr. José Luis has not provided any pertinent information to the community and has forbidden from speaking those who had some knowledge about it.

In the first place, the plan for the school building of Monsignor Holmes is to turn it to house university students for a profit; betraying not only the actual function that it had until last year, but its stated mission written on the side of the building: Center for Catechesis and Evangelization. This is instead of restoring the building for the use of the church and the community according to a plan presented 2 years ago, which was rejected without any evaluation or consideration. [1]

In second place, we would like to clarify that the signatures obtained were exclusively to request from Monsignor Holmes and Mrs. Amber Cerrato, director of Religious Education, to roll back the Schedule of Religious Education. [1] In that meeting our desires and concerns were trivialized.

In third place, we would like to know in which way we were disrespectful to Monsignor Holmes during the March 11 meeting? We were offended by his completely ignoring, demeaning and scoffing at our commentaries and concerns about the project. [1]

In fourth place, the commentary about the poor evangelization we received lacks credibility by the mere fruits we all can see, and deserve no further response; but Evangelization is needed at all levels, including the level of Fr. José Luis and Monsignor Holmes, according to Pope Benedict XVI for Evangelization is not only preaching, but more importantly, living it. Faith without good deeds is dead! Our concept of Evangelization is neither mercenary, in service of money, nor deceiving

parishioners; worse yet, attacking them when they exercise their right to call the attention to the injustices and false accusations of their religious leaders. [1]

Finally, we would like to know which law [canon] of the Catholic Church states that parishioners need to be so for 20 years and be properly catechized to be able to offer an opinion about church matters that affect him/her directly.

Certainly, we would like that Fr. José Luis and Monsignor Holmes reevaluate their negative and destructive behaviors towards the community, for these behaviors are unbecoming both in and outside the Church. We will continue, as Christians and brothers in the Faith, to pray for our religious leaders and our community. We want to clearly state that we are not second class citizens in the Church of God, and as active members of Holy Redeemer we ask to be treated with respect and to stop the ambiguity in the mercantile manipulations of the Center for Catechesis and Evangelization.

We conclude with the canons found in the Code of Canon Law Title I THE OBLIGATIONS AND RIGHTS OF THE LAY CHRISTIAN FAITHFUL

Canon 210 All the Christian faithful must direct their efforts to lead a holy life and to promote the growth of the Church and its continual sanctification, according to their own condition.

Canon 211 All the Christian faithful have the duty and right to work so that the Divine Message of Salvation more and more reaches all people in every age and in every land.

Are they helping us to make these canons a reality?

Yours truly in Christ,

Manuel Fuentes (and other members of the Holy Redeemer Hispanic community)

Msgr. Kevin Holmes
404 East Main Street
Madison, WI 53703

5 May, 2011

Msgr. Holmes-

I'm writing in support of some parishioners at Holy Redeemer Church who have given much consideration to the future of the Church and former school building on W. Johnson St. in Madison. Gail Geib, Rich Bonomo and Dr. Milton Pozo clearly have a deep love for the church and the school, and for the community that the buildings serve. They have worked diligently to develop a plan for the future of the facility that they hope the Madison Diocese will support.

The plan includes repairing and maintaining both the church and school buildings as an important focal point for the Latino Catholic community in the Dane County area. Ms. Geib and Dr. Pozo informed me that the church has become an important place of worship for many Latinos around the region because it is so similar to churches that many immigrants knew in their homelands. Not only is it an important place in the lives of new Wisconsin residents, but the church is also an important historic place in the history of Madison Catholics. It was designated a Madison Landmark in 1983 for its association with early German Catholic settlers.

They also hope to be able to rehabilitate the school building so that it can serve a broader community and help sustain the facility as a meeting, gathering and performance space that generates income. This is an idea that is ripe for downtown Madison. Not only would it retain an important place to the history of Madison's Catholic community (in the absence of St. Raphael's Cathedral), but it would also provide a unique and beautiful spaces that would allow a significant level of outreach to the downtown area.

The Madison Landmark designation, as you probably know, places a layer of local zoning regulation on the property aimed at maintaining the historic character of the property. It acts rather as a "stick" incentive. The plan that Ms. Geib, Mr. Bonomo, and Dr. Pozo have developed includes listing the church and school on the National Register of Historic Places. This is a critical component of the plan because it would allow the Diocese to take advantage of the federal tax credit program for maintenance of properties listed on the Register – the "carrot incentive." There are ways for tax-exempt entities to take advantage of the program by syndicating the tax credits.

Ms. Geib, Mr. Bonomo, and Dr. Pozo are clearly committed to raising the funds necessary to make repairs to the church and rehabilitate the school building so it may be used as an income-generating amenity in the downtown area. They are passionate enough to make the commitment to this effort in the short- and long-term. I have visited the church and attended an event in the school building to see the condition of the building first-hand. There is much costly work that needs to be done, but with the combination passionate fund-raisers, tax credits, historic

preservation grants these buildings could continue to serve parishioners and the broader community for many years.

I hope the Madison Diocese will give earnest consideration to the proposal of these three parishioners, despite the potentially high cost of rehabilitation. They are willing to do what it takes to make it work, and we stand ready to support the Diocese in any way we can.

Sincerely,

Jason Tish
Executive Director, Madison Trust for Historic Preservation
Wisconsin Field Representative, National Trust for Historic Preservation

cc: Amy Scanlon, City of Madison Preservation Planner

March 11, 2013

Madison Landmarks Commission
Department of Planning & Development
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

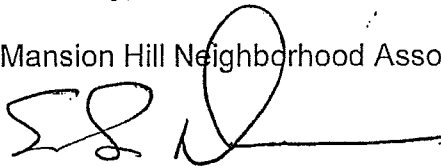
Dear Commission Members:

Neighborhood residents are concerned that the renovation of the Holy Redeemer will not honor the substance or spirit of the Mansion Hill Historic District. We believe that a change in use of the building, from its current use to that of an apartment complex, will not contribute to the vibrancy of the neighborhood or the parish.

While the Mansion Hill neighbors do approve of the plans to restore the outside of the premise, including restoration of the windows, overhangs, stonework, and brickwork to the as-built condition, we cannot approve of conversion to an apartment complex. We feel that the use of the building should remain that of the parish.

Sincerely,

Mansion Hill Neighborhood Association

A handwritten signature in black ink, appearing to read 'ES Devitt', with a long horizontal flourish extending to the right.

Eugene Schaub Devitt, Chair

March 9, 20013

Alderman Mike Verveer, District 4

Dear Mr. Verveer:

I read with interest in the Badger Herald March 7, 2013, 'Church Plan Criticized' that Holy Redeemer Parish plans to turn the old grade school into apartments.

I have personal experience of this building, and perhaps information that others are not aware of. or that has not been publicized.

I will be brief, but am available for further inquiry if you need more information.

About ten years ago I was seeking a new home for the UW Gymnastics Club, after the UW Madison cut gymnastics as a UW Sport, and subsequently 'renovated' some would say destroyed the old Red Gym facility.

Initially I moved the gymnastics equipment to the Madison Turners Gymnastics Gym near the square, but that historic facility was soon torn down to make room for a parking lot. we found a temporary home at the new East Side Turners Gym, but were very grateful when Fr Holmes allowed me to move into the old Holy Redeemer Grade school.

The third floor of the Holy Redeemer School housed an old auditorium/stage/gym/movie theatre - perhaps the first of its kind in Madison late 1800's with beautiful architecture and furniture seating, etc. The facility had been used for storage and essentially ignored since the 1960's. It was infested with mice, bats, pigeons, other vermin and their associated carcasses and waste. I was allowed use of the facility in exchange for cleaning/renovation. I repaired an amazing steam heating system it ran off leather driven pulley in the basement, repaired the plumbing and broken windows, and eradicated the vermin.

I subsequently lost use of the facility for gymnastics purposes, when Fr Holmes was transferred to another parish he later returned to Holy Redeemer.

My point is that I put my heart and soul into that facility. The interior theatre/gym is an amazing piece of architecture and art, and It is a great asset - in that function - for the Madison Community and the Parish of Holy Redeemer.

I guess it is a controversial topic, but I have always admired the church for preserving works of art/beauty, and sharing them with the community. i really appreciate Fr Holmes for giving me the opportunity to use the facility for a brief period, as it really enriched the lives of the gymnasts that used it, and I have very good memories.

Could you please send me a copy of this message, as I would like to forward a copy to Fr. Holmes and any other parties you might suggest. Please feel free to forward this message to others that are interested in preserving the interior of this building.

Sincerely,
Tom Taagen

[REDACTED]
[REDACTED]

December 15, 2012

Bishop Robert C. Morlino
Diocese of Madison
702 South High Point Road
Madison, WI 53719

Dear Bishop Morlino,

I am writing today because I feel extremely compelled to voice my opposition to the proposed plan for Holy Redeemer School. Although I presently live near Columbus, Ohio, I have many family members residing in Madison, and I often read the *Wisconsin State Journal*. As I will explain my heritage, my family has been residents of Madison and surrounding communities since the 1850s. I received my First Holy Communion at Immaculate Heart of Mary Church in Monona, my confirmation at St. Maria Goretti Church, had my wedding mass at St. Paul's Church, and my daughter, Martha, was baptized at Our Lady Queen of Peace Church.

It is with a heavy heart that I read about the proposed conversion of Holy Redeemer School. Several of my great-great grandparents were among the founding members of the Parish. My father, Roman Link, graduated from the elementary school, married my mother there, and we had his funeral mass in the church in 1998. I recently acquired the personal effects of my Aunt Margaret, as she had no heirs. One of the documents was the 1932 Diamond Jubilee publication. I also inherited a book published in German which lists the founding members and students of the school. My great grandmother inscribed the date "1907" inside the front cover, indicating to me that it has been in our family for over a century. I also read newspaper articles, obituaries, and other historical documents that have all provided me with insight as to how dedicated my ancestors were to Holy Redeemer Parish. I feel that God has given me these documents and is calling me to action.

My understanding is that there has been a counter proposal that would restore the school to a useable state without breaking it up into student housing. I do realize that downtown Madison is changing, but I think young professionals are attracted to the vitality of the area, and the school could function as a focal point to call these young people to the faith. My own son who is 23 years old has moved to downtown Madison and works for Epic in Verona. I would love for him to feel connected to the both the Catholic Faith and the unique German heritage of Holy Redeemer Parish that his great-great grandfathers, Jacob Esser, Michael Haak, and Anton Jesberger literally built for him and others so many years ago. Holy Redeemer School was painstakingly crafted over a period of many years, and the parish members demonstrated great sacrifice and love for their church and school. The historical value and irreplaceable architecture of the School cannot be replaced. Once the wood, stone and infrastructure have been greatly altered, we will lose this treasure forever.

I am not sure if any other members of individuals who consider themselves to be founding families have directly contacted you about the proposal. I hope and pray that a decision will be made that will allow the people of the Madison Diocese to sustain this valuable resource, in keeping with the heritage and faith of my determined ancestors.

Most respectfully yours,

Teresa (Link) Hix
4772 Deepwood Ct
Hilliard, OH 43026
tjhixoh@gmail.com

cc. Monsignor Kevin Holmes