
Regarding: 100 Block State Street Development - Proposed exterior alterations to designated landmarks at 120 West Mifflin Street (Schubert Building) and 125 State Street (Castle & Doyle Building), and new development adjacent to landmarks. 4th Ald. Dist.
Contact: Doug Hursh, Potter Lawson, Inc.
(Legistar #26725)

Date: June 25, 2012
Prepared By: Amy Scanlon, Preservation Planner

General Information:

The Applicant is proposing a development project that involves 6 existing buildings on a portion of the 100 Block of State Street with frontages on State Street, North Fairchild Street and West Mifflin Streets. The proposed project includes approximately 50,000 square feet of commercial space and affects the existing buildings as follows:

- 120 West Mifflin Street (Schubert Building), proposed preservation and alteration of a landmark building and construction of rear addition.
- 122-124 West Mifflin Street (Fairchild Building), proposed renovation.
- 127-129 State Street (Vallender Building), proposed demolition and construction of new building.
- 125 State Street (Castle & Doyle Building), proposed preservation and alteration of a landmark building.
- 121-123 State Street (Buell Building), proposed demolition and construction of new building.
- 117-119 State Street (Haswell Building), proposed demolition and construction of new building.

The project represents a comprehensive single phase redevelopment proposal and the recommendations contained within this report were formulated in that context. The Landmarks Commission is being asked to take the following specific actions involving the relevant ordinance provisions, although Staff believes that previous actions taken on A and D are still valid for this proposal and require no further action:

- A.** Approval of a Certificate of Appropriateness for the proposed exterior alterations to the designated landmark known as the Castle and Doyle Building located at 125 State Street [MGO 33.19(5)(b)4].
- B.** Approval of a Certificate of Appropriateness for the proposed exterior alterations to the designated landmark known as the Schubert Building located at 120 West Mifflin Street [MGO 33.19(5)(b)4].
- C.** Make a recommendation to the Plan Commission and Urban Design Commission for the new construction adjacent to landmarks [MGO 28.04(3)(n)].
- D.** Make a recommendation to the Plan Commission regarding the historic value of the properties proposed for demolition [MGO 28.12(12)(d)].

Relevant sections of the Ordinances pertaining to each of these required actions are included in separate sections below followed by Staff comments and recommendations.

Background Information:

In the fall of 2011, the Applicants proposed a development on this site (Legistar #24480) which was subsequently placed on hold after concerns were raised about several aspects of the project. The Applicants have made significant revisions to their plans and this proposal addresses the prior concerns.

A. Relevant Ordinance Sections for EXTERIOR ALTERATIONS TO LANDMARK (125 STATE ST):

33.19(5)(b) Regulation of Construction, Reconstruction and Exterior Alteration

4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:
 - a. Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and

Staff Comments and Recommendations regarding EXTERIOR ALTERATIONS TO LANDMARK (125 STATE ST):

From the current submission documents, Staff understands that the exterior alterations proposed for the building are the same as those proposed in the original submission documents. The proposed exterior alterations were previously approved by the Landmarks Commission on January 30, 2012 with specific conditions of approval. Staff considers the approval and related conditions of approval valid and does not believe the Landmarks Commission needs to review or take action on this item. The minutes from January 30, 2012 are attached to this report.

B. Relevant Ordinance Sections for EXTERIOR ALTERATIONS TO LANDMARK (120 W. MIFFLIN):

33.19(5)(b) Regulation of Construction, Reconstruction and Exterior Alteration

4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:
 - a. Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and
 - b. Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site;

Staff Comments and Recommendations regarding EXTERIOR ALTERATIONS TO LANDMARK (120 W. MIFFLIN):

From the current submission documents, Staff understands that the exterior alterations proposed for the building include, but are not limited to, the following:

- Remove marquee sign and related conduit.
- Repair/replace damaged brick on side elevation.
- Replace windows.
- Replace exterior doors and related transom windows.
- Replace storefront glazing.
- Construct small rear addition.

The following items should be discussed and clarified with the Applicant at the meeting:

1. It is unclear in the submission materials if the repaired brick areas and other areas rendered as brick on the side elevation will be painted or left as brick.
2. A plan drawing in the submission materials (page 27) shows an inset bank of windows at the second floor that is not shown in elevation (page 23). Overall, the plans and elevations do not seem to be coordinated with respect to window placement.
3. Typically the Landmarks Commission does not approve the replacement of wood window sash in historic buildings unless every attempt has been made to repair the existing windows and add weather-stripping and storm sash.

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations to the landmark building are met and recommends that the Landmarks Commission approve the Certificate of Appropriateness for the exterior alterations to 120 W. Mifflin Street with the following items to be approved by Staff, or the Landmarks Commission if determined necessary by Staff:

1. Exterior alterations that differ from or are in addition to those included above.
2. A more detailed scope of the brick repair work.
3. The Applicant shall describe the measures that will be taken to ensure the protection of the art glass transom during the work. Should the transom need to be removed from the façade for restoration work, the request for removal must be approved by Staff prior to performing the work.
4. Replacement window product information or existing window repair plan.
5. Product information for proposed doors and transoms.

C. Relevant Ordinance Sections for NEW DEVELOPMENT ADJACENT TO LANDMARKS:

The Landmarks Ordinance does not address development adjacent to Landmarks. The relevant Zoning Code section states:

28.04(3) Scope of Regulations

- (n) Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

Staff Comments regarding NEW DEVELOPMENT ADJACENT TO LANDMARKS:

Staff evaluated the proposal for new development adjacent to landmarks against the Zoning Code standard cited above and includes comments related to each adjacent building below.

127-129 State Street and 121-123 State Street are adjacent to the Castle and Doyle Building.

127-129 State Street (Vallender Building)

The proposal includes the demolition of this existing building (adjacent to the landmark Castle and Doyle Building) and the construction of a new building that generally replicates the style of the one being demolished.

Staff does not feel that the new building at 127-129 State Street will be so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark.

121-123 State Street (Buell Building)

The proposal includes the demolition of this existing building (adjacent to the landmark Castle and Doyle Building) and the construction of a new building in a contemporary style. The height of the new building is similar to the one being demolished.

Staff does not feel that the new building at 121-123 State Street will be so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark.

117-119 State Street and 122-124 North Fairchild Street are adjacent to the Schubert Building.

117-119 State Street (Haswell Building)

The proposal includes the demolition of this existing building (adjacent to the landmark Schubert Building) and the construction of a new building in a contemporary style. The height of the new building is similar to the one being demolished and provides a step back to minimize the impact of the additional story.

Staff does not feel that the new building at 117-119 State Street will be so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark.

122-124 North Fairchild Street (Fairchild Building)

The proposal includes the preservation of and minimal exterior alterations to this existing building (adjacent to the landmark Schubert Building).

Staff does not feel that the exterior alterations at 122-124 North Fairchild Street will adversely affect the historic character and integrity of the adjoining landmark.

Staff recommends that the Landmarks Commission make a recommendation to the Plan Commission and Urban Design Commission that explains the findings of the Commission regarding the affect of the proposed development adjacent to landmarks.

D. Relevant Ordinance Section for determination of HISTORIC VALUE OF PROPERTIES PROPOSED FOR DEMOLITION

The Landmarks Ordinance does not address the determination of the historic value of properties proposed for demolition. The relevant Zoning Code section states:

28.12(12) Approval of Demolition (Razing, Wrecking) and Removal

- (d) The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

Staff Comments regarding the determination of HISTORIC VALUE OF PROPERTIES PROPOSED FOR DEMOLITION

The Landmarks Commission evaluated the historic value of the buildings being proposed for demolition at the meeting of January 30, 2012. Staff considers the previous report of the Landmarks Commission related to the historic value of these buildings to be valid and does not

believe the Landmarks Commission needs to review or take action on this item. The minutes are attached to this report.

The Preservation Planner will prepare a revised report for the Plan Commission that will contain the information from the meeting of January 30, 2012 regarding the historic value of the properties proposed for demolition.

Staff Comments:

Based on the submission materials, the exterior of the new building adjacent to the Castle and Doyle Building is shown as a white or very lightly colored masonry. Staff would like to ensure that the color choice compliments the Castle and Doyle Building and other structures within the block face. Staff recommends that the Applicant clarify the material selection and color to the Urban Design Commission and Plan Commission.



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved LANDMARKS COMMISSION

Monday, January 30, 2012

4:45 PM

215 Martin Luther King, Jr. Blvd.
Room 300 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 7 -

Marsha A. Rummel; David W.J. McLean; Stuart Levitan; Robin M. Taylor;
Michael J. Rosenblum; Christina Slattery and Erica Fox Gehrig

APPROVAL OF MINUTES

A motion was made by Gehrig, seconded by Taylor, to Approve the Minutes for December 19, 2011 with a minor change and the Minutes for January 9, 2012 as written. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

Levitan stated that Adams Construction has advertising on the radio station where he has a radio show, but this should not impair judgment.

SPECIAL ITEMS OF BUSINESS

1. [25053](#) Accepting a proposal from Dawn O'Kroley for the purchase of the residential structure located at 646 East Gorham Street within James Madison Park and authorizing staff to negotiate final terms for the purchase of the residential structure and a lease of the land beneath it.

A motion was made by McLean, seconded by Gehrig, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

2. [25054](#) Accepting a proposal from Bob Klebba and David Waugh for the purchase of the residential structure located at 704 East Gorham Street within James Madison Park and authorizing staff to negotiate final terms for the purchase of the residential structure and a lease of the land beneath it.

The motion to return to lead with the recommendation of approval failed by the following vote: 3-3-1 (Aye: Rummel, Taylor, Slattery; No: Rosenblum, Gehrig, McLean; Abstain: Levitan)

A motion was made by Rummel, seconded by Taylor, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion failed by the following vote:

Ayes: 3 -
Marsha A. Rummel; Robin M. Taylor and Christina Slattery

Noes: 3 -
David W.J. McLean; Michael J. Rosenblum and Erica Fox Gehrig

Abstentions: 1 -
Stuart Levitan

PUBLIC HEARING

3. [24480](#) 100 Block State Street Development - Proposed Demolition of Designated Landmark at 120 West Mifflin Street (Schubert Building), Exterior Alteration to Landmark at 125 State Street (Castle & Doyle Building), and Proposed New Development Adjacent to Landmarks. 4th Ald. Dist.
Contact: George Austin, AVA Civic Enterprises

A motion was made by Gehrig, seconded by Slattery, to approve Certificate of Appropriateness for exterior alterations to the Castle and Doyle Building at 125 State Street subject to terms of staff report of January 27. The motion passed on a voice vote/other.

A motion was made by Gehrig, seconded by Rosenblum, to recommend to the Plan Commission and Urban Design Commission that the new building at 127-129 State is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark and include staff comment. The motion passed on a voice vote/other. Levitan did not vote.

A motion was made by McLean, seconded by Taylor, to report to the Plan Commission that the Landmarks Commission finds the Vallender building has social and architectural historic value. If the existing building at 127-129 State is demolished, the Landmarks Commission requests it be replaced with a building in a historically appropriate style. The motion passed on a voice vote/other.

A motion was made by Rosenblum, seconded by Taylor, to recommend to the Plan Commission and Urban Design Commission that the current iteration of the 4th story and the Fairchild elevations of the building at 121 State is visually intrusive and adversely affects the character and integrity of the adjacent landmark. Specifically, the Landmarks Commission notes the adverse affect of the minimal setbacks, proposed material color, and overall perspective when coming up State Street. The motion passed on a voice vote/other.

A motion was made by Slattery, seconded by McLean, to report to the Plan Commission that the Landmarks Commission finds the Buell Building has historic value based on the Craftsman style and historic mixed use. The motion passed on a voice vote/other.

A motion was made by Taylor, seconded by McLean, to report to the Plan Commission that the Landmarks Commission finds the historic value of the

Haswell Building has been largely lost to exterior alterations. The motion passed on a voice vote/other.

A motion was made by Gehrig, seconded by Rummel, to Refer the consideration of the issuance of the Certificate of Appropriateness for demolition of the Schubert Building at 120 West Mifflin and discussions about historic value of 124 West Mifflin to the next LANDMARKS COMMISSION meeting. The motion passed by voice vote/other.

NEW BUSINESS

4. [25183](#) Buildings Proposed for Demolition - 2012

Landmarks found no known historic interest for 204 West Main Street.

The following were referred to a future meeting:

- 1426 Northport Drive
- 1902 Northport Drive
- 1026 Sherman Avenue
- 931 West Johnson Street
- 925 West Johnson Street

5. [07804](#) Secretary's Report

None.

ADJOURNMENT

A motion was made by McLean, seconded by Rummel, to Adjourn at 12:30 a.m. The motion passed by voice vote/other.