

**CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE**

To: Urban Design Commission

From: Amy Scanlon, Preservation Planner, Staff to Landmarks Commission

Re: 100 Block State Street Development

Date: January 31, 2012

At its meeting on January 30, 2012, the Landmarks Commission was presented with the Block 100 Foundation development proposal. While the wording of the motions may change slightly as the minutes are processed, in summary, the following actions were taken:

- Approve the Certificate of Appropriateness of the exterior alterations to the landmark Castle and Doyle Building at 125 State Street with staff comments (see reverse).
- Recommend to the Plan Commission and Urban Design Commission that the new building at 127-129 State Street is not so large or visually intrusive as to adversely affect the adjacent landmark and include staff comment (see reverse).
- Report to the Plan Commission that the Landmarks Commission finds the Vallender Building at 127-129 State Street has social, architectural and cultural value. If the existing building is demolished, the Landmarks Commission requests it be replaced with a building in a historically appropriate style.
- Recommend to the Plan Commission and Urban Design Commission that the current iteration of the 4th story and the Fairchild elevations of the proposed new building at 121-123 State Street State is visually intrusive and adversely affects the adjacent landmark (Castle and Doyle Building). Specifically, the Landmarks Commission notes the adverse affect of the minimal setbacks, material color, and overall perspective when coming up State Street.
- Report to the Plan Commission that the Landmarks Commission finds the Buell Building at 121-123 State Street has historic value based on Craftsman style and historic mixed use.
- Report to the Plan Commission that the Landmarks Commission finds the historic value of the Haswell Building at 117-119 State Street has been largely lost to exterior alterations.
- Refer the consideration of the issuance of the Certificate of Appropriateness for demolition of the landmark Schubert Building at 120 West Mifflin and discussions about historic value of 124 West Mifflin Street to the next meeting (February 13, 2012).

Excerpts from the January 27, 2012 Planning Division report to the Landmarks Commission:

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations to the landmark building may be met and recommends that the Landmarks Commission approve the Certificate of Appropriateness for the exterior alterations to 125 State 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 exterior restoration work.
3. All existing terra cotta tiles shall be restored in situ. Should any tiles need to be removed from the façade for restoration work, the request for removal must be approved by Staff prior to performing the work. The replacement of terra cotta tiles is not part of the proposal and approval for replacement is not being considered.
4. Samples of the proposed granite material.
5. Additional information on the scope of work proposed for the first floor display window and the central window of the second floor.
6. Further explanation of the proposed installation of insulated glass.
7. A window replacement plan including locations and replacement window product information.
8. Two existing windows on the Fairchild Street elevation are proposed to be changed to doors. Additional information about this scope of work shall be provided. The elevation drawings are not shown consistently in the submission. The existing masonry opening width is retained in some views and has been widened in other views. Staff would prefer that the widths of the existing masonry openings and related arches be retained. If retaining the width is not possible, the Applicants shall provide a more detailed drawing showing the proposed alterations. Staff is concerned that any new brick arches shall relate to the width of the new openings in a historically appropriate way.
9. More information about the brick restoration work. Staff is most concerned about the appearance of the replacement brick; the mortar mix, color, texture, and pointing style; quantity and location of replacements required; location of area(s) requiring pinning; and method proposed for removal of coatings.
10. There is a change in the plane of the exterior wall in a portion of the Fairchild Street elevation that is not accurately shown in the submission documents. The Applicant shall provide drawings that accurately depict the final appearance of this elevation and the treatment of the window located in the area.

Staff comment related to the adjacency of the new building at 127-129 State Street to the neighboring landmark:

As an aside, the treatment of the parapet of the new flat-iron building to the west is unresolved as it interacts with the Castle and Doyle Building (see drawing 02 on sheet A201 and the rendering on the previous sheet). The resolution of the parapet design in this area shall be submitted to Staff for review.