

PLANNING DIVISION STAFF REPORT

July 1, 2024

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 1430 Monroe St
Application Type(s): Certificate of Appropriateness for alterations
Legistar File ID # [83187](#)
Prepared By: Heather Bailey, Preservation Planner, Planning Division
Date Prepared: June 26, 2024

Summary

Project Applicant/Contact: Cindy Torstveit, University of Wisconsin-Madison
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness to make alterations to a designated landmark site

Background Information

Parcel Location/Information: The subject property is a designated landmark, University of Wisconsin Field House

Relevant Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis and Conclusion

The proposed project is to demolish two nonhistoric structures and replace them with a new structure on the landmark site that contains the UW Field House. The landmarked structure was constructed in 1929, and designed by the State Architect's office in the Renaissance Revival style. It was primarily the home for UW basketball, but also served a variety of other purposes. Over time the property on which the Field House sits has evolved, including the addition of the stadium behind it and two associated training facilities. When the City of Madison designated this as a landmark, it was for the Field House as the historic resource on the site. Unrelated to the City's historic designation, the site was also home to the Wisconsin Agricultural Society Fair in the early 19th century, and then became the site for Camp Randall during the Civil War. Camp Randall was the location for Union troops to muster and later became the site for a prisoner of war camp for captured Confederates. While portions of the area proposed for redevelopment are within the historic boundary of the Civil War Camp Randall site, the conclusion of the [Camp Randall Memorial Park Cultural Landscape Inventory \(December 2005, Aug 2011\)](#) is that the site is so highly disturbed that the landscape is unable to convey its historic associations and there is no archaeological potential. Staff has confirmed this analysis with the Wisconsin State Historic Preservation Office.

For the analysis of the site work in relation to its designation as a Madison Landmark, the new structures are significantly stepped away from the historic structure and do not have an adverse effect on the historic character of the historic resource.

A discussion of the relevant ordinance sections follows:

Secretary of the Interior's Standards for Rehabilitation

1. There is no proposed change to the larger use of the property and rather the changes are part of an ongoing evolution of this property to serve athletic programming at UW-Madison.
2. The historic character of the landmarked structure will be retained and preserved. The changes in spatial relationships on the site do not affect the historic character of the landmark.
3. The new construction will not create a false sense of historical development.
4. The structures proposed for demolition have not acquired historic significance in their own right.
5. There are no proposed changes to the historic structure.
6. N/A

7. N/A
8. There have been concerns raised by veterans groups that the triangle site in front of the new structures was within the historic boundary of the Civil War-era Camp Randall. Per the cultural landscape report and concurrence from the archaeologists at the Wisconsin State Historic Preservation Office, no archaeological mitigation is required as the site is highly disturbed.
9. The demolition and new construction will not destroy historic materials, features, or spatial relationships that characterize the property. The proposed new structures are differentiated from the old and will be compatible with the overall athletic programming character of the site.
10. The new construction is proposed to be undertaken in such a manner that, if removed in the future, the essential form and integrity of the landmark structure and its environment would be unimpaired.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project as proposed.