



March 4, 2021

Re: March 8 Plan Commission Meeting, Agenda Item 11, Legistar File 63476

To: Members of Madison Plan Commission

The Madison Trust for Historic Preservation opposes the proposed HUB II development project at 126 Langdon Street. The “revised” project is substantially similar in material respects to the proposal placed “on file” by the Plan Commission on July 27, 2020. Its scale and design undermine the vitality of the Mansion Hill Historic District and the Langdon Neighborhood National Register District. The project is not visually compatible with the historic neighborhood and not visually compatible with the historic resources immediately adjacent to the proposed project.

A. This is a highly sensitive location for siting a new structure, of any size, from a historic preservation standpoint. It is:

- In the middle of the Landon Street National Historic District
- Adjacent to the border of the Mansion Hill (local) Historic District
- In the middle of the Langdon Street (local) Historic District as proposed in the 2018 Landon Neighborhood Character Study
- Directly across Langdon Street from the Suhr House, 121 Langdon Street, a Madison Landmark and on the National Register of Historic Places

B. The proposal is out of scale with respect to its immediate neighbors and the neighborhood, generally.

It is very important to consider perspectives from all sides of the proposed project, because there are contributing buildings of both the Mansion Hill (local) Historic District and the Langdon Neighborhood National Historic District that surround the HUB II property line. These perspectives are not adequately portrayed in the plans submitted by the applicant.

As designed, the CoreSpaces’ project would be so out of scale as to effectively ignore any complementary visual relationships with the surrounding historic structures.

Every structure surrounding the project is identified by either the Mansion Hill Historic District or the Langdon Neighborhood National Historic District as a contributing building of the district:

South side of project

- 152 Langdon Street (Alpha Chi Omega) **3 stories, is 30' from 5 and 6 story wall** of project. 152 Langdon has 15,843 sq. ft. living area
- 142 Langdon Street (nestled in EI of project) **3 stories, is 25' from 6 story wall of project and 22' from 9 story wall** of project. 142 Langdon has 10,616 sq. ft. living area.
- 144 Langdon Street (at southwest corner of project) **3 stories, is 16' from 9 story wall** of project. 144 Langdon has 8,100 sq. ft. living area.

West (lake) side of project

- 130 Langdon Street (waterfront) **4 stories, is 55' from 9 story wall** of project. 130 Langdon has 2,420 sq. ft. living area.
- 124 Langdon Street (waterfront) **4 stories, is 30' from 9 story corner** of project. 124 Langdon has 14,788 sq. ft. living area.

North side of project

- 120 Langdon Street (Tri-Delt) **3 stories, is 32' from 6 and 8 story wall** of project. 120 Langdon Street has 14,576 sq. ft. living area.

East side of project (across Langdon Street):

- 121 Langdon Street (also a Madison landmark and on National Register) **3 stories is 145' from 5 story wall** of project. 121 Langdon has 5,906 sq. ft. living area.
- 127 Langdon Street **2 stories, is 135' from 5 story wall** of project. 127 Langdon has 2,458 sq. ft. living area.
- 131 Langdon Street **3 stories, is 115' from 5 story wall** of project. 131 Langdon has 9,477 sq. ft. living area.
- 133 Langdon Street **2 stories, is 150' from 5 story wall** of project. 133 Langdon has 3,708 sq. ft. living area.

● **Of all ten historic buildings that immediately surround this project on every side, 126 Langdon would be ten times the size of the largest historic building and 60 times the size of the smallest.**

- The only building on the lake side of the block of Langdon between North Henry and North Carroll that approaches the project size is 633 North Henry at 93,092 sq. ft. living area. The building at 633 is substantially shorter and, due to deep gaps in the building's façade, appears as four separate buildings to passers-by.


C. The prospects for the Langdon Street historic area will change dramatically if this project is allowed to proceed.

It is reasonable to expect that HUB II, if built as currently envisioned, will encourage the development of additional projects in the neighborhood of comparable scale.

- This project will **substantially increase the development pressures** within the adjacent Mansion Hill (local) Historic District and the Langdon Street Neighborhood National Historic District.
- It will also **encourage** neighborhood **property owners to neglect** maintenance of the nearby contributing (and non-contributing) properties that provide lower resident density than the HUB II project with the long-term goal of replacing them with structures consistent with (or exceeding) HUB II's scale.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kurt Stege".

Kurt Stege
President