

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION	PRESENTED: November 7, 2011	
TITLE: Garver Feed Mill Status Report (24070)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Amy Scanlon, Secretary	ADOPTED:	POF:
DATED: November 7, 2011	ID NUMBER:	

Members present were: Stu Levitan, Chair; Erica Gehrig, Vice Chair; Robin Taylor, David McLean, and Michael Rosenblum. Christina Slattery excused. Alder.

SUMMARY:

The Secretary began the discussion regarding the Staff Report on the status of Garver Feed Mill. She explained that the Board of Parks Commissioners will take the lead on suggesting uses and determining the next phase of this process. The Secretary explained that at this time, the Landmarks Commission should accept the report and then determine if it is necessary to provide comments or suggestions that encourage revisions or request more information.

The Secretary noted that all commissioners recently toured the building and during the tours, all commissioners remarked on the beauty and uniqueness of the space. The commissioners discussed the good building condition and noted that the roof is the weak link. All commissioners agreed the building is worth saving in whole or in part. There was discussion about how the City should be a role model for the correct treatment of landmark buildings and that demolition of the entire building was not an option that would be supported.

The Secretary explained that John Martens shared a proposal that he and other designers prepared that suggest making Garver Feed Mill an outdoor “ruin” space. The information included images of the Mill City Museum in Minneapolis as an example. The Commission discussed that the ruin idea is intriguing, but that Garver is currently an intact building, not a ruin. The ruin idea may be found to be the ultimate best use, but for early discussion purposes, the Landmarks Commission is interested in investigating uses that would allow the building to remain a roofed habitable structure.

There was discussion about the technicalities of the only demolition of a landmark building in the City. The Secretary explained that Hooley’s Opera House/Gus’ Grocery was landmarked to leverage the new development design. The Certificate of Appropriateness was issued for the demolition with the understanding that the landmark building would be dismantled and reconstructed using the existing façade materials. Once the building was dismantled, it was determined that the condition of the existing materials did not warrant their reuse and the result is the loss of a landmark. This is the only demolition of a landmark in City history.

Commissioners discussed the need to identify uses early in this discussion as this information will inform size requirements and preservation treatments. The Commission discussed potential uses by Olbrich Gardens and the Parks Division. Rosenblum noted that the recent renovation of the adjacent cottage is a successful project

undertaken by Olbrich to reuse a historic building for needed functional space. The Commission was interested in understanding Olbrich's space needs and if their operations could use renovated parts of Garver or extend their use of the site to the area of Garver. Taylor noted that the soils on that site are not suitable for new construction.

Commissioners discussed minor revisions to the report.

Levitan explained that there are stone building materials being stored on the Garver site and that while on site he identified the limestone panel that is carved with "Gift of Olin". He suggested that the panel be relocated to a more appropriate location and offered to discuss some options with Monona Terrace Convention Center.

ACTION:

A motion was made by Rosenblum, seconded by Taylor, to receive the report, to suggest the discussed revisions and clarifications to the report text, and to recommend to appropriate bodies the following comments:

1. The City should immediately undertake a strong effort to make the building secure and mitigate further deterioration.
2. The City should decide what to do with the building in short order.
3. The Landmarks Commission strongly suggests a use that preserves as much of the building as structurally and economically feasible.

The motion passed on a voice vote/other.

A motion was made by Gehrig, seconded by Rosenblum, to request that Planning release the Olin panel for display purposes in a location to be determined. The motion passed on a voice vote/other.