

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 717 E. Main Street Aldermanic District: 6

2. PROJECT

MGE Blount Generating Station Enclosure

Project Title/Description: Madison Gas and Electric Co. Powerhouse

This is an application for: (check all that apply)

☒ Alteration to a structure adjacent to a building in a Local Historic District or Designated Landmark (specify)**:

- ☐ Mansion Hill ☒ Third Lake Ridge ☐ First Settlement
☐ University Heights ☐ Marquette Bungalows ☐ Landmark

☐ Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)**:

- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
☐ University Heights ☐ Marquette Bungalows ☐ Landmark

☐ Demolition

☒ Alteration/Addition to a building adjacent to a Designated Landmark

☐ Variance from the Historic Preservation Ordinance (Chapter 41)

☐ Landmark Nomination/Rescission of Historic District Nomination/Amendment

(Please contact the Historic Preservation Planner for specific Submission Requirements.)

☒ Other (specify): Reconstruction of wall adjacent to

Madison Gas and Electric Co. Powerhouse

3. APPLICANT

Applicant's Name: Tim Bliefernicht Company: Madison Gas and Electric Co.

Address: 623 Railroad Street Madison WI 53703
Street City State Zip

Telephone: (608) 252-5687 Email: TBliefernicht@mge.com

Property Owner (if not applicant): _____

Address: _____
Street City State Zip

Property Owner's Signature: Tim Bliefernicht Date: 09/18/2017

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 4:30pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: <https://www.cityofmadison.com/planning/documents/LandmarksDates.pdf>



Date: September 18, 2017
To: Landmarks Commission
From: Dean Proctor, Vandewalle & Associates
CC: Amy Scanlon, Preservation Planner – City of Madison Planning Division
Tim Bliefernicht, MGE
Re: MGE Blount Generating Station Enclosure, 717 E. Main Street

Please accept our application for the reconstruction of enclosure structures adjacent to the Madison Gas and Electric Company Powerhouse of the Third Lake Ridge Local Historic District. The reconstruction includes walls and fencing along Blount Street (between the Powerhouse and Main Street) and along Main Street (between Blount Street and the MGE gas pressure house near Livingston Street).

As the City of Madison's Capitol East District redevelops and is experienced by more and more people, Madison Gas and Electric has planned, and now budgeted for construction, new enclosures for its substation and Power Plant facilities with the intent of improving the appearance of bordering sections of Main Street and Blount Street.

The enclosures for the Blount Station generation facility, constructed over time to serve the security needs of this important generating station, are located directly adjacent to, and impact the context of the historic Blount Station Powerhouse, a proud City of Madison landmark and part of the Third Lake Ridge Local Historic District. Madison Gas and Electric plans to replace the masonry walls, sections of chain-link fence, and two gates located on the northeast side of Blount Street and the southeast side of Main Street, while respecting the adjacent historic structures.

The 1902 Powerhouse and its companion "seal well" structure (at the corner of Main Street and Blount Street) will remain intact and be repaired. The existing masonry wall, which now obstructs viewing of portions of both structures, will be removed. The new enclosure will be detailed to "reveal" and expose more of these historic structures.

The most impactful portions of the Blount Generating Station enclosure are the masonry wall segments along Blount Street and the southwest portion along Main Street. They were built in the 1930s and are still considered an important contribution to the historic landmark that is the 1902 Powerhouse.

The current wall is in poor condition, has been repaired and structurally reinforced over time, and will be removed and replaced with a structure that maintains the scale and feel of the original wall. The new wall will be:

- The same height as the original
- The same material as the original
- Similar detailing including a base, partial pilasters, and a wall cap
- Constructed with brick of a similar color of the original wall and include brick that matches the historic Power Plant
- Detailed to include recessed “reveals” where it meets the historic Powerhouse and “seal well”

The other portions of the enclosure, located along Main Street, but not directly adjacent to the historic Power Plant, will include a different wall type and two gates. This portion of the enclosure will include:

- Brick columns matching the height of the previously described masonry wall
- Base and cap detailing matching the previously described masonry wall
- Metal fencing or perforated panels mounted between the brick columns

It is the intent of this project to respect the historic structures and construct new structures that fit respectfully into the Third Lake Historic District and improve the aesthetic character of this important area of our city.

Blount Street Elevation



Existing Wall At Powerhouse

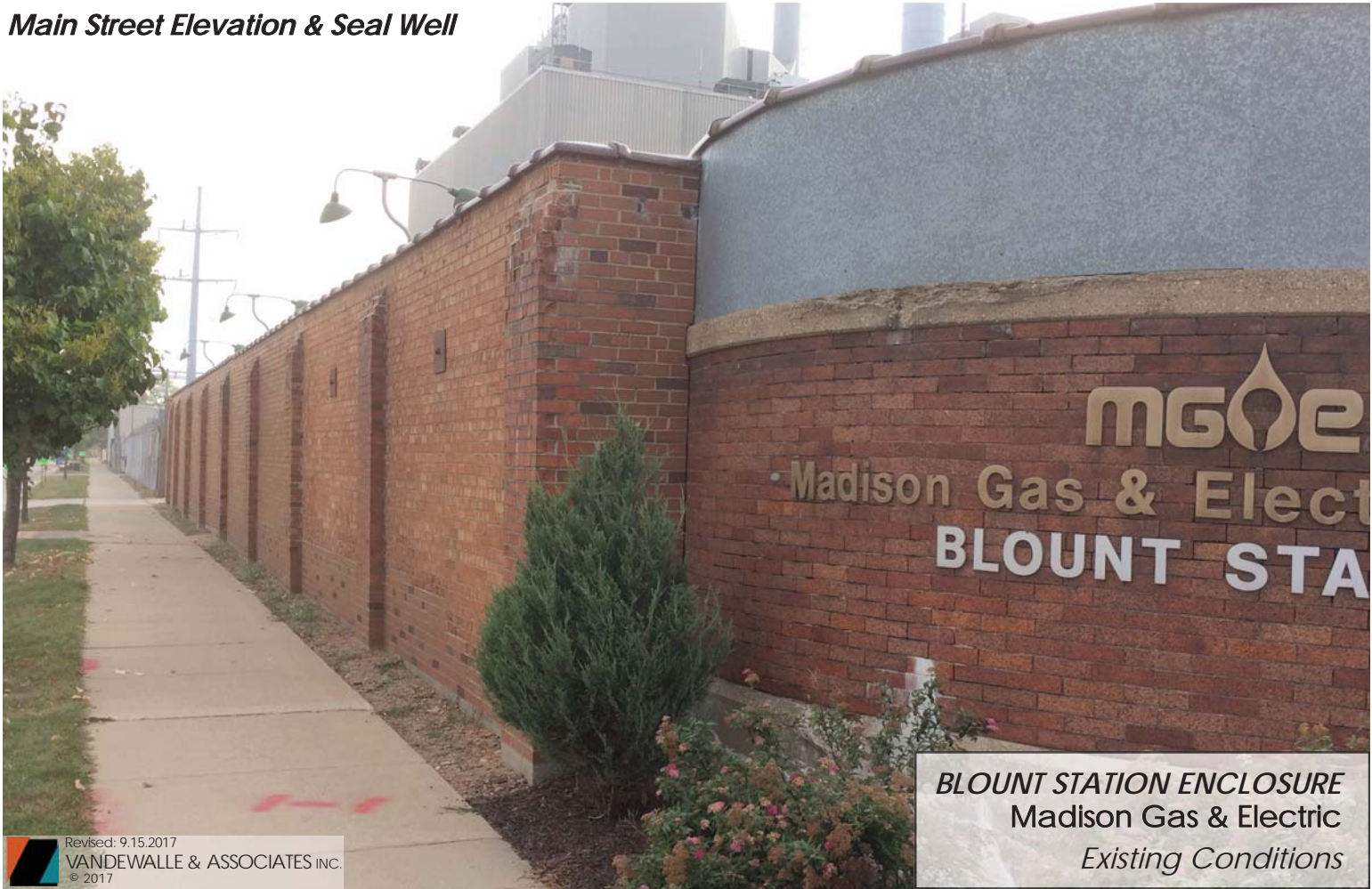


BLOUNT STATION ENCLOSURE
Madison Gas & Electric
Existing Conditions

Seal Well At Corner of Main & Blount



Main Street Elevation & Seal Well



BLOUNT STATION ENCLOSURE
Madison Gas & Electric
Existing Conditions

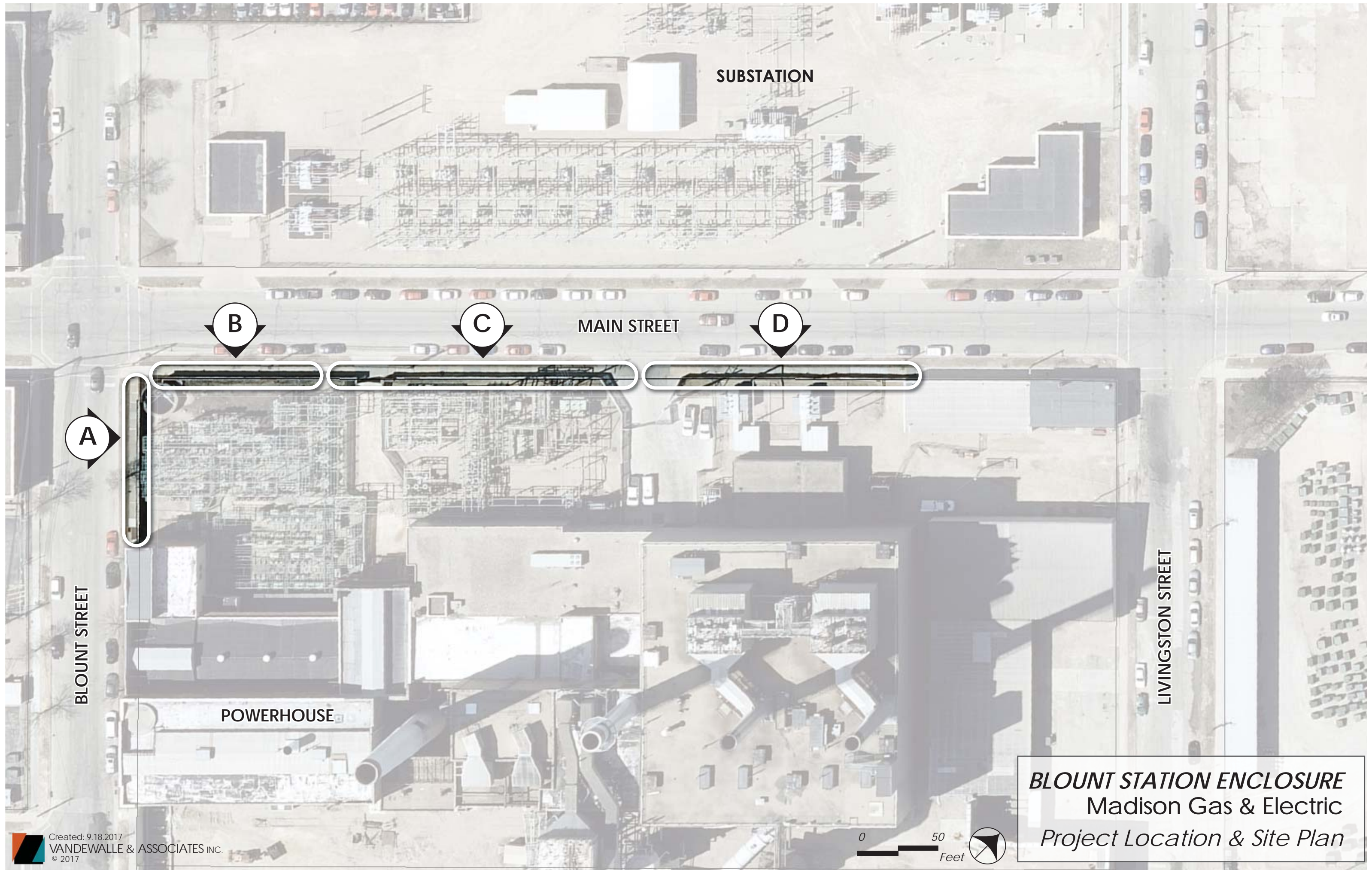
Main Street Elevation

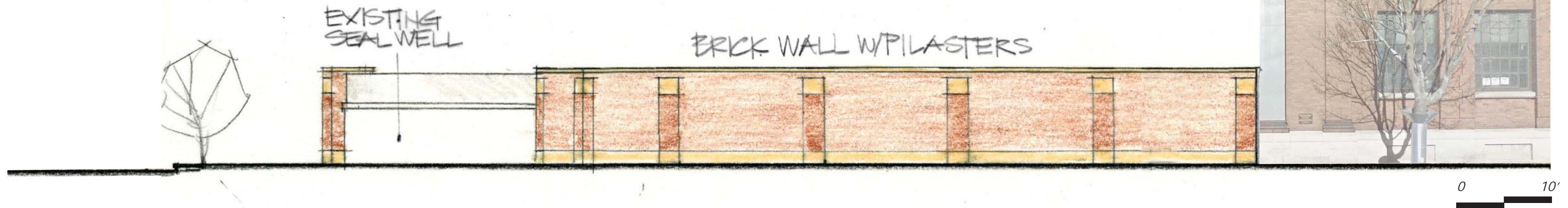


Wall Cap & Pilaster Detailing

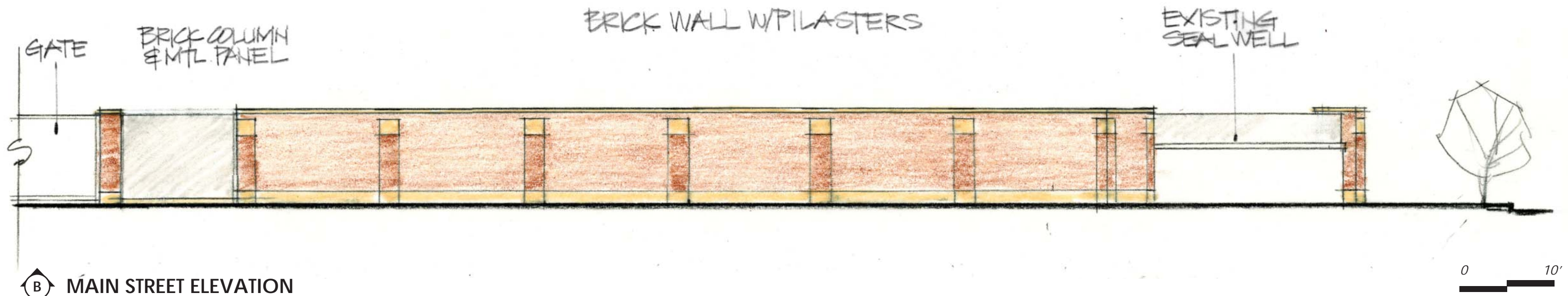


BLOUNT STATION ENCLOSURE
Madison Gas & Electric
Existing Conditions



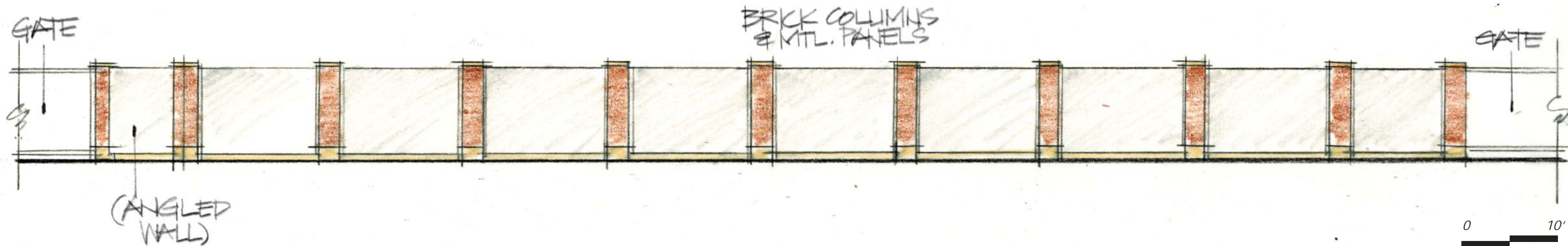


(A) BLOUNT STREET ELEVATION

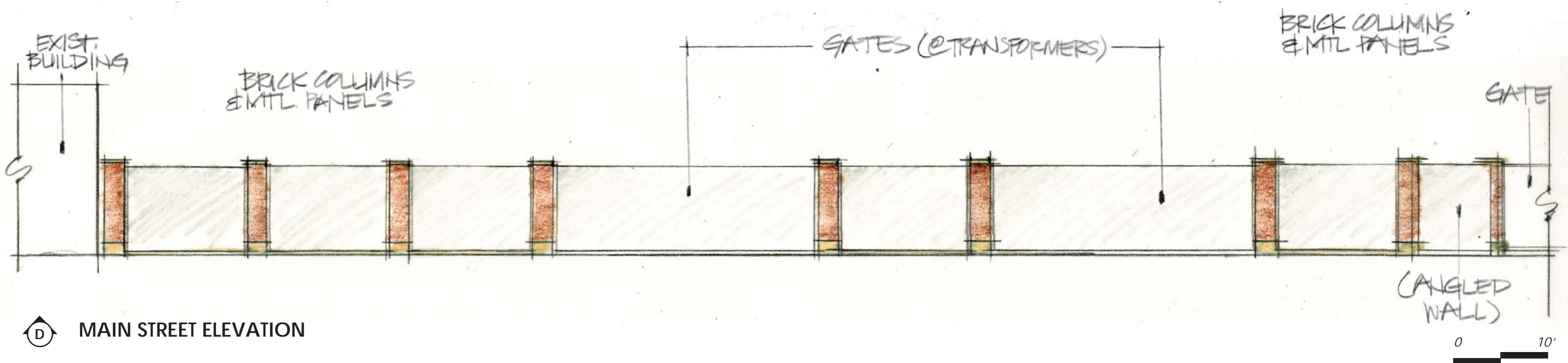


(B) MAIN STREET ELEVATION

BLOUNT STATION ENCLOSURE
Madison Gas & Electric
Wall Elevations

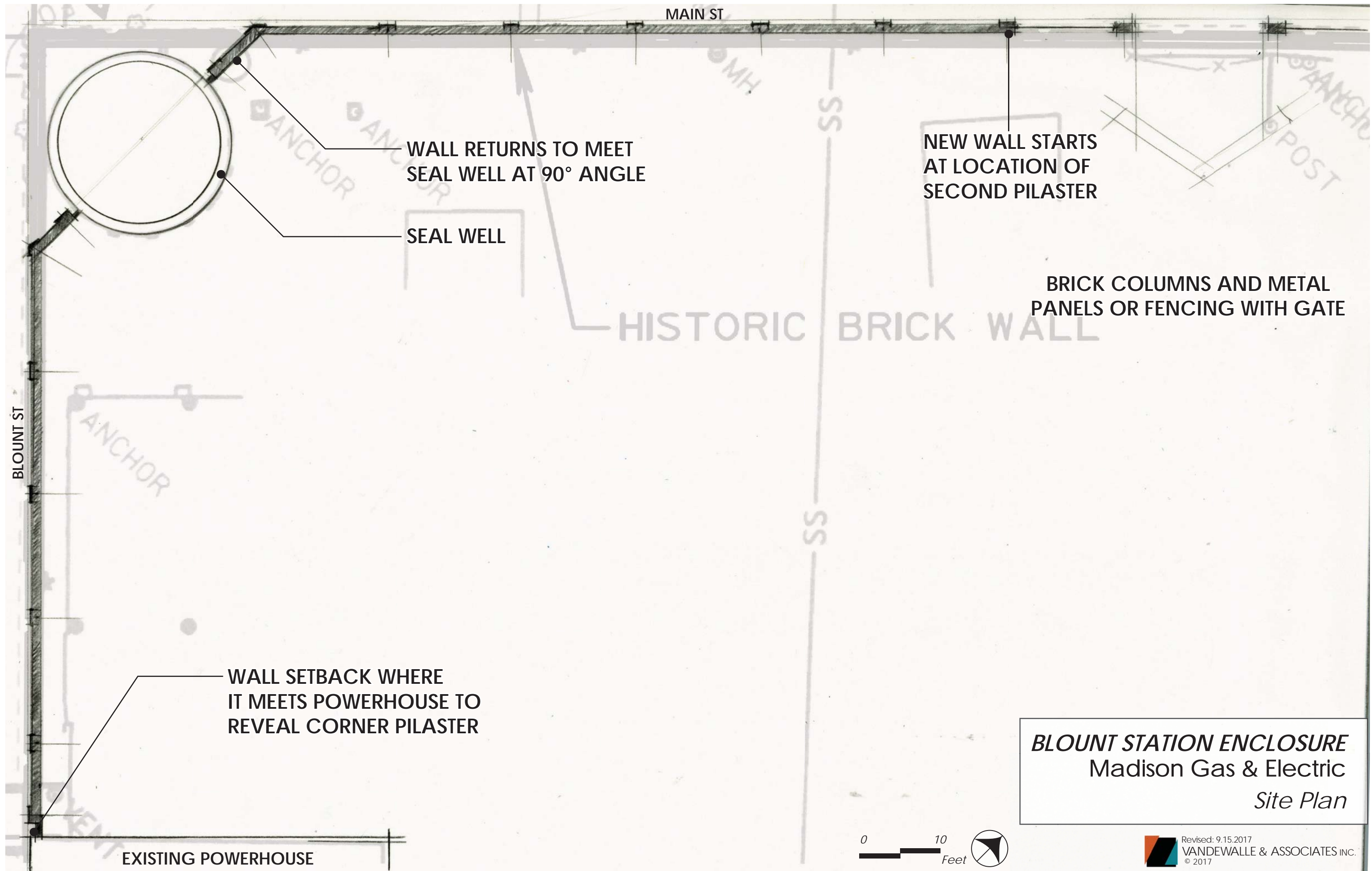


Ⓒ MAIN STREET ELEVATION



Ⓓ MAIN STREET ELEVATION

BLOUNT STATION ENCLOSURE
 Madison Gas & Electric
Wall Elevations



MAIN ST

WALL RETURNS TO MEET
SEAL WELL AT 90° ANGLE

SEAL WELL

NEW WALL STARTS
AT LOCATION OF
SECOND PILASTER

BRICK COLUMNS AND METAL
PANELS OR FENCING WITH GATE

HISTORIC BRICK WALL

WALL SETBACK WHERE
IT MEETS POWERHOUSE TO
REVEAL CORNER PILASTER

EXISTING POWERHOUSE

BLOUNT STATION ENCLOSURE
Madison Gas & Electric
Site Plan

0 10
Feet

Revised: 9.15.2017
VANDEWALLE & ASSOCIATES INC.
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CAST STONE COPING CAP
(Color to Match Existing Tiles)

CAST STONE PILASTER CAP
(Color to Match Brick)

5 STRETCHER COURSES
(Typical)

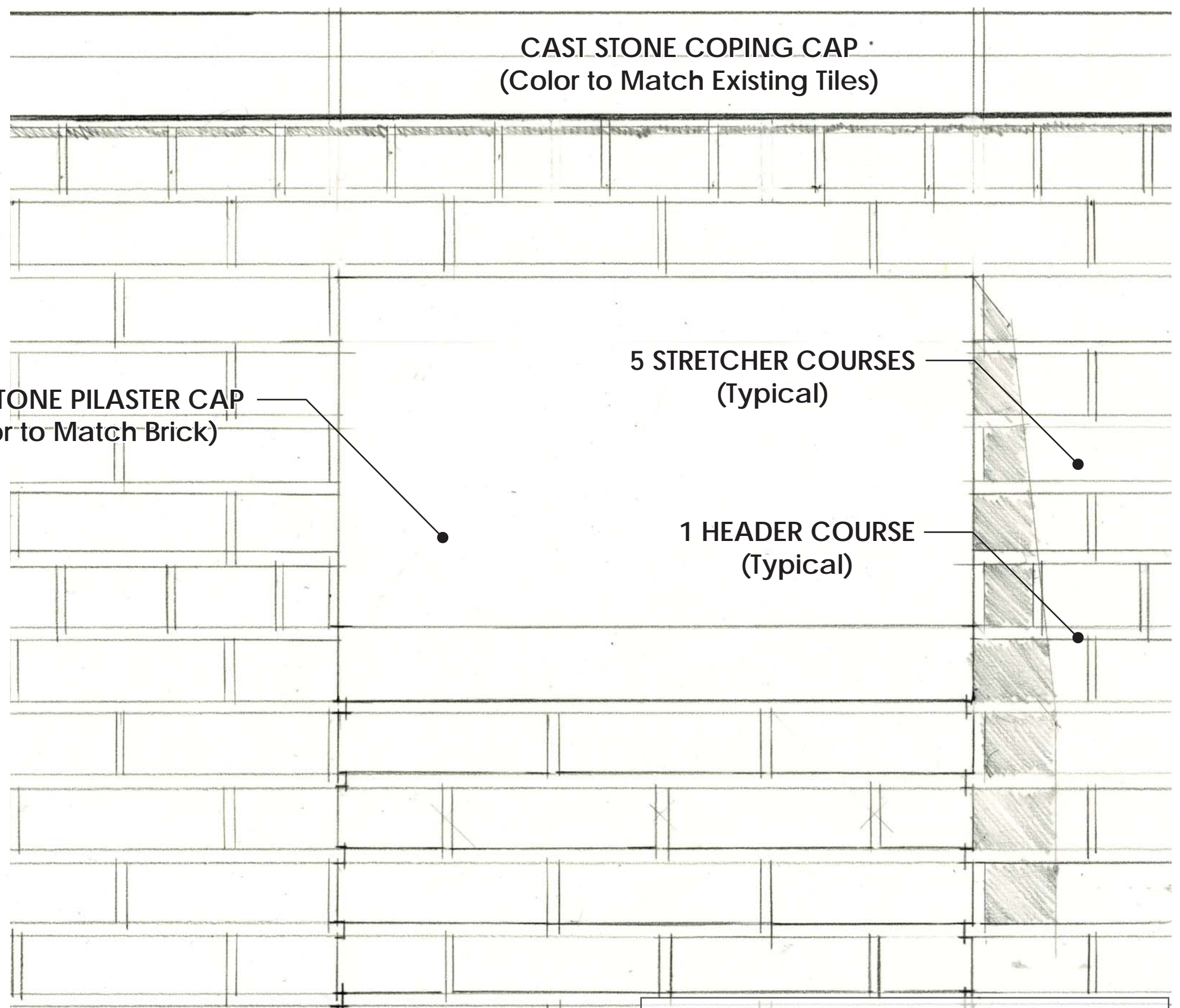
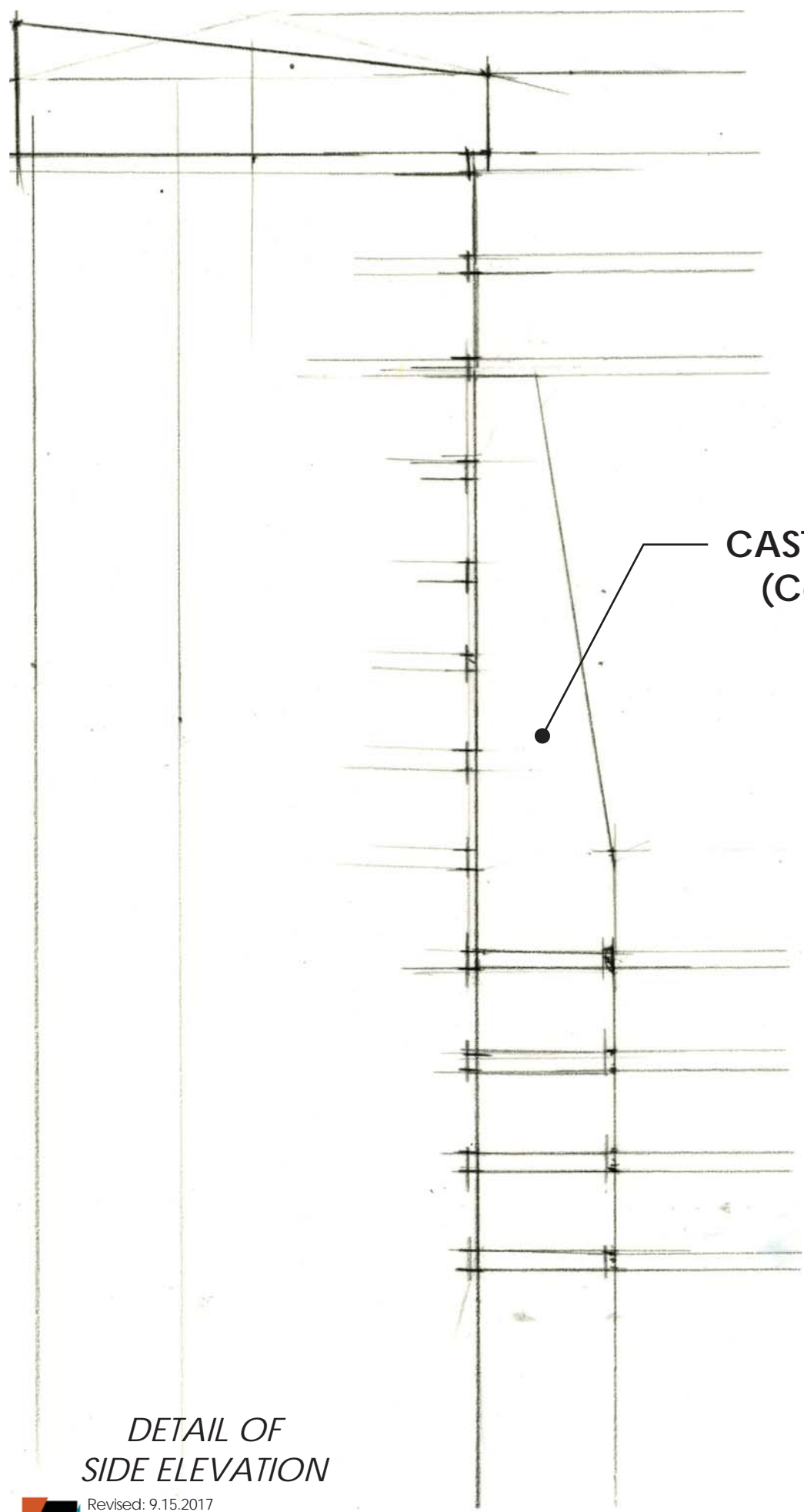
1 HEADER COURSE
(Typical)

SIDE ELEVATION

FRONT ELEVATION

0 1
Feet

BLOUNT STATION ENCLOSURE
Madison Gas & Electric
Wall Elevations

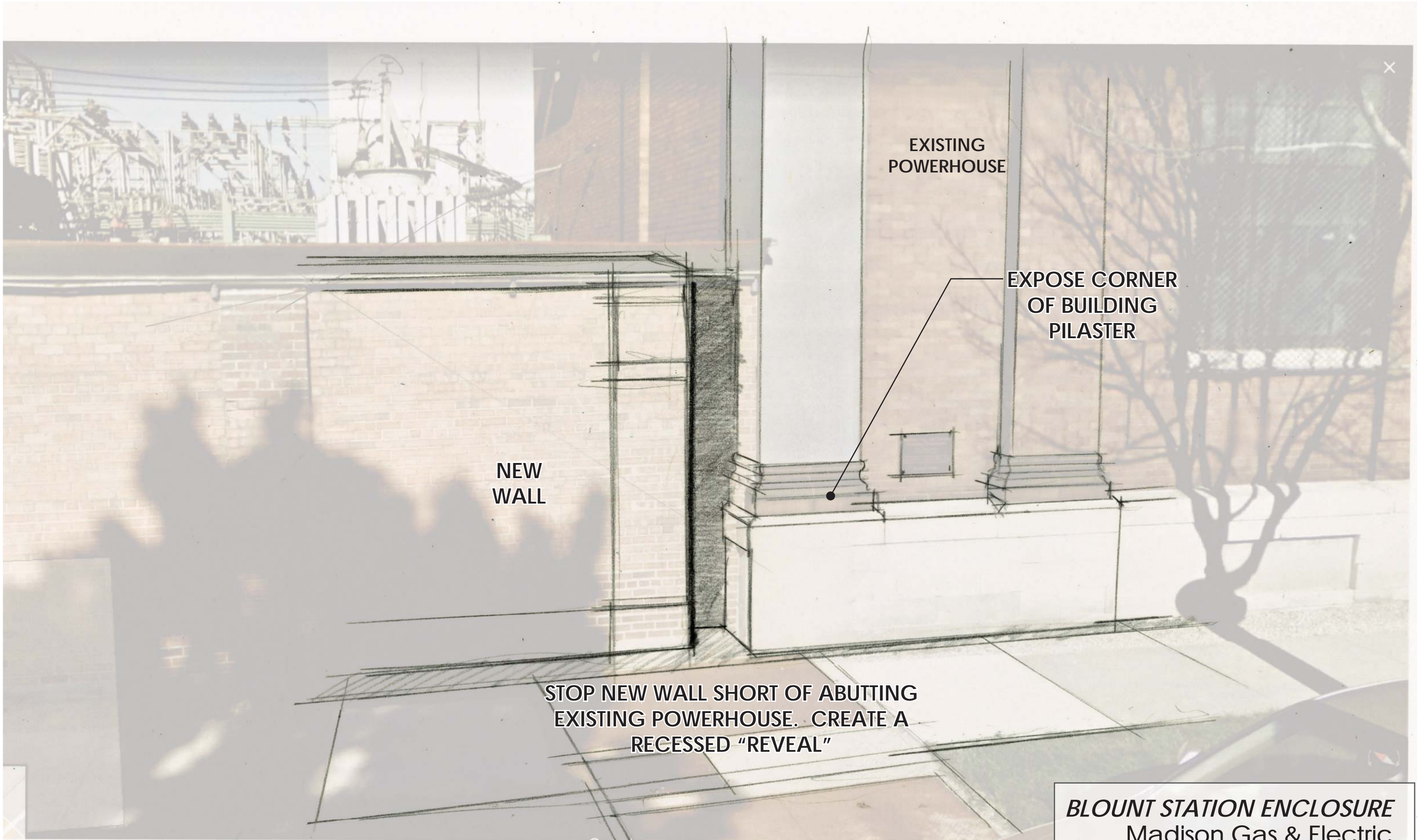


DETAIL OF
SIDE ELEVATION

DETAIL OF
FRONT ELEVATION

0 4
INCHES

BLOUNT STATION ENCLOSURE
Madison Gas & Electric
Detailed Wall Elevation & Section



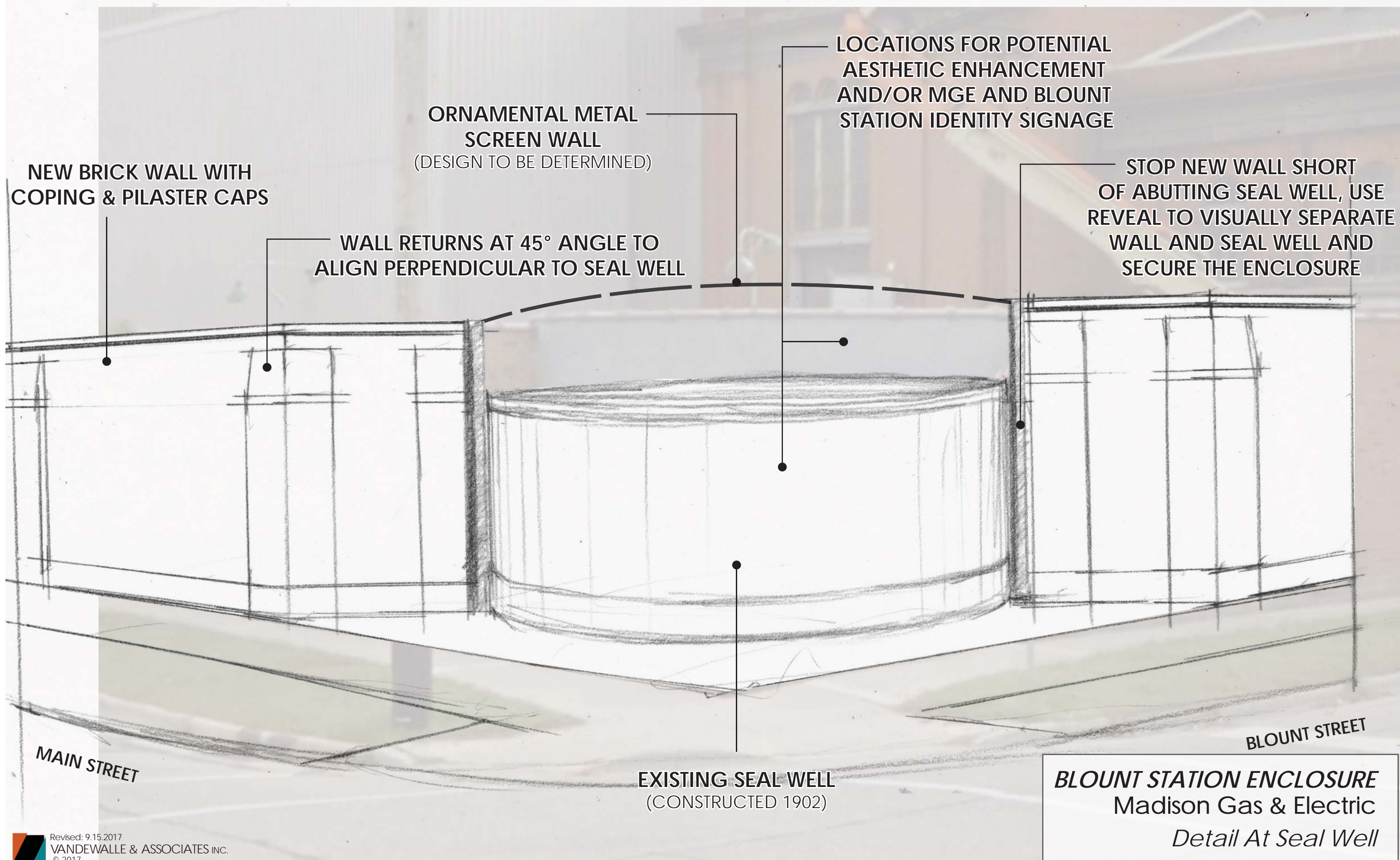
NEW
WALL

EXISTING
POWERHOUSE

EXPOSE CORNER
OF BUILDING
PILASTER

STOP NEW WALL SHORT OF ABUTTING
EXISTING POWERHOUSE. CREATE A
RECESSED "REVEAL"

BLOUNT STATION ENCLOSURE
Madison Gas & Electric
Wall Detail At Powerhouse



NEW BRICK WALL WITH
COPING & PILASTER CAPS

ORNAMENTAL METAL
SCREEN WALL
(DESIGN TO BE DETERMINED)

WALL RETURNS AT 45° ANGLE TO
ALIGN PERPENDICULAR TO SEAL WELL

LOCATIONS FOR POTENTIAL
AESTHETIC ENHANCEMENT
AND/OR MGE AND BLOUNT
STATION IDENTITY SIGNAGE

STOP NEW WALL SHORT
OF ABUTTING SEAL WELL, USE
REVEAL TO VISUALLY SEPARATE
WALL AND SEAL WELL AND
SECURE THE ENCLOSURE

MAIN STREET

BLOUNT STREET

EXISTING SEAL WELL
(CONSTRUCTED 1902)

BLOUNT STATION ENCLOSURE
Madison Gas & Electric
Detail At Seal Well