

PLANNING DIVISION STAFF REPORT

December 11, 2017

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 917 E Mifflin, Breese Stevens Field

Application Type: Certificate of Appropriateness for exterior alterations on a landmark site

Legistar File ID # [49742](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: December 4, 2017

Summary

Project Applicant/Contact: Mike Sturm, City of Madison Parks Division & Peter Rott, Isthmus Architecture

Requested Action: The Applicant is requesting a Certificate of Appropriateness to alter the exterior of a landmark site.

Background Information

Parcel Location: The subject site is a landmark site located along East Washington Ave.

Relevant Landmarks 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) NA
 - (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

41.18(1)(a) instructs the Landmarks Commission to review the alteration request using the Secretary of the Interior's Standards for Rehabilitation. A brief discussion of the SOI standards follows:

1. The property is being used as an outdoor entertainment venue which is similar to its original use as a baseball field. The current use requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. Overall, the historic character of the property is being retained and preserved. The proposed addition is being located on a portion of the original baseball field which will affect the interpretation and experience of that space; however, the addition is designed to have a minimal impact on the site.
3. No changes are being proposed that would create a false sense of historical development.
4. All changes to the property that have acquired historic significance in their own right are being retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize this property are being preserved and the addition is incorporating similar materials so that there is compatibility.
6. This proposal does not address the need to replace any missing or deteriorated historic features.
7. This proposal does not address the need to use chemical or physical treatments.
8. No archeological resources are known to exist on this site.
9. The proposed addition is not visible from the street and is being designed to be as unobtrusive as possible. The proposed addition will use brick materials to match the existing adjacent brick and metal panel to match the press box on the site. The addition does not destroy historic materials or features. The proposed addition is being located on a portion of the original baseball field which will affect the interpretation and experience of that space; however, the addition is designed to have a minimal impact on the site. The new brick shall be differentiated from the old by the use of a different coursing pattern. The addition size, scale and proportion, and massing seem to be compatible with the integrity of the property and its environment.
10. If removed in the future, the proposed addition would not affect the essential form and integrity of the historic property and its environment. The Applicant shall describe how the addition is being tied to the existing wall and what issues would have to be reversed (if any).

41.18(1)(d) instructs the Landmarks Commission to determine if the alteration request frustrates the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources. Because the pier is not historic and it is being replaced mostly in-kind, the alteration request does not frustrate the public interest.

Recommendation

Staff believes that the standards for granting the Certificate of Appropriateness for the proposed alterations are met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The new brick shall be differentiated from the old by the use of a different coursing pattern.
2. The material of the door surrounds should be noted and discussed for compatibility.
3. The Applicant shall describe how the addition is being tied to the existing wall and what issues would have to be reversed (if any).