



Project Name/Address: 118-126 State
Application Type: Alteration adjacent to landmark (Lamb Building)
Legistar File ID # [51562](#)
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Summary

Project Applicant/Contact: Eric Nordeen
Requested Action: The Applicant is requesting development adjacent to a Designated Landmark.

Background Information

Parcel Location: The subject site is located adjacent to a Designated Landmark at 114 State Street.

Relevant Zoning Code:

28.144 DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.

Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

Analysis and Conclusion

The Applicant is proposing to develop four contiguous properties on State Street that also have frontages on West Dayton Street and North Carroll Street. One of those properties is adjacent to the Lamb Building, a designated landmark. The Lamb Building is a narrow building on an angled through lot with elevations on both State Street and North Carroll Street. Each elevation of the landmark building is viewed against the proposed development differently and will be described separately in this analysis.

A different version of this project was reviewed by the Landmarks Commission on October 2, 2017 (Legistar 49062). Since that review, the buildings at 124 and 126 State were acquired and those sites have been incorporated into the project thus resulting in a larger overall development and a significantly changed appearance.

The existing building at 118 State is adjacent to the Lamb Building along the Lamb Building's western property line that runs from State Street to North Carroll Street. The proposed development will maintain a portion of the buildings at 118 and 126 State while the entirety of the existing 6 story building at 122 State and the 2 story building at 124 State will be demolished.

The building at 118 was constructed in 1897 as the original location of the Mautz Brothers Paint Company. Mautz would later become one of Madison's largest industries. The Mautz Building was constructed before the

adjacent landmark, Lamb Building. The Lamb Building is architecturally significant because it was designed by master architect, Louis Claude of the local architecture firm of Claude and Starck. The Lamb Building was constructed in 1905 in the Queen Anne style. The Lamb Building is also historically significant because the master architect also had an office in the commercial building.

The Lamb Building was designed with the Mautz Building (118 State) and the Wisconsin Building (102 State) as its neighbors. The three buildings have held the top of State Street since 1905. The Lamb Building has been flanked by period buildings that provide it an appropriate immediate context and the proposed development will change that context.

State Street

On State Street, the front portion of the building at 118 will remain directly adjacent to the Landmark. The proposed new building has been articulated to create a rhythm that is similar to the storefront bay widths typically found on State Street. A four story mass has been pulled out to the sidewalk and 2 three story sections are held back slightly in this articulation. The facades of 118 and 126 remain as bookends to the new construction at the street level. Additional stories have been added above 118 and 126. A datum is created at the third story and another at the fourth story. A deep step back occurs above the fourth story and the new development increases in height to 8 stories, then to 9 stories after an additional step back.

The retention of the 118 façade allows the Lamb Building to have a buffer building of similar scale and material qualities at the street level. The articulation of the façade adjacent to 118 breaks up the mass at the immediate street level. Across the width of the third and fourth story, the articulation is busy. From a distance, the uniformity of the stone exterior material of the new construction nullifies the articulation and makes the whole development read as one large building.

The uniform material palette emphasizes the overall mass and makes the building feel large. The visual heaviness of the uniform materials, added mass on top of 118 and 126, no meaningful set back from the 118 façade of Lamb Building, scale of adjacent materials and architectural details, and overall busyness of the design result in a visually intrusive condition.

North Carroll Street

At the third story, the proposed development is stepped back approximately 2'-0" off the property line at North Carroll Street. This step back relates to the height of the adjacent landmark creating a datum that helps to relate the height of the landmark with the lower level of the new construction. The 8 story portion of the development is located toward the West Dayton Street /North Carroll Street corner, but there is no step back at the property line adjacent to the landmark site.

The uniformity and scale of the exterior material palette of the new construction nullifies the minimal third story step back and makes the whole development read as one large 8+ story building.

On the North Carroll elevation, the landmark building has a smaller scale and a finer grain of architectural details that seem overpowered by the monotonous material palette and material scale of the adjacent development.

Recommendation

The recommendation relates to the two different street frontages.

Regarding the State Street frontage, staff recommends that the Landmarks Commission find that the new development is visually intrusive and may be large as to adversely affect the historic character and integrity of the primary façade of the adjoining landmark.

Regarding the North Carroll frontage, staff recommends that the Landmarks Commission find that the new development is large and visually intrusive and that this does negatively affect the historic character of the secondary façade of the adjoining landmark.