



## **Report of the Lamp House Block Ad Hoc Plan Committee**

January 2014

Adopted as a Supplement to the City's Downtown Plan March 2014

City of Madison, Wisconsin

**Report of the Lamp House Ad Hoc Plan Committee**

Accepted by the City of Madison Common Council on February 25, 2014 (Resolution # 32645)

Adopted as a supplement to the City's Downtown Plan by the City of Madison Common Council on March 4, 2014 (Resolution # 33259)

**Committee members:**

Nan Fey, Chairperson  
Anna Andrzejewski, Vice Chairperson  
Richard Arnesen  
Alder Denise DeMarb  
William Gates  
Henry Lufler (*resigned 12-10-13*)  
David Mollenhoff  
Alder Michael Verveer

**City of Madison**

Paul R. Soglin, Mayor  
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**Planning Division Project Staff**

Rebecca Cnare, Urban Design Planner, Project Manager  
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Amy Scanlon, Preservation Planner  
Tim Parks, Planner



## Process

Recognizing that previous planning efforts in the area had not adequately considered the Lamp House as a historic and cultural community asset, in September 2013, the Mayor and the Common Council created the Lamp House Block Ad Hoc Plan Committee. Six citizen members (consisting of persons with significant knowledge about Frank Lloyd Wright, architecture, and/or cultural resources, downtown development knowledge, and neighborhood residents) and two Common Council members were appointed to advise the Plan Commission and the Common Council about an appropriate vision and special area plan for this important heritage block (Legistar # 31386). The Committee was expected to complete its work as quickly as possible. The Lamp House Block Ad Hoc Committee held 7 meetings as follows:

October 22, 2013	Orientation and organization. General issues discussion.
October 28, 2013	Tour of the block and the Lamp House site.
November 12, 2013	Public design workshop.
November 26, 2013	Discussion of results from public design workshop (Legistar #32253); Framework discussion to begin formulation of plan recommendations 3-D modeling (Legistar #32252).
December 10, 2013	Continued discussion from previous meeting Additional 3-D modeling (Legistar #32252).
December 17, 2013	Formulation of plan recommendations (Legistar #32252) .
January 14, 2014	Finalize recommendations and report.

## Lamp House Architectural Significance

### The significance of Frank Lloyd Wright's Madison designs

Few cities have a more potent Frank Lloyd Wright legacy than Madison, Wisconsin. The architect is arguably the most famous person born in Wisconsin and the most celebrated architect of the twentieth century, and Madison is his hometown. In the Madison area, Wright designed 32 buildings, and they spanned nearly every category undertaken during his independent architectural practice, 1893 to 1959. Counting Monona Terrace, 12 were built and 9 still stand.<sup>1</sup> The potential of these buildings for heritage tourism could be substantial.

### The architectural importance of Frank Lloyd Wright's Lamp House

The Robert M. Lamp house, constructed in 1903, is listed on the National Register of Historic Places and is a locally designated landmark<sup>2</sup>. While the Lamp House is one of Wright's most important surviving pre WWI structures<sup>3</sup> and is Wright's earliest surviving work in Madison, it is also Wright's most personal work in the City; Lamp and Wright were best friends from the time they met as children in the 1870s until Lamp's death in 1916.

The building was sited and designed to optimize Lamp's views of the capitol and Lakes Monona and Mendota and provide a suburban-like experience despite its placement mid-block and downtown. Lamp desired to watch sailboat races on the lakes so Wright added fill to increase the elevation of the highest point of the block which was already one of the highest points on the Isthmus, raised the basement well above grade level, and added a roof garden.

The house is ideally situated between Wright's earlier and more mature work. The compact and affordable floor plan proved popular with middle-class Americans; it was featured in *Ladies Home Journal* in 1907 and has been copied thousands of times since. The roof garden with its full pergola—a Japanese-influenced framework for vines and plants—illustrates Wright's interest in Japanese architecture and allows Wright to integrate the entire landscape including the lake views, the skies, and the constellations. The home is one of Wright's earliest experiments with more abstract shapes.

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1 See Paul Sprague (ed.), *Frank Lloyd Wright and Madison: Eight Decades of Artistic and Social Interaction*, (Madison, Wisconsin: Elvehjem Museum of Art, 1990), pp. v, 1-7.

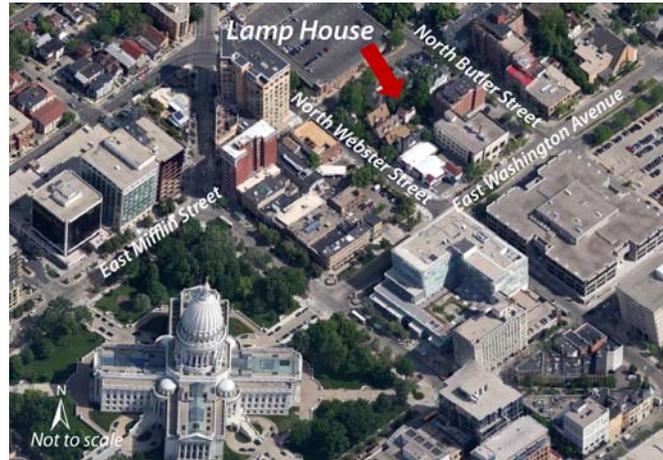
2 Jack Holzhueter, "Lamp House," National Register of Historic Places Nomination Form, 1976; and Jack Holzhueter, "Lamp House," City of Madison Landmarks Commission Nomination Form, 1975.

3 See Jack Holzhueter, "Lamp House History Outline," a paper distributed to the committee on October 22, 2013, pp. 2-3; and Jack Holzhueter, "Wright's Designs for Robert Lamp," *Wisconsin Magazine of History* 72 (Winter, 1988-1989), pp. 83-125.

## Significant Characteristics of the Block

This block has the following significant characteristics:

### A. Frank Lloyd Wright designed building in downtown Madison



The Lamp House is located at 22 North Butler Street, in the middle of a block that is bounded by North Webster, East Mifflin and North Butler Streets, and East Washington Avenue. The building's location was selected by Wright and the landscape in the center of the block was designed by him. This downtown location is only one block from the Capitol Square.

### B. Existing context



Sanborn fire insurance maps are available from several years both before and after the construction of the Lamp House. These maps show the evolution of the parcel configuration, common building size, and relationships of adjacent building footprints. Except for the Odessa apartment building (2002), the buildings on this block are largely as they existed when the Lamp House was constructed in 1903. The Lamp House is highlighted on the maps above. The 2013\* map is an updated version of the 1951 map, altered to show the addition of the Odessa apartment building.

Of particular interest, the building currently located at 18 North Butler was moved to allow the construction of the Lamp House and create the entrance view we see today.

These photos show the existing commercial character of the East Washington Avenue block face and the residential character of the North Webster, East Mifflin and North Butler Street block faces.

East Washington Avenue Façades



North Webster Street Façades



East Mifflin Street Façades



North Butler Street Façades



This map illustrates the locations of all of the existing buildings on the block. The Lamp House parcel is outlined in red.



C. Topography

*East Mifflin Street*



This map shows the Lamp House parcel in red and two-foot contour lines across the entire block. It illustrates how Frank Lloyd Wright modified the topography and added fill to create an elevated platform for the Lamp House.

## Priority Issues

During the process, a number of significant issues emerged that were considered by the Committee. The initial issues list was generated during the design workshop, with the highest priority issues listed below (the unedited results can be found attached at Legistar #32253):

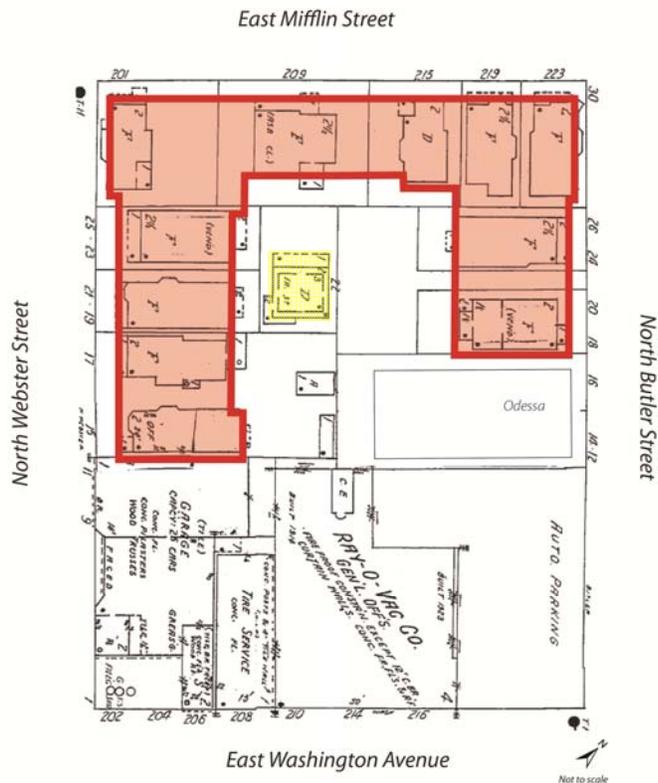
- How can redevelopment enhance and revitalize the Lamp House?
- The economic value of development including surrounding area.
- Need a plan to preserve the historic character of the block and context.
- Perception of scale for new development from the street.
- Maintain existing views to the Lamp House (North Butler and East Mifflin are priorities).
- Consider the Lamp House as a cultural object.

Following is an overview of the Committee's exploration of these, and other, issues.



### Base Model

An interactive, scaled base model of the existing block was created to understand different preservation and redevelopment approaches. This model was used throughout the process to test different development scenarios, views, and effects of shadows.



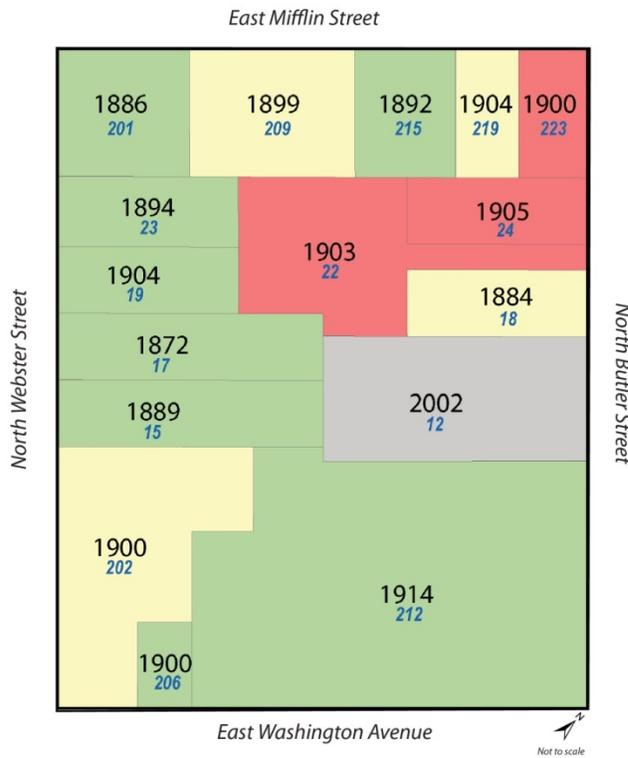
### Outdoor Room

The Committee considered the historical relevance of the entire Lamp House site. The interface between the site and the adjacent parcels — particularly the location and design of the rear façades of the structures — was of critical importance.

The rear walls of the existing adjacent buildings create an enclosure or “outdoor room” that the Lamp House sits within. This map illustrates the outdoor room concept overlaid on the 1951 Sanborn fire insurance map updated with the Odessa apartment building, built in 2002.

**Significant Historic Resources**

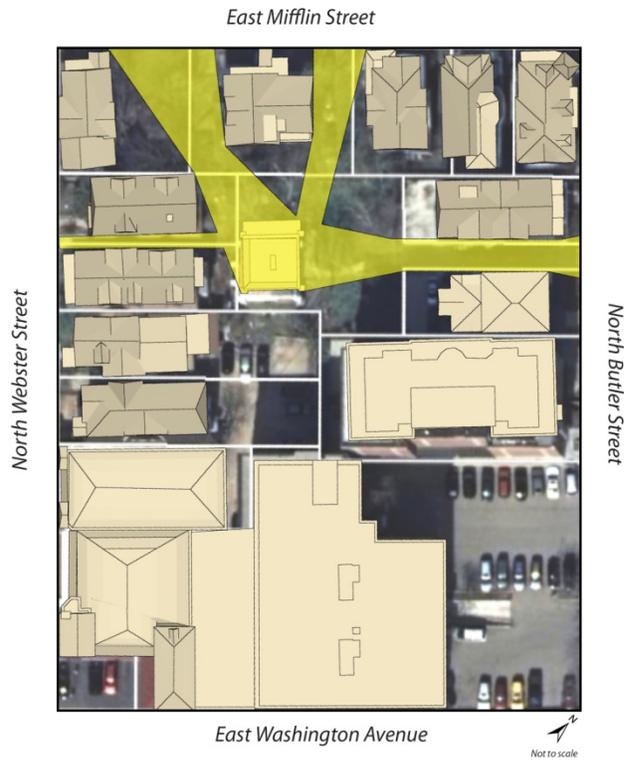
The Committee also considered the historic context of the block which remains a rare downtown enclave of late 19<sup>th</sup> and early 20<sup>th</sup> century structures. At the Committee’s request, the relative significance of each property was quickly researched by the City’s Preservation Planner.<sup>4</sup> This initial research was based on the level of architectural integrity and/or social history associated with each building and its property, as determined by exterior building surveys and the review of existing, but incomplete, building records and preservation files and does not suggest a final determination of historic significance.



This map shows a concentration of the more historically significant properties in the quadrant of the block closer to the intersection of East Mifflin and North Butler Streets. It illustrates the remaining historical context of the Lamp House site.



4 Planning Division Report regarding the significance of historic resources of block 109, December 10, 2013 (Legistar #32252)



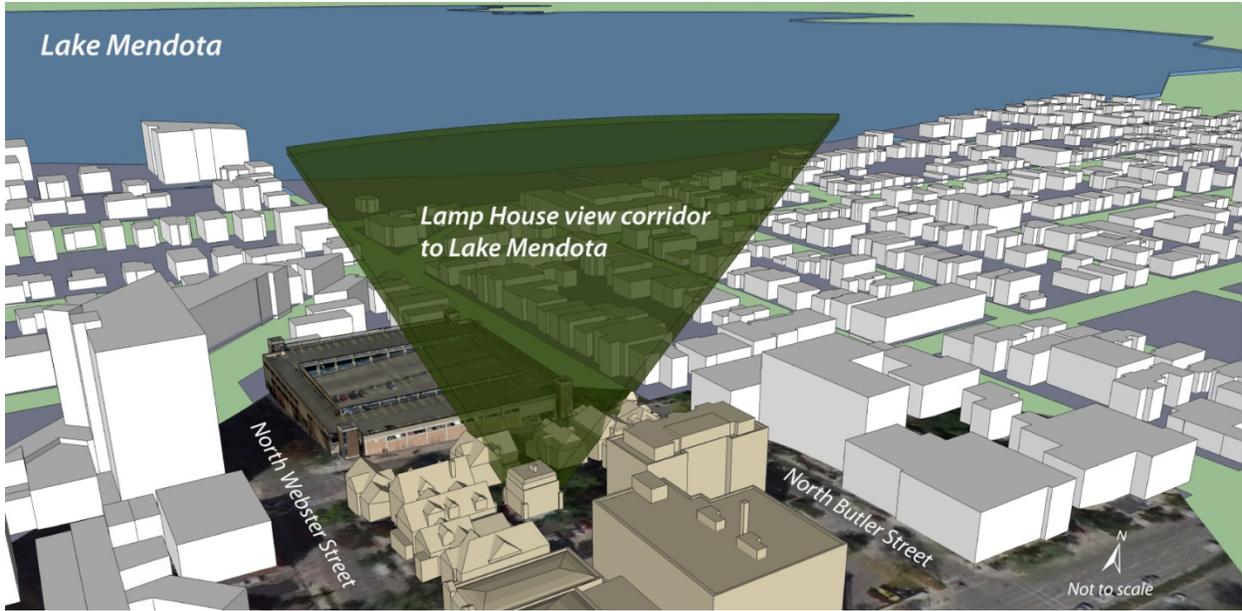
Public Views to the Lamp House

The Lamp House’s location in the middle of the block provides very limited views to the house from public property, and the Committee studied and prioritized each of them. This illustration shows the extent of views from the street towards the Lamp House.

It was the intention of the architect to locate the house on the highest point of the site to provide views outward, but also to provide a secluded location to buffer the home from the dense urban environment.

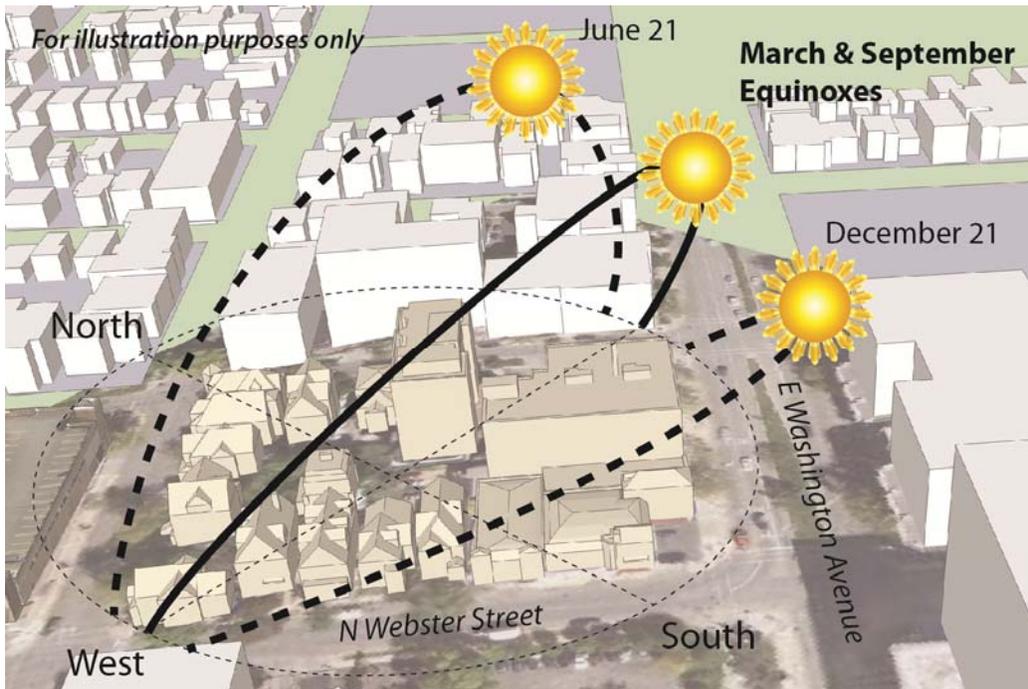


These two East Mifflin Street views into the Lamp House site provide public glimpses of the building from the sidewalk. (View 2, left, and View 3, right as illustrated in View Diagram from Page 15)



Views to Lake Mendota

Providing a view to the lakes was one of the fundamental reasons for the siting of the Lamp House. The Committee considered the importance of the remaining lake views relative to the historic context of the site, and evaluated the current view corridors.



Access to Sunlight

To fully understand the impacts of potential development on the amount of sunlight reaching the Lamp House rooftop, the Committee studied the shadow impacts of different redevelopment scenarios for other properties on the block. While the Committee reviewed numerous lighting conditions, there was intentional focus on the shadows created during the equinoxes as a measure of the average amount of sunlight that falls on the block throughout the year.



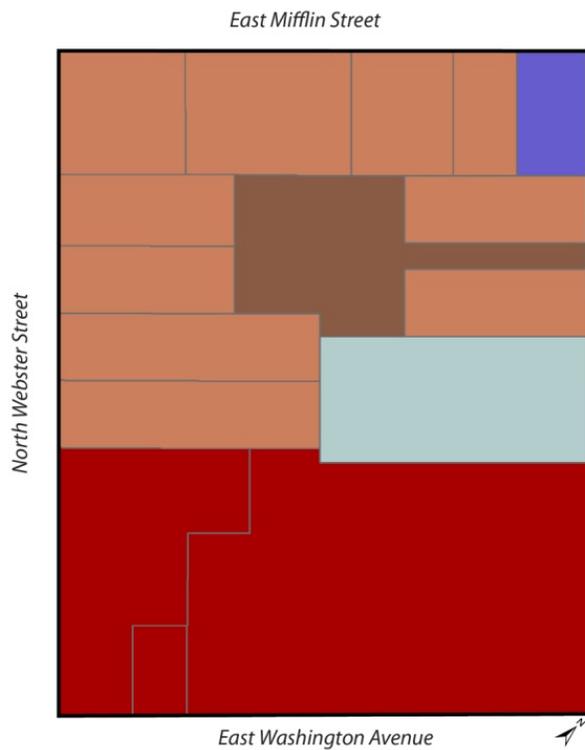
Maximum Building Heights Allowed

When the maximum building heights permitted by the Zoning Code were overlaid in blue and grey, the results suggested a capacity for a substantial amount of new development.

The East Washington Avenue block face illustrates 8 stories in blue, plus 2 potential stories in grey, assuming a commercial floor-to-floor height of 12 feet. The remainder of the block illustrates 6 stories, assuming a residential floor-to-floor height of 10 feet.

Buildable Area from Current Zoning

When front and rear yard setbacks required by current zoning (lower left map) are applied to the block, the maximum building area footprint (shown in blue, at lower right) is extremely limited due to the shallowness of the lots.



- ZONING**
- Downtown Core (DC)
  - Downtown Residential 1 (DR-1)
  - Downtown Residential 1 Historic-Landmark (DR1-HIS-L)
  - Planned District (PD)
  - Urban Office Residential (UOR)

## Vision

After considering a broad range of issues, analyzing and understanding the historical context and current conditions, the Committee discussed its collective goals and values to articulate a vision for the block, which is:

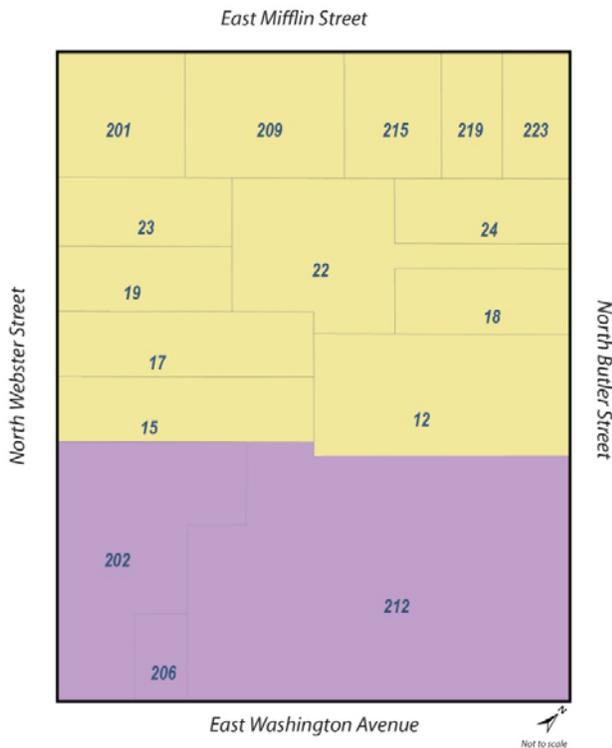
The Lamp House Block will be a thoughtful and vibrant built environment that:

- 1) Balances historic preservation and economic development values by encouraging appropriate development around the Lamp House; and
- 2) Recognizes the potential economic value of heritage tourism<sup>5</sup> for the Lamp House when accessible to the public; and
- 3) Preserves the residential character of the area immediately around the Lamp House by retaining the compatible residential scale and feel of surrounding buildings; and
- 4) Protects Frank Lloyd Wright's design for the Lamp House on its original site, including associated views to the house from the street and from the house to Lake Mendota, as well as the "outdoor room" created around the house by its distance from the surrounding buildings.

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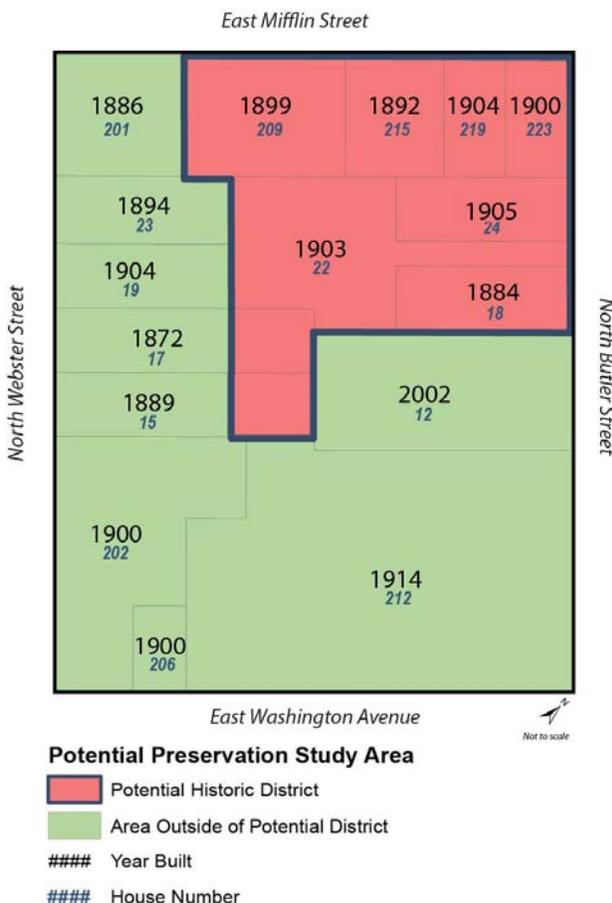
5 The National Trust for Historic Preservation in the United State defines heritage tourism as: Traveling to experience the places and activities that authentically represent the stories and people of the past. It includes historic, cultural and natural resources.

# Recommendations



## A. Land Use

The recommendations for land uses on the block remain unchanged from the adopted 2012 Downtown Plan. Commercial and mixed-uses are recommended for the East Washington Avenue block face, and residential uses are recommended for the remainder of the block.



## B. Preservation

The Lamp House is the historic centerpiece of the block and should not be moved. The historic context of the Lamp House should also be preserved while allowing for potential redevelopment around it. This could be accomplished by the creation of a small historic district that focuses on the most significant cultural resources on the block.

Areas in red, as shown, have the highest potential for constituting a small historic district. Areas in green may indicate potential redevelopment opportunities on the block. The creation of both a National Register Historic District and a Local Historic District would provide tax credit opportunities for rehabilitation and restoration, as well as the protections offered by local district designation.

In addition, the preservation of these historic resources could help to support a growing heritage tourism industry that provides significant economic opportunities for areas with concentrations of historic and cultural resources.

**C. Preserve Views to the Lamp House**

There are currently four direct views to the Lamp House from the street. These view corridors provide opportunities for the public to see the house and are important in helping visitors and passersby understand the Lamp House's unique context. These views have different priorities as described below.

The yellow volume within the model of the block illustrates the existing view corridors into the Lamp House from the street.



*View 1: North Butler Street*

The most important view to maintain is from North Butler Street. This view was created by the architect when he moved and altered the building at 18 North Butler to make room on the site for the Lamp House.



*View 1: North Butler Street Lamp House Entrance*

*Views 2 & 3: East Mifflin Street*

There are two different views from East Mifflin Street as shown on page 10. View 2, the easternmost view, is both a street view into the side yard of the house and also helps frame the view to Lake Mendota from all levels of the Lamp House.



*View 2 Looking out: This East Mifflin Street View from the parcel illustrates views in and out of the parcel at ground level.*

View 3, the westernmost view, is one of the less obstructed views from the street into the site. It is important to maintain these two views, although their precise location is less critical, and they could shift slightly.

*View 4: North Webster Street*

There is currently a very limited view between two houses into the backyard of the Lamp House. This view is less about offering a view of the house, and more about providing breaks between the surrounding buildings, and to allow for sunlight to reach the interior of the block. A street view or views along this block face should be encouraged to remain in some form, but not be required.

**D. Preserve Views from the Lamp House towards Lake Mendota**

The views from the Lamp House are an important part of the home's design and history. While views of Lake Monona and the Capitol Building are no longer visible, views to Lake Mendota remain, and should be preserved to the greatest extent possible. The illustration below shows the existing views from the house over the Capitol North parking garage in gray, and views over the James Madison Park Neighborhood in green.



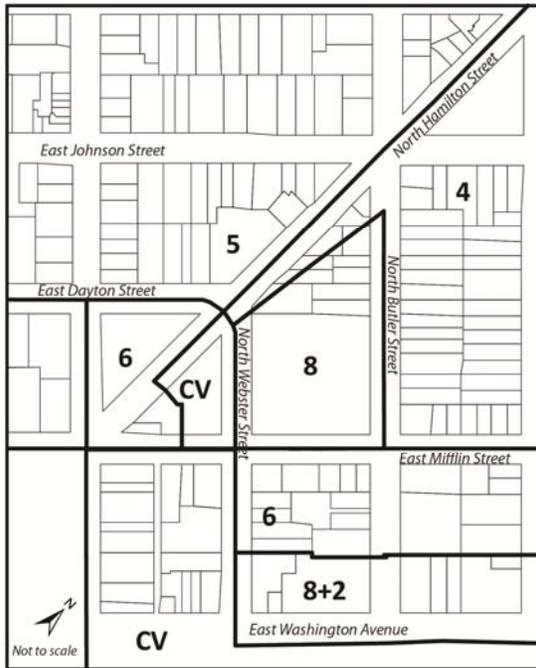
The diagram below shows the impact on views of Lake Mendota if redevelopment occurs at the maximum building heights currently allowed by zoning. The diagram below shows the viewshed corridor in comparison to the zoning code maximum height requirements. The Capitol North parking garage is shown at eight stories (88 feet) and significantly reduces the lake views from the house, while the James Madison Park Neighborhood, shown at four stories (44 feet), has little or no effect on these lake views.



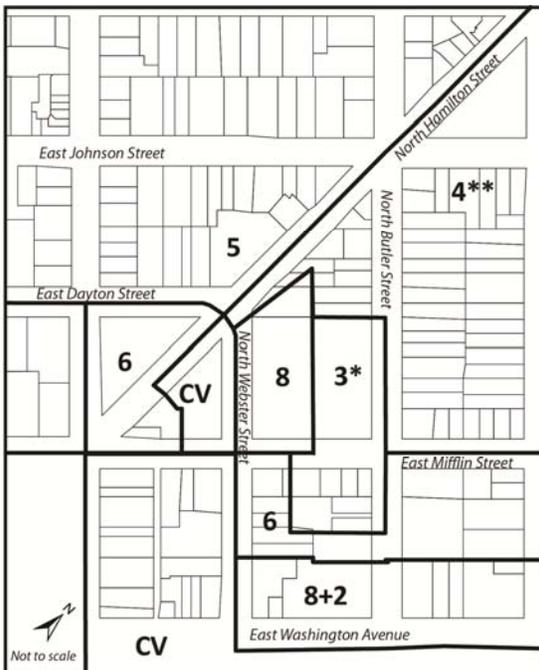
The illustration below shows that the effect of development on lake views could be greatly reduced if the eight story maximum height is limited to the North Webster Street facing half of the parking garage block directly north of the Lamp House.



*Recommended Maximum Height Map to Preserve Lake Mendota Views*



*Existing Maximum Heights*



*Recommended Maximum Heights*

**Maximum Building Heights**

# - Maximum Number of Stories

CV - Capitol View Preservation Limit

The upper map illustrates the recommended maximum building heights in the Downtown Plan as adopted in 2012. The lower map illustrates the recommended changes to the maximum building heights in this small area to preserve views of Lake Mendota from the Lamp House.

Recommended changes to allowed maximum heights:

*Lamp House Block*

While protection of views could be addressed by a local historic district, any new development on the portion of the Lamp House block indicated with a 3\* should be limited to a maximum of 3 stories not to exceed the height (in feet) of the peak of the existing structures.

*Capitol North Parking Garage Block*

Redevelopment on the block located directly to the north of the Lamp House block has the potential for some of the greatest impacts on existing Lake Mendota views. Three changes have been proposed; the 8-story maximum has been limited to the western half of the block, the area indicated with a 3\* should be limited to a maximum of 3 stories not to exceed the height (in feet) of the existing structure, and the northern portion has been reduced to 4\*\* stories to match the rest of the James Madison Park Neighborhood.

*James Madison Park Neighborhood (4\*\*)*

Any proposals for buildings above 4 stories in the James Madison Park Neighborhood that lie within the Lamp House's Lake Mendota viewshed should be studied for their impact on the lake views from the house.

**E. Redevelopment on East Washington Avenue and North Webster Street Block Faces**

The Committee recommends that redevelopment on the East Washington Avenue and North Webster Street frontages could be acceptable within the parameters described below.

**East Washington Ave Block Face**

- No change in land use recommendations from Downtown Plan (Downtown Core).
- No change in maximum building height from Downtown Plan/Zoning Code (8 stories with potential for 2 additional stories).
- Any building height above 4 stories should require a shadow study to ensure meaningful sunlight reaches the Lamp House rooftop at the equinoxes. Design characteristics to achieve an adequate amount of sunlight may include, but are not limited to, setbacks, stepbacks and gaps between building masses.



These illustrations\* of the recommended maximum height, bulk and massing for East Washington Avenue show techniques that can limit the impact of shadows cast on the Lamp House by more intensive redevelopment: gaps above four stories, thinner towers perpendicular to East Washington Avenue, and buildings that step down along North Webster Street. Bonus stories are shown as transparent. \*Massing diagrams are not approved as meeting design criteria, but are suggestions of a future outside range for potential development.



60 foot wide tower

35 foot wide gap

Stepping down on North Webster Street

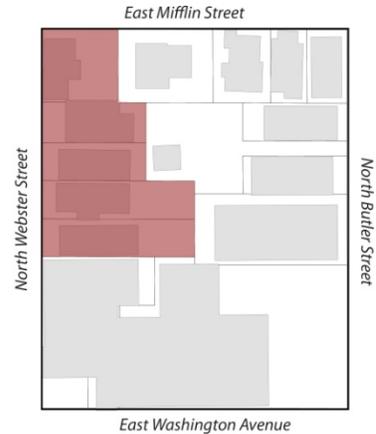


Sunlight reaches Lamp House rooftop



### **North Webster Street Block Face**

- No change in land use recommendations from Downtown Plan (Predominantly Residential).
- No change in maximum building height from Downtown Plan / Zoning Code (6 stories).
- Redevelopment is acceptable, but should require a shadow study to ensure meaningful sunlight reaches the Lamp House rooftop at the equinoxes. Design characteristics to achieve an adequate amount of light may include, but are not limited to, setbacks, stepbacks and gaps between large building masses.
- A street view or views along this block face should be encouraged to remain in some form, but not be required.
- The front walls of the existing buildings are generally acceptable as front yard setbacks for redevelopment.
- Redevelopment should enhance the character of the “outdoor room” in which the Lamp House sits by maintaining the setbacks currently established by the rear façades of the existing structures. Other measures to enhance the character of the “outdoor room” include using high quality architectural materials, darker tones to contrast with the lightness of the Lamp House, articulating façades that face the Lamp House, stepping down the mass of taller buildings toward the interior of the block, providing gaps between buildings, concealing mechanical equipment and utilities, and landscaping.
- Redevelopment proposals for this block face should be designed to reflect the historic scale and character of the street. Design approaches to achieve this could include, but are not limited to, façade articulation, high quality materials, front porches, balconies, individual and/or multiple street entrances, pitched roofs, and other design techniques used to minimize the scale and massing of new buildings. *\*Massing diagrams are not approved as meeting design criteria, but are suggestions of a future outside range for potential development.*



*This illustration shows the recommended maximum height, bulk and massing for North Webster Street. The red arrow shows that almost a full story can be gained on this site through the natural topography. Other design features, including façade articulation and techniques to reflect the historic character of the street would be required for approval of any redevelopment project.*



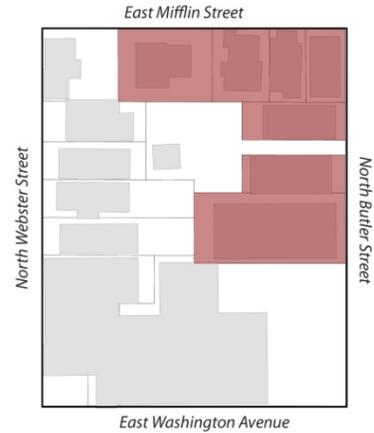
*This illustration shows two new buildings with an arrow pointing to a gap along North Webster Street and a setback along the corner of East Mifflin Street to allow views into the interior of the block.*

**F. Redevelopment alternative to preservation on East Mifflin and North Butler Street Block Faces**

As described, the Committee’s preferred recommendation is to explore eligibility for historic district designation on the northeastern quadrant of the block. However, to the extent that the preservation option is not realized, the following redevelopment recommendations seek to further the remaining priorities of the Committee.

**East Mifflin Street and North Butler Street Block Faces**

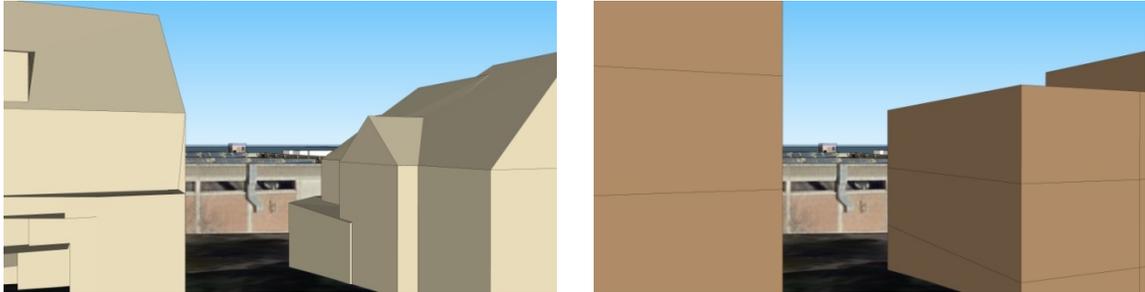
- No change in land use recommendations from Downtown Plan (Predominantly Residential).
- Change in height recommendation: Peak roof heights should not exceed existing heights of buildings near the corner of East Mifflin and North Butler to preserve existing lake views.
- The front and rear walls of the existing buildings are generally acceptable as front and rear setbacks for redevelopment.
- Street views into the interior of the block as identified along East Mifflin Street should remain, although not necessarily in their precise existing location.
- The North Butler Street entrance view of the Lamp House should be preserved.
- Redevelopment should enhance the character of the “outdoor room” in which the Lamp House sits by maintaining the setbacks currently established by the rear façades of the existing structures. Other measures to enhance the character of the “outdoor room” include using high quality architectural materials, darker tones to contrast with the lightness of the Lamp House, articulating façades that face the Lamp House, stepping down the mass of taller buildings toward the interior of the block, providing gaps between buildings, concealing mechanical equipment and utilities, and landscaping.
- Redevelopment proposals for this block face should be designed to reflect the historic scale and character of the street. Design approaches to achieve this could include, but are not limited to, façade articulation, high quality materials, front porches, balconies, individual and/or multiple street entrances, pitched roof forms, and other design techniques used to minimize the scale and massing of new buildings. *\*Massing diagrams are not approved as meeting design criteria, but are suggestions of a future outside range for potential development.*



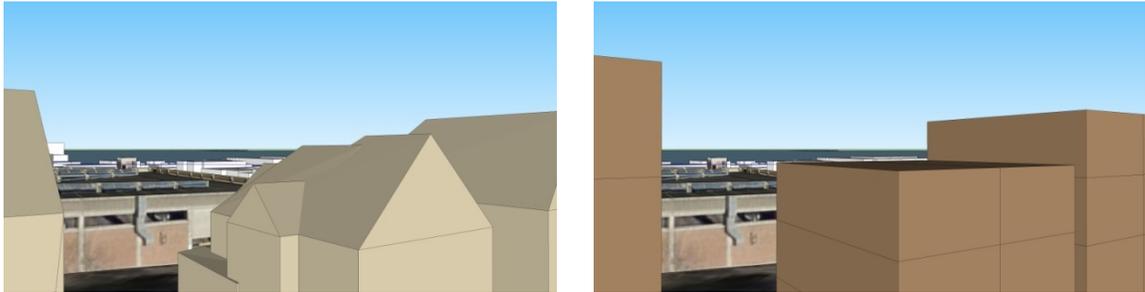
*This Illustration shows the redevelopment potential of the northeastern portion of the Lamp House block while preserving the two houses that frame the Butler Street view of the Lamp House.*

The following illustrations convey how potential redevelopment on the northeast corner of East Mifflin and North Butler Street should continue to respect the important Lake Mendota views from the Lamp House. The existing views are shown on the left and potential views, after redevelopment has occurred, are shown on the right.

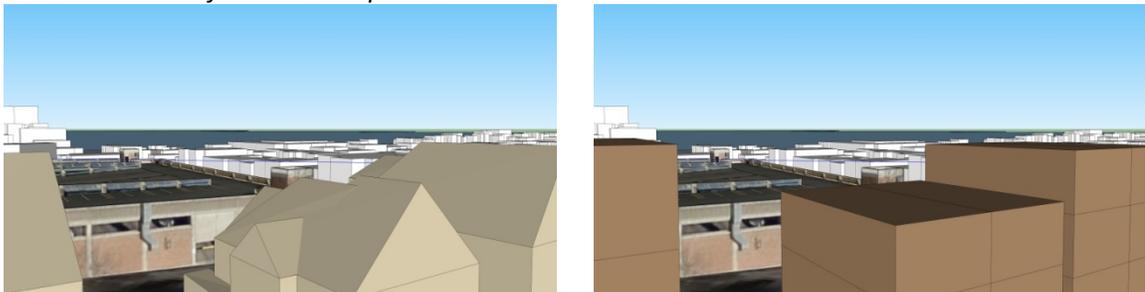
*First Floor Views from the Lamp House toward Lake Mendota*



*Second Floor Views from the Lamp House toward Lake Mendota*



*Third Floor Views from the Lamp House toward Lake Mendota*



## Conclusion

Having been asked to advise the Plan Commission and Common Council on a greatly accelerated timeline, the Ad Hoc Lamp House Block Plan Committee strove to find a balance that would encourage redevelopment while preserving important cultural resources. During this process, several significant issues emerged that guided the Committee's final recommendations including redevelopment potential of the area, preservation of the Lamp House and its context, economic potential of heritage tourism, as well as the character and scale of the surrounding neighborhood.



The Committee's final recommendations are grounded in a desire to preserve and protect both the Lamp House and its immediate environment including the existing "outdoor room", the limited public views into the site and the remaining lake views from the house which were so important in the original design of the home. A potential local historic district would add the oversight of the City's Landmarks Commission for any changes to the physical environment within the district, and a potential National Register District would offer property owners tax credit incentives for repair and maintenance of the existing structures.

These preservation recommendations are balanced by the opportunities for redevelopment along both North Webster Street and East Washington Avenue. Recommendations along these streets allow for extensive redevelopment within the suggested parameters that maintain the existing character, preserve views and protect the Lamp House's access to sunlight. These recommendations seek to ensure that in the future, both the Lamp House and its context will contribute to a thoughtful and vibrant built environment that could be a model for balancing redevelopment and preservation in the City of Madison.

It is anticipated that this plan will be reviewed by several City commissions with recommendations for implementation to be considered by the Plan Commission and Common Council. The Common Council's final recommendations should be incorporated into the Downtown Plan as appropriate.

**Overall Recommendation Images**

*These illustrations\* graphically summarize the Committee’s conclusions for potential bulk and massing of redevelopment on the Lamp House block. They do not illustrate façade articulation, architectural features or other design techniques that will help redevelopment reflect the historic character of the block. They illustrate the Committee’s recommendation to preserve the Lamp House on its site, and the existing buildings on the northeast quadrant of the block. They also show the maximum amount of conceptual development recommended for the remainder of the block under the parameters articulated earlier in this plan. \*Massing diagrams are not approved as meeting design criteria, but are suggestions of a future outside range for potential development.*



Overall recommendation - view looking south



Overall recommendation – view looking north

## Appendix 1

### **PLANNING DIVISION STAFF REPORT December 10, 2013**

Regarding: Significance of historic resources of block 109





**Regarding:** Significance of historic resources of Block 109  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division

## Summary

At the meeting of November 26, 2013, the Committee requested that staff report on potential historic sites in Block 109 (the Lamp House Block). This report provides a brief summary of these potential resources.

Dates of construction given on a map prepared by the City for this Ad Hoc Committee used GIS information that is acquired by the Assessor's Office. Early dates of construction are based on City Directories, Sanborn and Perris Maps, and Tax Records. The interpretation and transcription of these records provides an approximate date of construction. In some instances, discrepancies in dates are found.

Significance is determined by numerous factors, but generally relates to the level of architectural integrity and/or the social history associated with the building on the property.

## Significant Resources

### 22 N Butler (1903)

The Lamp House was designed by Frank Lloyd Wright and is a City of Madison Designated Landmark.

### 24 N Butler (1890)

The Mattias Statz House was designed by Ferdinand Kronenberg in a transitional Queen Anne style and constructed in 1905 as a 4 unit residential building although the city records indicate an 1890 date of construction. The preservation file notes that Statz lived on the corner of Butler and Mifflin next door, but later lived in this house with his wife Anna. The preservation file shows that the city directories place Mattias and Anna Statz in this house in 1919 and no occupation is listed. This is consistent with the ownership records for 223 E Mifflin. Tax records were not included in the preservation file so it is unclear who owned the property in 1905 and hired Kronenberg to design this house although it is possible that Statz owned this as rental property and resided next door at 223 E Mifflin until moving here in 1919. Kronenberg is also attributed to the design of the Statz apartment and shop on Williamson Street so by association it would be possible that Statz hired Kronenberg to design a rental property at 24 N Butler.

From the exterior, the building has a moderate to high degree of architectural integrity. The building is also a work of a master architect.

### 223 E Mifflin (1900)

According to the preservation file, the Mattias and Anna Statz Residence was constructed in 1897 in the Progressive Queen Anne style. The preservation file notes that Statz ran a saloon at 123 E Main Street and that he lived in a house on the same site prior to the construction of this one.

The City Directory information shows that Matt Statz resided at this address from 1897 – 1918. Tax records research indicates Statz owned the property from 1895-1918. Between 1900 and 1907 it is possible that the entire house or rooms in the house were rented because numerous people are residents at this address. According to the records, the land and improvement value of this property increased in 1901 which indicates the construction of an improvement (new house), but it did not occur at the same time as the 1897 construction date noted in the preservation file. The Sanborn Map of 1898 shows the appropriate footprint for the building that exists now. This point should be researched.

From the exterior, the building has a moderate to high degree of integrity. The building also has significance as the location of a notable social institution. There is a letter from 1987 in the preservation file suggesting that a

landmark nomination for the Kehl Dance Studio building be prepared. Additional information on the history of the Kehl Dance Studio and its local and national significance has been documented in the Wisconsin Historical Society publication.

### **Potentially Significant Resources**

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#### 18-20 N Butler (1884 date provided on map)

Constructed in 1858 for Samuel H. Carman, physician, in the Italianate style. Carman owned the property 1858-1864. The Sheldon family purchased the property in 1864. S.L. Sheldon came to Wisconsin in 1854 and purchased a 168-acre farm in the Town of Burke, where he began selling agricultural implements in 1856. He moved to Madison in 1862 and also moved his company to the 300 block of East Wilson Street where it became one of Madison's leading enterprises. Sheldon then built a house on Langdon Street in 1884. The property was then purchased by Sarah M. Griffiths and then by Frank Fleckstein.

Robert and William Lamp purchased the property in 1903 adjacent to relative Frederick Lamp (24 N Butler) presumably to relocate the structure on this property to make room for his new house at 22 N Butler. There are notes in the preservation file that relate to the relocation:

*"moved from lot next door to northwest when Lamp House built" 1903-1904*

*"R.M. Lamp is building his new 7 room cottage by Frank Lloyd Wright in back of the old S.L. Sheldon stone house at 22 N Butler. The Sheldon House will be moved a little further north later on to increase yard." - Sept 6, 1903 Mad. Dem.*

There is not a correlation between the 1884 construction date and any other information attributed to this site. The Sanborn maps do not include the side of the block related to the location of this building.

From the exterior, the building has a moderate to high degree of architectural integrity. The building also has some Prairie School style influences on the rear which further proves that it was owned and moved by Lamp during a period of involvement with Frank Lloyd Wright.

#### 219 E Mifflin (1904)

The preservation file does not provide detailed information for this property. The building was constructed as a 4 unit residential building in 1904 according to the City records. The Sanborn map of 1898 shows the appropriate footprint for the building that currently exists in this location. The preservation files do not provide City Directory or Tax Record information for this property. Staff notes a striking resemblance between the architecture and massing of this property and the property at 24 N Butler and suggests that it may be possible that Kroenberg also designed this building and/or that this property was owned by Statz and developed as a rental property.

From the exterior, the building has a moderate to high degree of integrity.

#### 209 E Mifflin (1899)

According to the preservation file, the H.M. Lewis House was constructed in 1879 as designed by David R. Jones as a 3 unit residential building. The building was used as the Sister's of Mercy Hospital 1908-1909 as a temporary facility (14 beds) while funds were raised for the construction of a large hospital (100 beds) at the corner of E Johnson and Baldwin, but fundraising was not successful as there were many hospitals being established at that time. The building at 209 E Mifflin was one of several small buildings still extant used as temporary hospitals during the years of hospital establishment in Madison. The Sanborn map of 1892 shows the appropriate footprint for the building that currently exists in this location.

From the exterior, the building has a low to moderate degree of architectural integrity. The building's association with the era of hospital establishment in Madison is interesting and with more research, it may be more apparent that this building has a higher degree of significance and integrity.

#### 202 East Washington

The building was constructed in 1930 as the Capital City Tire Co and Edward's Super Service Station as designed by architect Harry Alford in the Mediterranean Revival style. This building and the services provided in it are documented in "*The Glory Days of Wisconsin Gas Stations*" by Jim Draeger.

From the exterior, the building has a moderate degree of integrity.

### **Least Significant Resources**

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#### 215 E Mifflin (1892)

A preservation file for this property does not exist. The Sanborn map of 1892 shows the appropriate footprint for the building that currently exists in this location.

From the exterior, the building has a low to moderate degree of integrity.

#### 201 E Mifflin (1886)

Winslow and Jeanette Livermore Residence, 2 unit residential structure constructed 1889-1890 (1886 according to Assessor's information) in the Queen Anne style. The Sanborn map of 1892 shows the appropriate footprint for the building that currently exists in this location.

From the exterior, the building has a moderate degree of integrity.

#### 25 N Webster

A preservation file does not exist for this property. 4 unit residential structure constructed 1894 in the Queen Anne style. The Sanborn map of 1885 shows the appropriate footprint for the building that currently exists in this location.

From the exterior, the building has a low to moderate degree of integrity.

#### 19 N Webster

Andrew and Anna Kentzler Residence, 5 unit residential structure constructed 1898 (1904 according to Assessor's information) in the Queen Anne style. The Sanborn map of 1898 shows the appropriate footprint for the building that currently exists in this location.

From the exterior, the building has a moderate degree of integrity.

#### 17 N Webster

August Jones Residence, 2 unit residential structure constructed 1869-1870 (1872 according to Assessor's information) in the Queen Anne style. According to Baas article (Cap Times July 1, 1951) the back portion of the house is the original construction. The Sanborn map of 1885 shows the appropriate footprint for the building that currently exists in this location.

From the exterior, the building has a moderate degree of integrity.

#### 15 N Webster

The August Jonas House was constructed 1890 in the Queen Anne style (1889 according to Assessor's information) as a 4 unit residential structure. The Jonas family owned the property from 1869-1930. The tax records show a significant increase in the value of the land and improvements in 1901. The Sanborn map of 1898 shows a different footprint than the map of 1908 indicating that a new structure was constructed or that the existing structure was significantly altered.

From the exterior, the building has a moderate degree of integrity.

206 East Washington

A preservation file does not exist for this property.

212 East Washington

A preservation file does not exist for this property.

## Appendix 2

Statement from William F. White, Attorney at Law, that is included as an addendum at the request of the Plan Commission and Common Council as Part of Resolution #32645 Accepting the report of the Lamp House Block Ad Hoc Committee.



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**From:** White, William F (22246) [WFWhite@michaelbest.com]  
**Sent:** Monday, February 10, 2014 1:32 PM  
**To:** Berger, Melissa M.; Cantrell, Bradley A.; Eric W. Sundquist; Finnemore, John L.; Hamilton-Nisbet, Tonya L.; Heifetz, Michael; King, Steve; Maurice C. Sheppard; Opin, Ken; Resnick, Scott; Rewey, Michael W.; Zellers, Ledell  
**Cc:** fred@rousemgmt.com; Joanna Rouse (joanna@rousemgmt.com); Karen Rouse (karen@rousemgmt.com); Randy Bruce (rbruce@knothebruce.com); Cornwell, Katherine; Cnare, Rebecca; Jessica Thompson; Scanlon, Amy  
**Subject:** Lamp House Study Report

Friends- the Report of the Lamp House Study Committee will be considered first this evening. We are working with Fred Rouse and Randy Bruce on ensuring that the report of the Committee accurately indicates the parameters of development, especially as they would impact the redevelopment of Webster St.. While generally acceptable, Randy Bruce has the following suggested changes to the Report's conclusion. We will be there this evening and look forward to amending and completing the Study Report in a manner that allows both the preservation of the Lamp House as well as the implementation of the City's Downtown Plan and Zoning Ordinance. Please call with any questions. Bill White



**MICHAEL BEST**  
& FRIEDRICH LLP

**William F. White**  
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michaelbest.com

Bill,

There are a few items that should get clarified/modified in the Ad hoc Committee report relative to the Rouse proposal:

1. There is a recommendation that the existing structures on the site set the appropriate front and rear yard setbacks. The front yard setback does not

negatively impact the maintenance of "outdoor room" for the Lamp House and I do not see any other supporting arguments for it. In fact by enforcing that front yard setback, development is pushed back and up which does negatively impact the "outdoor room". A minimal front yard allows for development while preserving the rear yard. Across Webster there is a zero FY setback.

2. There is a recommendation and supporting illustrations that show a break in the buildings along Webster. Early in the report the view into the Lamp House from Webster is deemed minimal and suggests the break in the buildings for sunlight into the Lamp House site. The recommendation on page 19 calls for a view to be maintained from Webster St. which is not supported by the earlier portions of the report.

3. Will the creation of a historic district on Bosben's property impose restrictions on Rouse because of the adjacency?

4. Although a 6 story height is suggested as appropriate, the building height is limited by the recommendation that significant sunlight to the roof of the Lamp House be maintained. We are studying this further to determine if height limits are being placed. Note also that the East Washington parcels must provide solar studies to substantiate building heights over 4 stories.

5. A residential character, scale and massing is recommended for the site based on the historical residential context. I think we should expand that language to to incorporate both historical and contemporary context. That only makes sense.

J. Randolph Bruce, AIA | Managing Member | Knothe & Bruce Architects, LLC | Ph: 608.836.3690  
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## Appendix 3

### **Accepting Resolution 32645:**

AMENDED ALTERNATE - Accepting the report of the Lamp House Block Ad Hoc Plan Committee.  
February 25, 2014





## Legislation Details

**File #:** 32645      **Version:** 3      **Name:** Lamp House Block Ad Hoc Comm Recommendations  
**Type:** Resolution      **Status:** Passed  
**File created:** 12/20/2013      **In control:** PLAN COMMISSION  
**On agenda:** 2/25/2014      **Final action:** 2/25/2014  
**Enactment date:** 2/28/2014      **Enactment #:** RES-14-00159  
**Title:** AMENDED ALTERNATE - Accepting the report of the Lamp House Block Ad Hoc Plan Committee.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Final Report of the Ad Hoc Lamp House Block Plan Committee 1-23-14.pdf, 2. LampHouseHandout020514.pdf, 3. Staff Memo 020714.pdf, 4. Landmarks Comm Report\_02-03-14.pdf, 5. Frank Lloyd Wright Bldg Conservancy Ltr\_02-10-14.pdf, 6. White Comment 021014.pdf, 7. Additional Public Comments 021014.pdf, 8. LampHouseUDCReport020514.pdf, 9. Version 2.pdf

Date	Ver.	Action By	Action	Result
2/25/2014	2	COMMON COUNCIL	Adopt the Following Amendment(s)	Pass
2/25/2014	2	COMMON COUNCIL	Adopt As Amended	Pass
2/10/2014	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER	Pass
2/5/2014	1	URBAN DESIGN COMMISSION	Return to Lead with the Recommendation for Approval	Pass
2/3/2014	1	LANDMARKS COMMISSION	Return to Lead with the Recommendation for Approval	Pass
1/7/2014	1	PLAN COMMISSION	Refer	
1/7/2014	1	PLAN COMMISSION	Refer	
1/7/2014	1	COMMON COUNCIL	Referred	
12/20/2013	1	Planning Division	Referred for Introduction	



## Legislation Text

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**File #: 32645, Version: 3**

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There is no fiscal impact associated with the adoption of the plan. However, implementing specific recommendations within the plan will necessitate an allocation of City staff resources. No appropriation is required at this time.

AMENDED ALTERNATE - Accepting the report of the Lamp House Block Ad Hoc Plan Committee.

DRAFTER'S NOTE: The proposed Alternate reflects the resolution language recommended by the Landmarks Commission, Urban Design Commission, and Plan Commission during their review of the report and resolution.

WHEREAS, the Madison Common Council recognizes the importance of the Lamp House, a designated City of Madison Landmark, and its positioning in relation to the remainder of the block; and

WHEREAS, on September 3, 2013, by resolution (Legistar #31386), the Common Council created an ad hoc committee to advise the Plan Commission and the Common Council about an appropriate vision and special area plan for this important heritage block; and

WHEREAS, the Lamp House Block Ad Hoc Plan Committee formed and met seven times over the course of three months, including a public tour of the block and a public design workshop; and

WHEREAS, the Committee analyzed varied background materials, encouraged public input and used modeling techniques to study potential impacts of several redevelopment alternatives on and around the Lamp House Block; and

WHEREAS, the Committee established goals and values to articulate a vision for the future for the Lamp House block as a thoughtful and vibrant built environment; and

WHEREAS, the Committee developed recommendations to balance historic preservation and economic development by encouraging appropriate development around the Lamp House; and

WHEREAS, on January 14, 2014, the Lamp House Block Ad Hoc Plan Committee approved its final report for further consideration by the Plan Commission and Common Council.

THEREFORE BE IT RESOLVED, that the Common Council hereby accepts the *Report of the Lamp House Block Ad Hoc Plan Committee* as a supplement to the City's Downtown Plan and the recommendations therein.

BE IT FINALLY RESOLVED, that staff is hereby authorized to ~~pursue the steps necessary to implement recommendations contained within this report~~ draft a resolution to add this report as a supplement to the City's downtown plan for consideration by the City Council at its March 4, 2014 meeting.

## Appendix 4

### **Adopting Resolution 33259:**

SUBSTITUTE - Adopting the Report of the Lamp House Block Ad Hoc Plan Committee as a supplement to the City's Downtown Plan

March 4, 2014





## Legislation Details

**File #:** 33259      **Version:** 2      **Name:** Lamp House Report as supplement to Downtown Plan

**Type:** Resolution      **Status:** Passed

**File created:** 2/26/2014      **In control:** COMMON COUNCIL

**On agenda:** 3/4/2014      **Final action:** 3/4/2014

**Enactment date:** 3/5/2014      **Enactment #:** RES-14-00187

**Title:** SUBSTITUTE Adopting the Report of the Lamp House Block Ad Hoc Plan Committee as a supplement to the City's Downtown Plan.

**Sponsors:** Denise DeMarb, Michael E. Verveer, Ledell Zellers

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Report of Lamp House Ad Hoc Planning Committee\_01-23-14.pdf, 2. Link to Res. File 32645, 3. v1, 4. v2, 5. Amendment moved by Ald. Ellingson, 6. handout from Common Council meeting

Date	Ver.	Action By	Action	Result
3/4/2014	1	COMMON COUNCIL	Adopt the following Amendment(s) to the Substitute	Pass
3/4/2014	1	COMMON COUNCIL	Adopt the Following Amendment(s)	Fail
3/4/2014	1	COMMON COUNCIL	Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25	Pass
2/26/2014	1	Department of Planning and Community and Economic Development	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER	



## Legislation Text

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**File #:** 33259, **Version:** 2

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There is no fiscal impact associated with the acceptance of the report. However, implementing specific recommendations within the report will necessitate an allocation of City staff resources. No appropriation is required at this time.

SUBSTITUTE Adopting the *Report of the Lamp House Block Ad Hoc Plan Committee* as a supplement to the City's Downtown Plan.

WHEREAS, on September 17, 2013, the Common Council adopted Resolution 13-00697 (ID 31386), creating an ad hoc committee to advise the Plan Commission and the Common Council about an appropriate vision and special area plan for the block containing the Lamp House; and

WHEREAS, on January 14, 2014, the Lamp House Block Ad Hoc Plan Committee approved its final report for further consideration by the Plan Commission and Common Council; and

WHEREAS, prior to accepting the report by resolution, the Common Council referred the report to the Plan Commission (lead), Landmarks Commission and Urban Design Commission for their recommendation; and

WHEREAS, on February 3, 2014 the Landmarks Commission recommended that the Plan Commission recommend adoption of Resolution ID 32645 accepting the Ad Hoc Committee's final report to the Council with revisions and amendments, including that the report be made a supplement of the City's Downtown Plan; and

WHEREAS, on February 5, 2014, the Urban Design Commission recommended that the Plan Commission recommend adoption of Resolution ID 32645 accepting the Ad Hoc Committee's final report to the Council with revisions and amendments; and

WHEREAS, on February 10, 2014, the Plan Commission reviewed the final report and the recommendations of the Landmarks Commission and Urban Design Commission and recommended adoption of Resolution ID 32645 to the Council with revisions and amendments, including the recommendation that the report be made a supplement of the City's Downtown Plan; and

WHEREAS, on February 25, 2014 the Common Council adopted Resolution 14-00159 (ID 32645), accepting the report of the Lamp House Block Ad Hoc Plan Committee, with the request that staff prepare a separate resolution to make the report a supplement to the Downtown Plan,

~~THEREFORE BE IT RESOLVED, that the Common Council hereby adopts the Report of the Lamp House Block Ad Hoc Plan Committee and the goals, recommendations, and implementation steps contained therein as a supplement to the City's Downtown Plan.~~

THEREFORE BE IT RESOLVED that the Common Council hereby adopts the Report of the Lamp House Block Ad Hoc Plan Committee and the recommendations therein as a supplement to the City's Downtown Plan; and

BE IT FINALLY RESOLVED that staff is hereby authorized to draft changes to appropriate City ordinances and regulations for consideration by the Plan Commission, other relevant bodies, and Common Council which would implement the recommendations contained within this Report.