



<b>Agenda Item #:</b>	7
<b>Project Title:</b>	668 State Street - Exterior Building Modifications in the Downtown Core
<b>Legistar File ID #:</b>	80868
<b>Members Present:</b>	Cliff Goodhart, Chair; Wendy von Below, Shane Bernau, Jessica Klehr, Christian Harper, Marsha Rummel, and Rafeeq Asad
<b>Prepared By:</b>	Jessica Vaughn, AICP, UDC Secretary

## Summary

At its meeting of December 13, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of exterior building modifications in the Downtown Core located at 668 State Street. Registered and speaking in support was Akshaya Bhaskar. Registered in support and available to answer questions was Matt Aro.

The proposed façade alteration is for the second story of this building, which has morphed and changed over the years. Historically the first story was where most connection was made with pedestrians, with anchor tenants, and this proposes to establish that connection to the second story as well. As it stands today the first story has entrances on either side with banks of windows, in a simple palette of brick and metal storefront, which will be maintained in the proposed alteration without adding any new materials. They are proposing to translate the window expression from the first floor into the business on the second floor. The new windows will match the existing windows in color of mullions. As of now you can see some of the stone sill and other pieces have started to peel away from the building. They are taking the existing sill and lowering it so the age of the building will continue to translate. This will allow for more natural light to come into the space.

The Commission had the following questions for staff and the development team:

- In that central bay where there used to be ribbon windows, is that spandrel or vision glass?
  - It's vision glass.
- Sustainability – I believe this is southern orientation, what are you doing to mitigate solar gain?
  - These windows are going to be higher efficiency. We're trying to bring some of the light in, so adding any sort of shade structure would defeat that purpose. It won't add much solar gain to what already exists, and we are hoping the more efficient windows will also help.

The Commission discussed the following:

- My concern goes to the staff report and the Downtown Urban Design Guidelines that talk about traditional buildings shall not have windows with different sashes from the original design. There are a lot of different window proportions now, they used to express the meeting rail of the old operable windows and then the windows in the middle are all different proportions. Just those five little windows on the bottom, I question how much additional light they're going to bring in for the price you're going to pay, you might be better off adding skylights for daylighting into the building. Introducing these new window proportions and shapes make the streetscape less harmonious and more chaotic.
- Even with the Downtown Design Guidelines, I don't think it hurts the façade at all, it actually helps it. There are no datums to align it with, everything around it is all over the place. I do see your concern about the sash where

the operable was before, but that could be addressed by adding a mullion in between. I don't know that adding this in the middle hurts it, I actually think it improves a façade that's still old looking. I do see your point about the operable window that was there before, I don't think it needs it but I can see adding a mullion in the upper row to satisfy the proportion.

- I do agree, we're supposed to be comparing this to the Guidelines and I'm bothered by the multiple sizes of windows being crafted with this design. With a little effort, if they could be minimized, it would be an improvement.
- I find this solution to their problem of wanting more light is to me a simple fix and maintains a symmetry. I like the fact that they're going to reuse that stone sill so we don't have an obviously new element there, if it's done correctly it should match the existing stone elements. I think it has a nice rhythm to it and I don't feel that it really changes the feel of this being one of the older buildings on State Street that has a façade that should be respected and maintained, and I don't think that means you can't tweak it a little bit. Let's face it, you can see the black and white pictures, some of the stuff we're talking about in the past has been obliterated by sign panels. This is a pretty straightforward fix to solve a problem and doesn't rub me the wrong way from any architectural design or historical standpoint, so I think it's appropriate in this case.

A motion was made by Asad to grant Final Approval, seconded by Harper. The motion failed on a vote of (3-3-1) with Asad, Harper, and Klehr voting yes; Rummel, von Below, and Bernau voting no; and Chair Goodhart non-voting. That motion failed.

A motion was made by Asad to grant Final Approval, seconded von Below, with the following conditions that what is presented is refined to include some of the original proportions of the operable windows, to be reviewed and approved at a staff level, and that the application shall show that the purpose of the window is really to allow light penetration into the building.

## Action

On a motion by Asad, seconded by von Below, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion passed with the following conditions:

- What is presented shall be refined to include some of the original proportions of the operable windows, to be reviewed and approved at a staff level.
- The applicant shall provide daylight study to show the windows allow daylighting.

The motion was passed on a unanimous vote of (6-0).