



Madison Landmarks Commission APPLICATION

City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

1. LOCATION

Project Address: 409 East Main St Madison WI Aldermanic District: Ce

2. PROJECT

Date Submitted: 6/12/15

Project Title / Description: New third floor, addition to rear of building and fascade restoration

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

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: Bill Parsons Company: Hawks Quidel, SC
 Address: 222 West Washington City/State: Madison Zip: 53703
 Telephone: 608 257 0040 E-mail: wparsons@hg-law.com
 Property Owner (if not applicant): PROGRESSIVE INC
 Address: 409 E. MAIN ST. City/State: MADISON WI Zip: 53703
 Property Owner's Signature: [Signature] Date: 6/10/15

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

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.



June 12, 2015

Project Narrative:

409 E. Main Street

Renovation & Addition

We are pleased to start the review process with the Landmarks Commission to renovate and construct an addition to 409 E. Main Street.

Destree and the new potential Owners have been working with the neighborhood and the adjacent neighbors since March to develop ideas to renovate and expand this historic building at 409 E. Main Street for the new offices of Hawks Quindel. It is a unique commercial property nestled in a predominately residential portion of the historic First Settlement District. In addition to UDC, we are actively working with the Landmarks Commission and Amy Scanlon on approvals related to the historic nature of this structure.

The building has been occupied by The Progressive Magazine since the early 1980s, originally was built for the Fred and Minnie Bartels Grocery (1903-1914), the Fred Hatfield Grocery (1914-1922), the Evan Hughes Grocery (1922-1939). The Hobby Shop for wood crafts and the Soil Services Corp., a landscape company that were both owned by A. Russell Sanders and occupied the building until the 1960s. We are excited to propose the renovation and addition of this property to ensure its positive contribution to the neighborhood, long into the future.

The design concept is to rehabilitate and restore the historic storefront, windows, brick and all discovered historic fabric related to the original 2 story structure (2,530sf on each floor). In addition, we are proposing a contemporary 3rd floor addition (2,800sf) with a (370sf) rear addition on the 1st level and a (370sf) addition on the 2nd level. The addition will be an expression of the modern steel structure with, glass panels and fiber cement siding infill panels. The 3rd floor addition is stepped back from the original façade to acknowledge the original historic proportion of the building. Glass has been selected as the primary material on the 3rd floor Main Street façade to reflect a contemporary architectural solution that creates a light treatment to the massing. The neighbors prefer the glass area being ample and wrapping the corners of the addition. The solidity of the façade increases as it moves to the rear of the property. This addresses fire separation, privacy for the residential units and the rear private courtyard of Canal Place.

409 E Main will have a small courtyard in the rear of the property (10ft x42ft). We propose permeable pavers be installed in the rear courtyard. This hardscape will address water management, egress path, trash enclosures, etc. This area will be raised to the current elevation of the yards around it. This area also contains an existing storm water inlet that supports adjoining properties. This inlet will be extended to address the grades of the surrounding yards. We are working with the Canal Place residence to construct a fence for them, on their property to partially screen the two courtyards. We are also planning a rain containment system for gravity fed irrigation. The rear courtyard will have (1) one employee bike rack. (Canal Place Residences do not want public access through their property, only employee) The trash enclosure for 409 will be located in the rear courtyard behind a fiber cement siding enclosure. An additional trash enclosure will be provided for continued use by Canal Place Residences.

Landscaping – the building is a zero lot line building. The existing side yard and terrace landscaping will be maintained and repaired. The small rear courtyard will be permeable pavers with seasonal planters, no ground cover landscaping.

The front terrace of the building will remain existing. There are currently 3 bike racks for public and employee use.

Mechanicals, gas and electric panels will remain in the existing location. New air condensers will be located on the roof, screened by the parapet.

We look forward to your feedback on the proposal.

Sincerely,



Melissa Destree, AIA, IIDA
Destree Design Architects, Inc.



409 E. Main Street– Locator Map
Oriented North Up



409 E. Main Street



Existing Images



Across from 409 E. Main Street

Existing Images

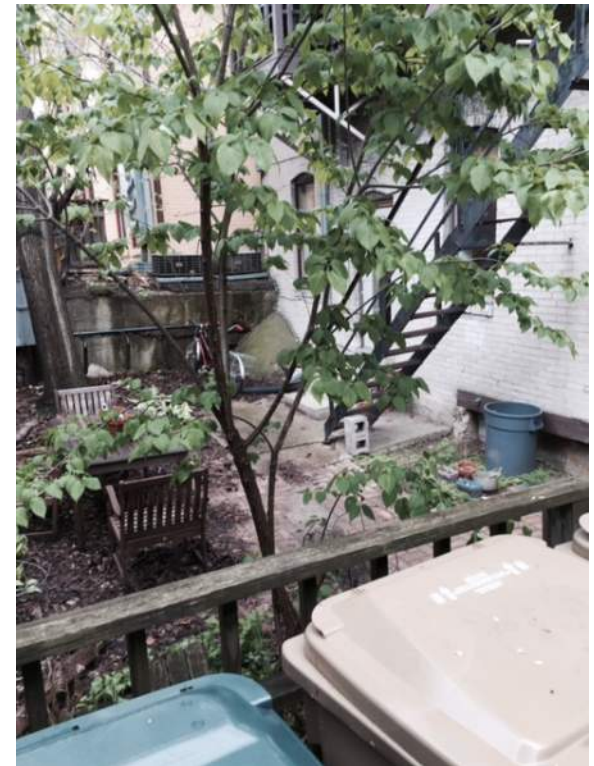


409 E. Main Street

Side Elevation of Existing Building



Side Elevation of Existing Building



Rear of Existing Building



Rear of 409 E. Main Street

Rear of Existing Building



HAWKS QUINDEL

ATTORNEY AT LAW

409 EAST MAIN ST
MADISON WI

06.10.15



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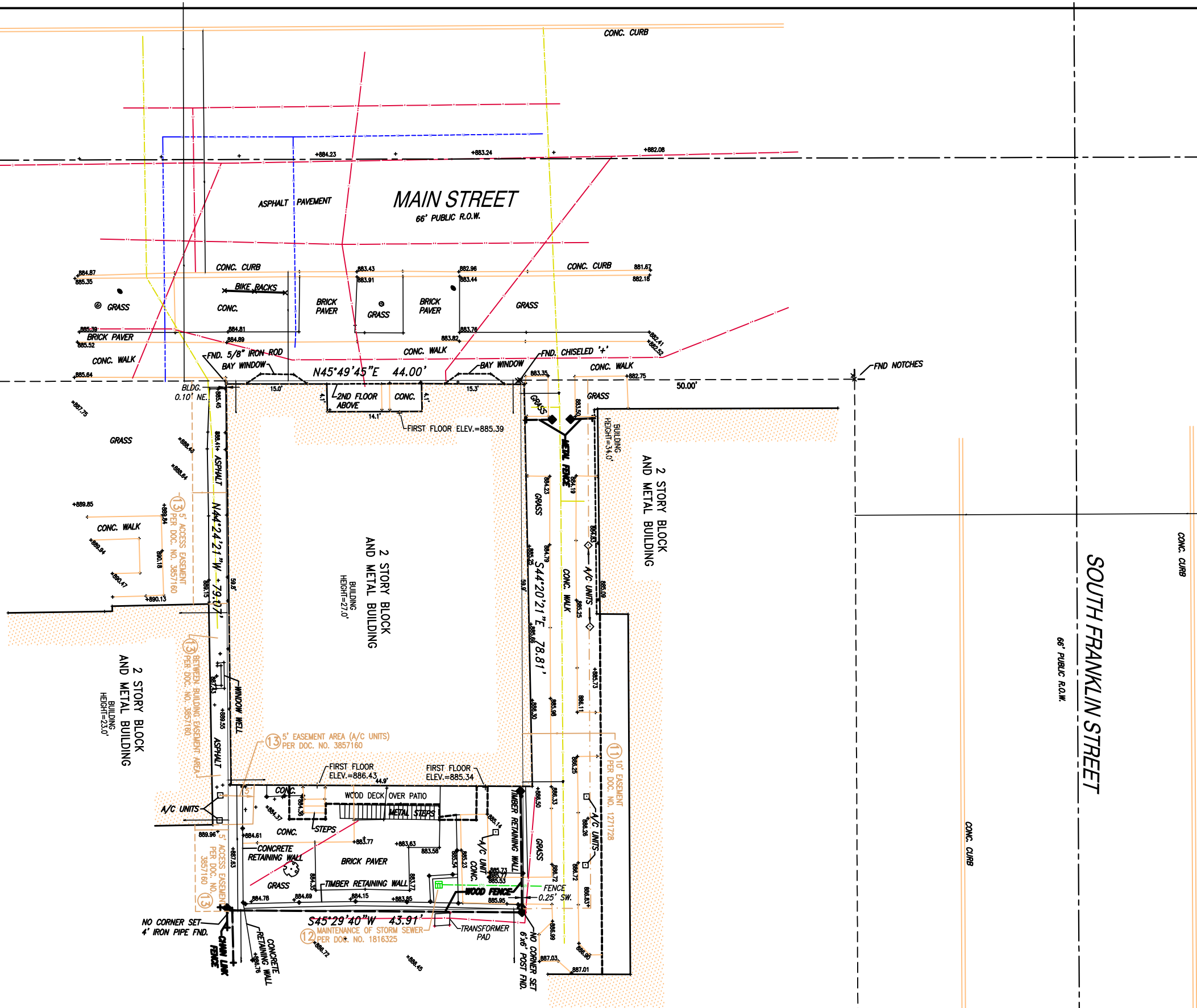


HAWKS QUINDEL

ATTORNEY AT LAW

409 EAST MAIN ST
MADISON WI

06.10.15





1 EXISTING SITE PLAN
 1/16" = 1'-0"


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HAWKS QUINDEL
 409 EAST MAIN STREET
 MADISON, WI

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|------------|---------------|
| PROJECT: | |
| NUMBER: | 150228.00 |
| DATE: | JUNE 10, 2015 |
| ISSUANCES: | |
| REV: | |
| SHEET: | C000 |

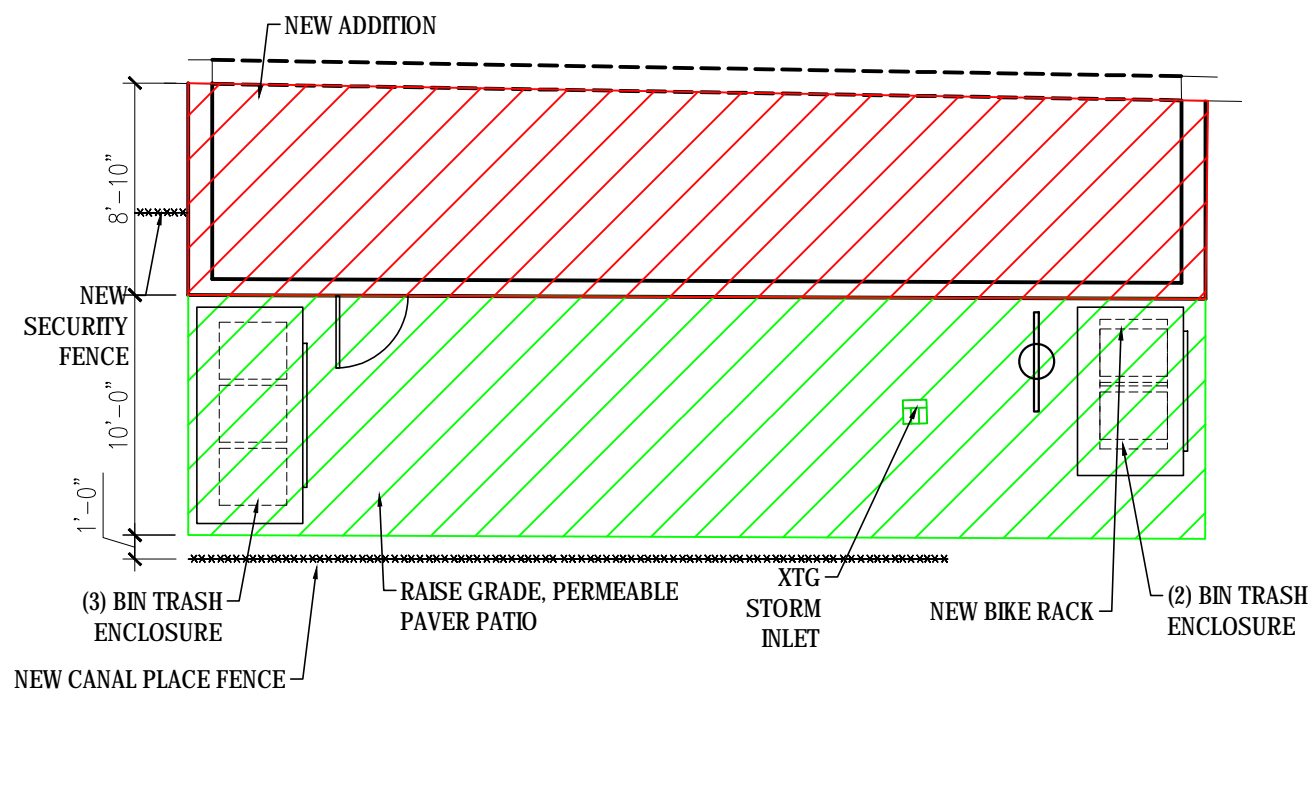
 REQUEST 10FT SIDE YARD "NO BUILD" EASEMENT FROM 407 E. MAIN

 REQUEST 10FT SIDE "NO BUILD" EASEMENT FROM CANAL PLACE. THIS NEEDS TO BE FROM FACE OF 409 E MAIN BUILDING

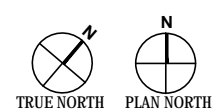
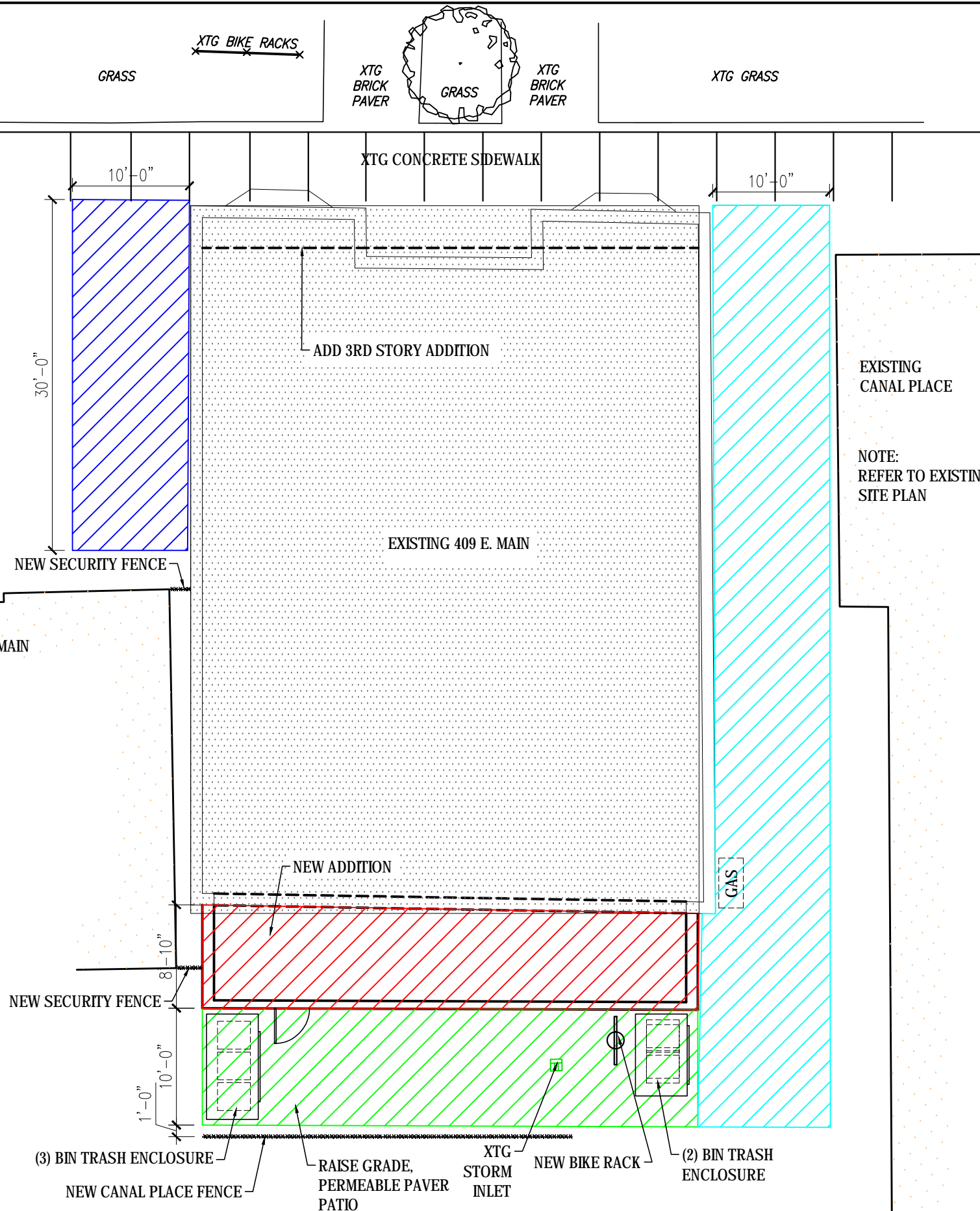
 RAISE REAR YARD & CREATE AGREEMENT WITH CANAL PLACE, RAISE STORM INLET

 NEW ADDITION WITH WINDOWS. 3 STORIES, NO ELEVATOR

NOTE:
OBTAINING THESE "NO BUILD" EASEMENTS WILL ALLOW WINDOW PENETRATIONS ON THE 3RD FLOOR ADDITION & ALL FLOORS OF THE REAR ADDITION. PENDING CITY OF MADISON APPROVAL.



2 SITE ENLARGED
3/32" = 1'-0"

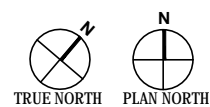
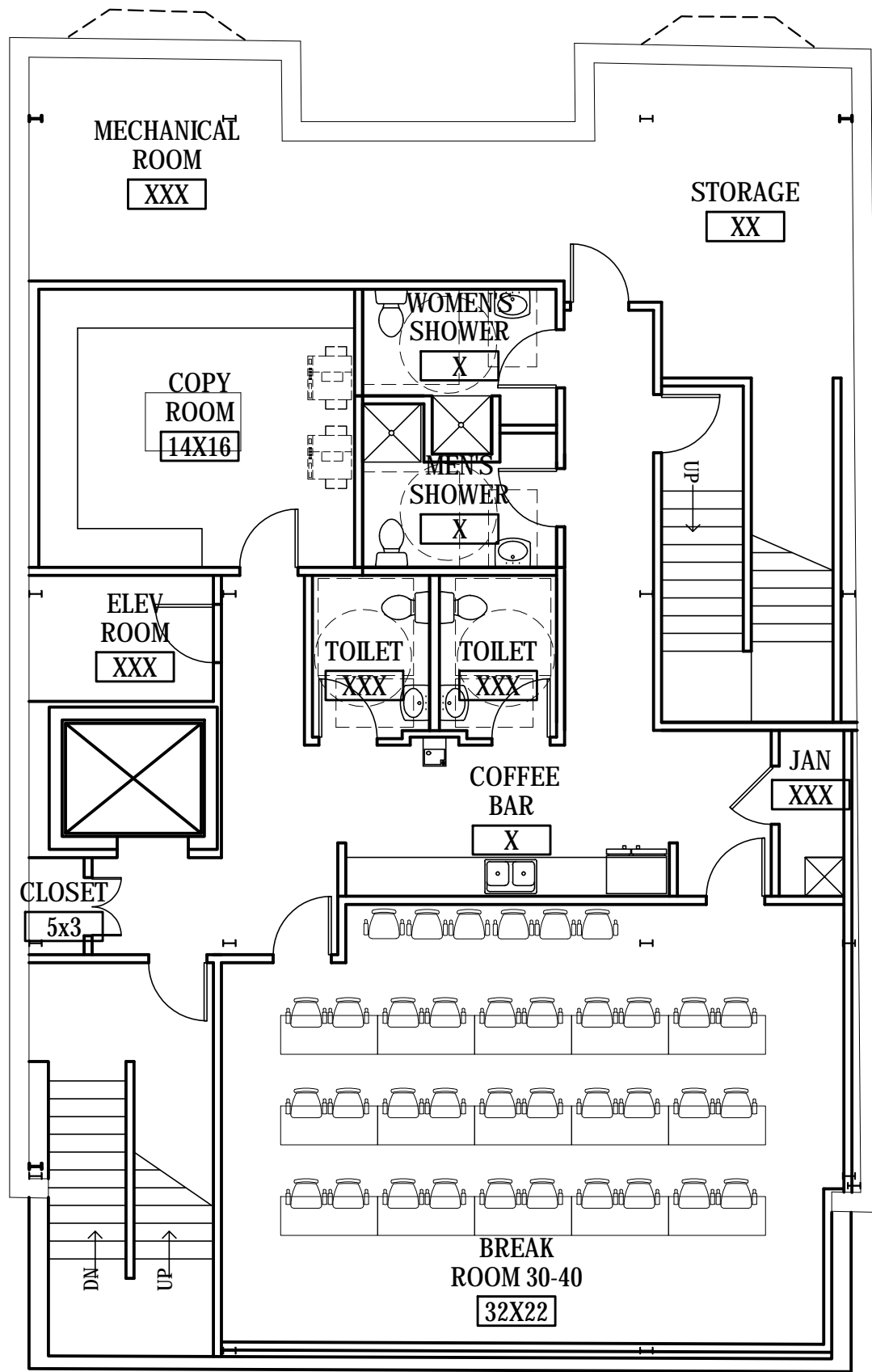


1 SITE WORK DIAGRAM
3/32" = 1'-0"

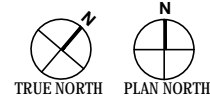
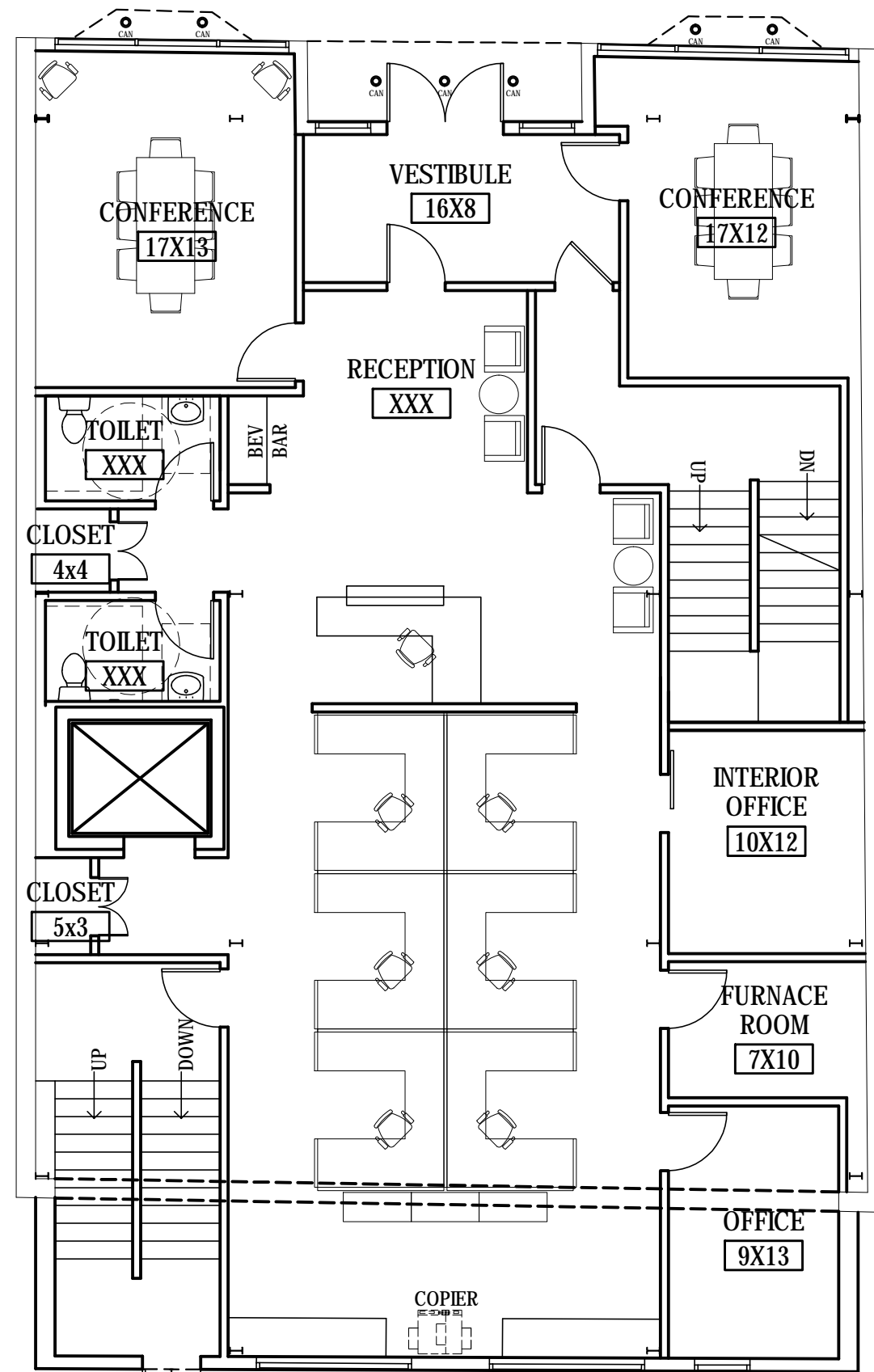
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MADISON, WI

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| SHEET: | C001 |



2 BASEMENT PLAN
1/8" = 1'-0"



1 FIRST FLOOR
1/8" = 1'-0"

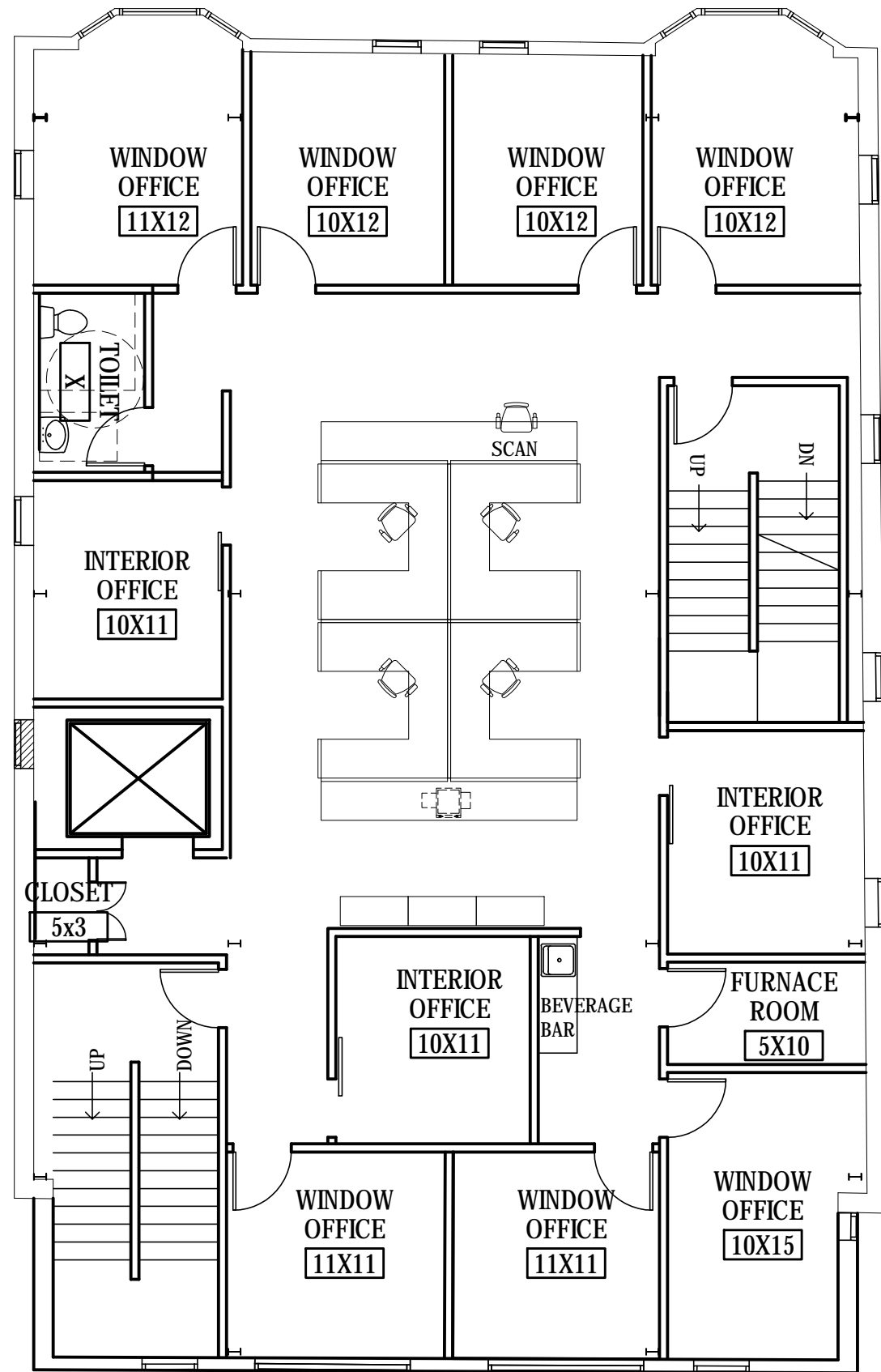
WATER CONTAINMENT-ABOVE TRASH ENCLOSURE
 (3) BIN TRASH ENCLOSURE
 STORM INLET
 BIKE RACK
 (2) BIN TRASH ENCLOSURE

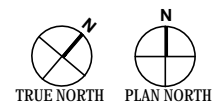
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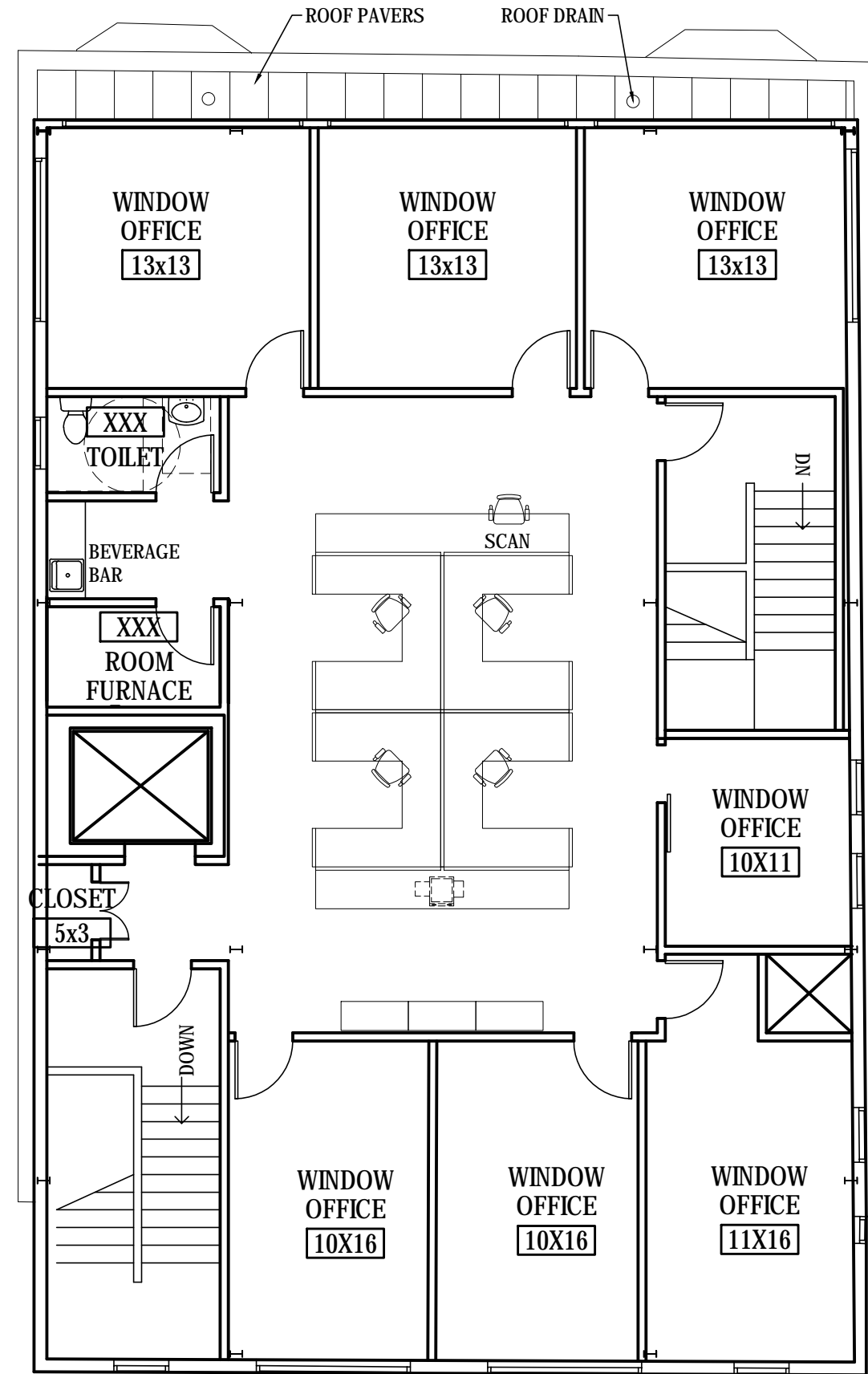
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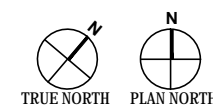
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2 SECOND FLOOR
 1/8" = 1'-0"

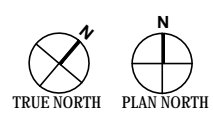
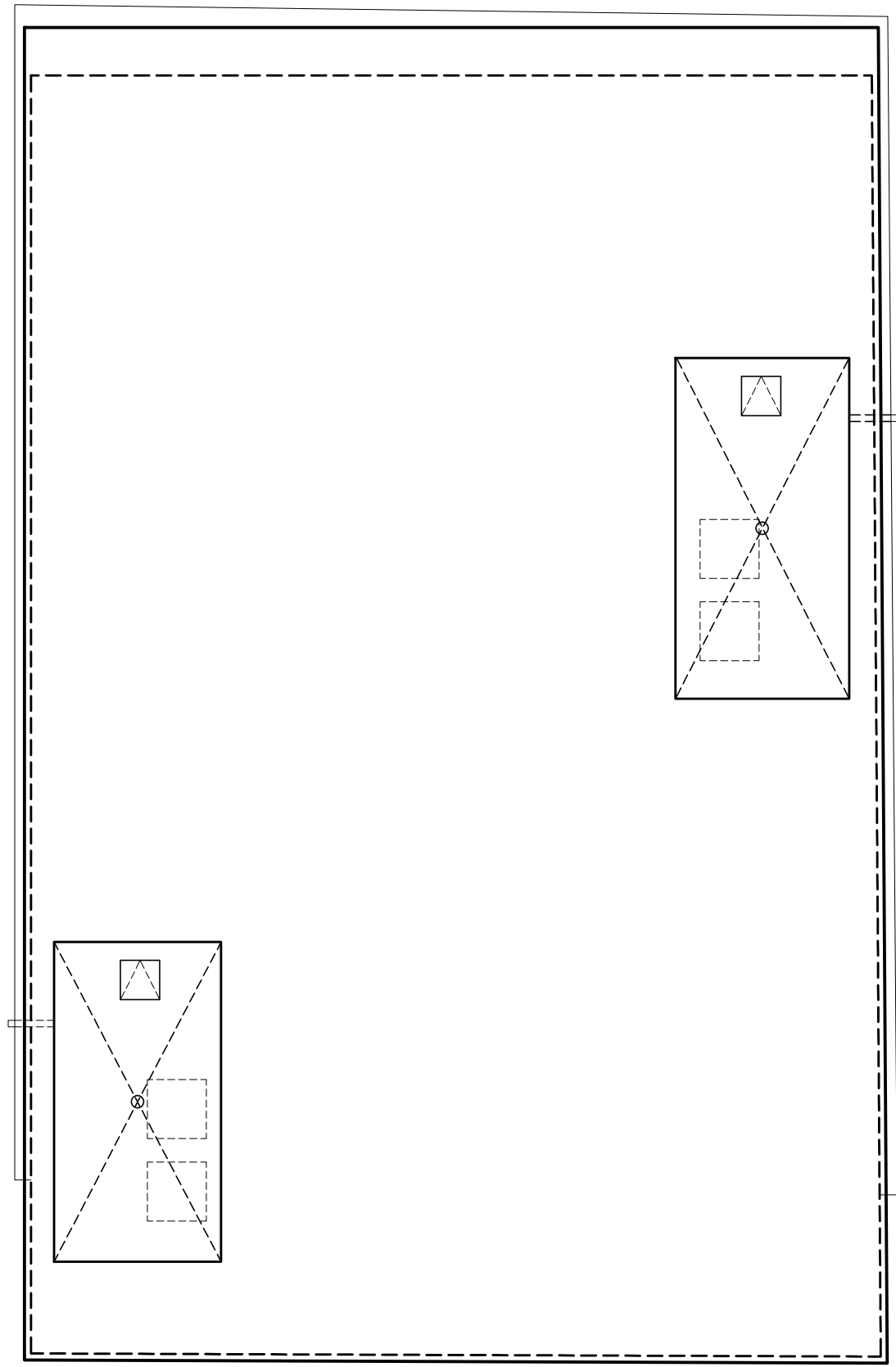



1 THIRD FLOOR
 1/8" = 1'-0"

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| SHEET: | |



1 ROOF PLAN
 1/8" = 1'-0"

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A102

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DESTREE
 architecture & design
 222 West Washington Ave., Suite 310, Madison, WI 53703
 Ph: 608.268.1499 fax: 608.268.1498
 www.destreedesignarchitects.com

- A. EXISTING BRICK TO BE REPAINTED
- B. NEW WOOD /CLAD WINDOWS IN EXISTING OPENINGS
- C. RESTORE EXISTING BAY WITH HISTORIC PANELS (PAINTED COMPOSITE) NEW COMPOSITE BRACKET
- D. NEW STEEL BEAM HEADER @ STOREFRONT WITH DECORATIVE ROSETTES @ 24" O.C.
- E. NEW ALUMN STOREFRONT W/ ALUMN RECESSED PANELS BELOW
- F. CAST IRON COLUMNS
- G. HANGING SIGN

- H. SIGN
- I. EXPOSED STEEL FRAME-PAINTED 16"x32" CEMENT BD PANELS-RUNNING BOND PATTERN
- J. PREFINISHED METAL FASCIA AND SOFFIT
- K. 2" ALUMN WINDOWS
- L. ALUMN STOREFRONT WITH SILICONE JOINTS
- M. NEW HISTORIC CORNICE-PAINTED PERFINISHED METAL TRIM
- N. CEMENT BD CLAD TRASH ENCLOSURES
- O. METAL GATE
- P. PREFINISHED METAL COPING CAP
- Q. NEW LIMESTONE CORNER STONE
- R. GLASS SPANDREL PANELS
- S. BIKE RACK
- T. WALL PACK LIGHTS
- U. SCUPPER



1 FRONT ELEVATION
3/16" = 1'-0"

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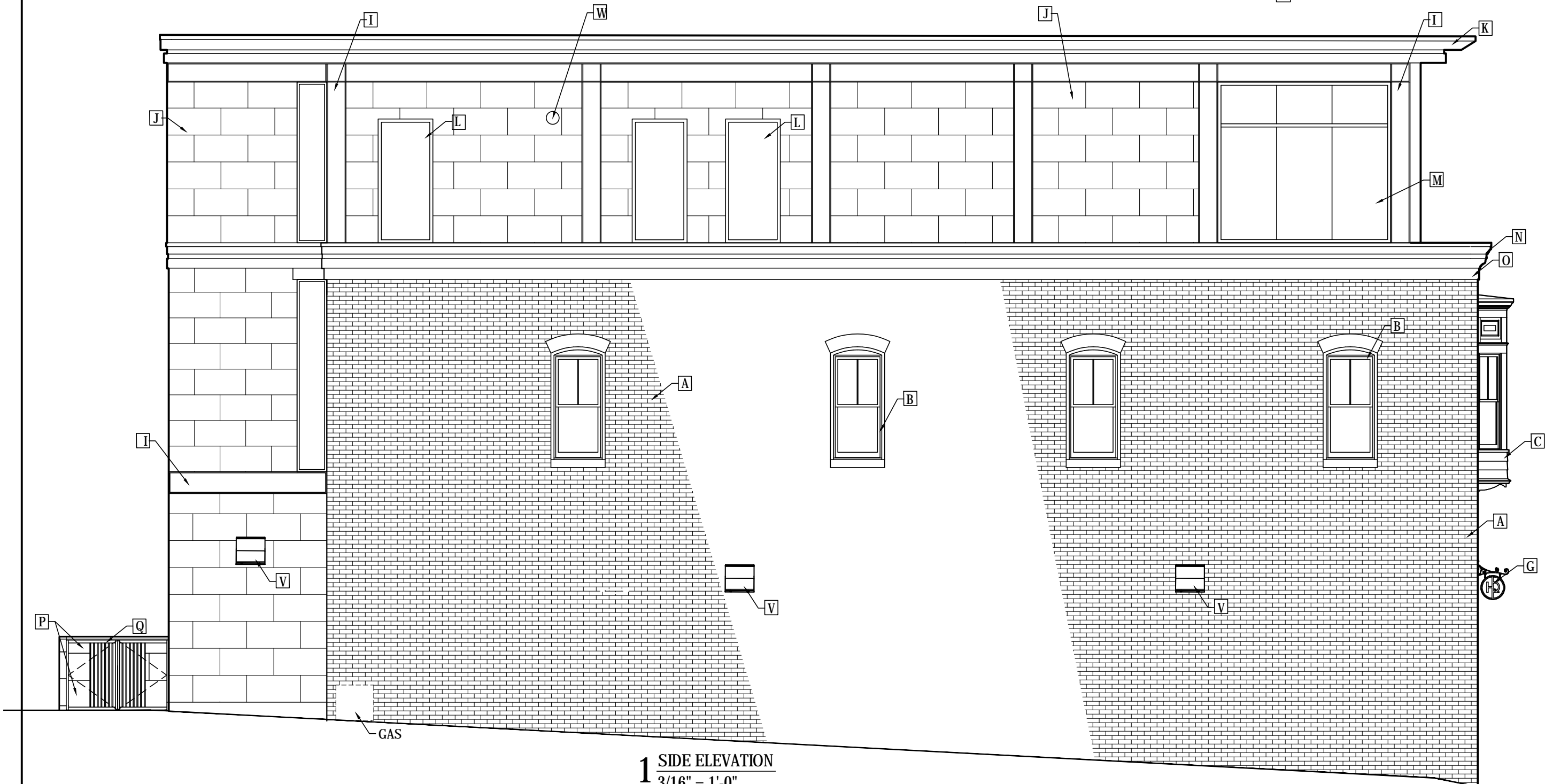
HAWKS QUINDEL
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MADISON, WI

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| REV: | |
| SHEET: | |

A300

- A.** EXISTING BRICK TO BE REPAINTED
- B.** NEW WOOD /CLAD WINDOWS IN EXISTING OPENINGS
- C.** RESTORE EXISTING BAY WITH HISTORIC PANELS (PAINTED COMPOSITE) NEW COMPOSITE BRACKET
- D.** NEW STEEL BEAM HEADER @ STOREFRONT WITH DECORATIVE ROSETTES @ 24" O.C.
- E.** NEW ALUMN STOREFRONT W/ ALUMN RECESSED PANELS BELOW
- F.** CAST IRON COLUMNS
- G.** HANGING SIGN
- H.** SIGN
- I.** EXPOSED STEEL FRAME-PAINTED

- J.** 16"x32" CEMENT BD PANELS-RUNNING BOND PATTERN
- K.** PREFINISHED METAL FASCIA AND SOFFIT
- L.** 2" ALUMN WINDOWS
- M.** ALUMN STOREFRONT WITH SILICONE JOINTS
- N.** NEW HISTORIC CORNICE-PAINTED
- O.** PREFINISHED METAL TRIM
- P.** CEMENT BD CLAD TRASH ENCLOSURES
- Q.** METAL GATE
- R.** PREFINISHED METAL COPING CAP
- S.** NEW LIMESTONE CORNER STONE
- T.** GLASS SPANDREL PANELS
- U.** BIKE RACK
- V.** WALL PACK LIGHTS
- W.** SCUPPER



1 SIDE ELEVATION
3/16" = 1'-0"

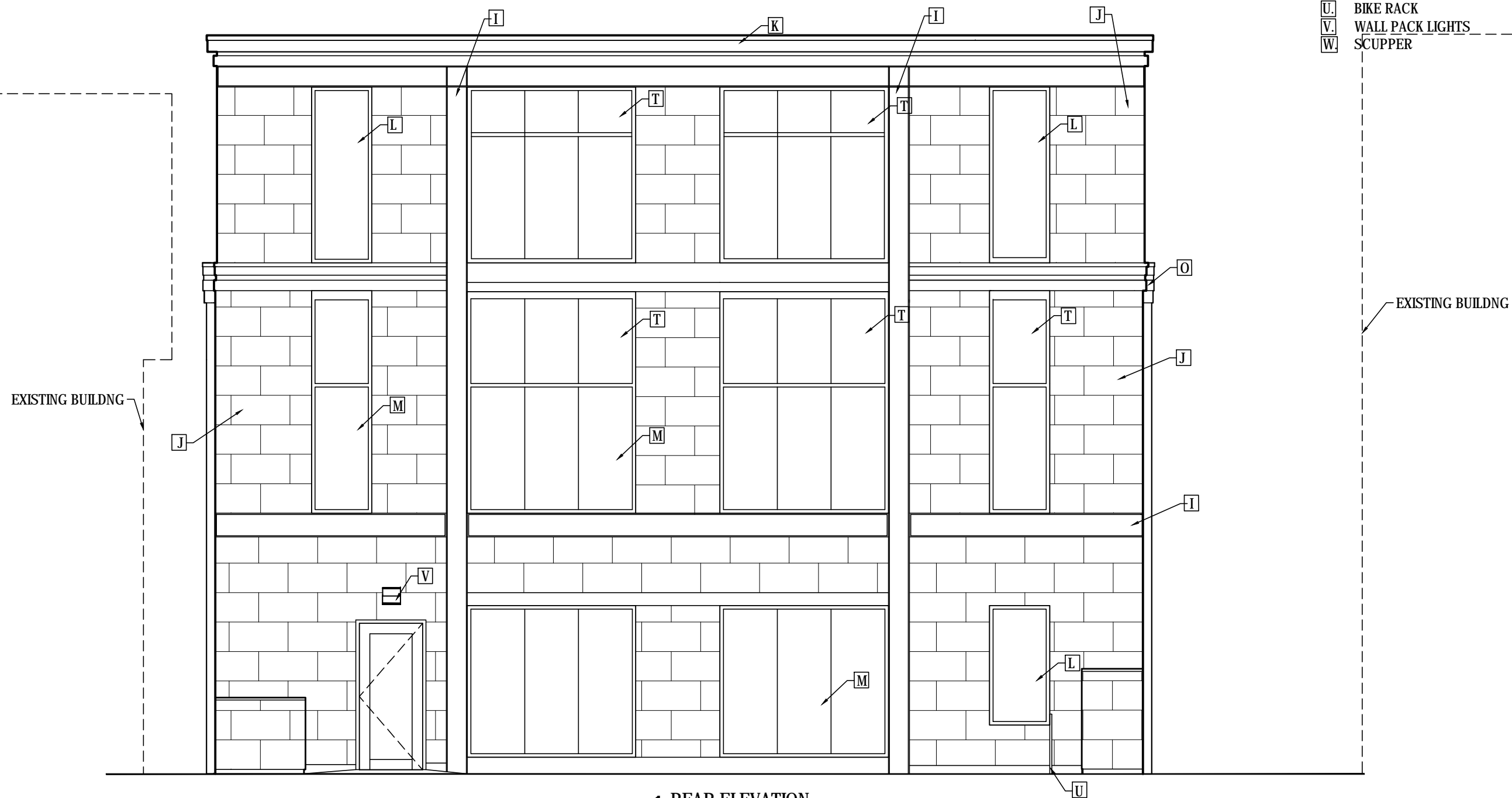
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HAWKS QUINDEL
409 EAST MAIN STREET
MADISON, WI

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| NUMBER: | 150228.00 |
| DATE: | JUNE 10, 2015 |
| ISSUANCES: | |
| REV: | |
| SHEET: | A301 |

- A. EXISTING BRICK TO BE REPAINTED
- B. NEW WOOD /CLAD WINDOWS IN EXISTING OPENINGS
- C. RESTORE EXISTING BAY WITH HISTORIC PANELS (PAINTED COMPOSITE) NEW COMPOSITE BRACKET
- D. NEW STEEL BEAM HEADER @ STOREFRONT WITH DECORATIVE ROSETTES @ 24" O.C.
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- F. CAST IRON COLUMNS
- G. HANGING SIGN

- H. SIGN
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- J. 16"x32" CEMENT BD PANELS-RUNNING BOND PATTERN
- K. PREFINISHED METAL FASCIA AND SOFFIT
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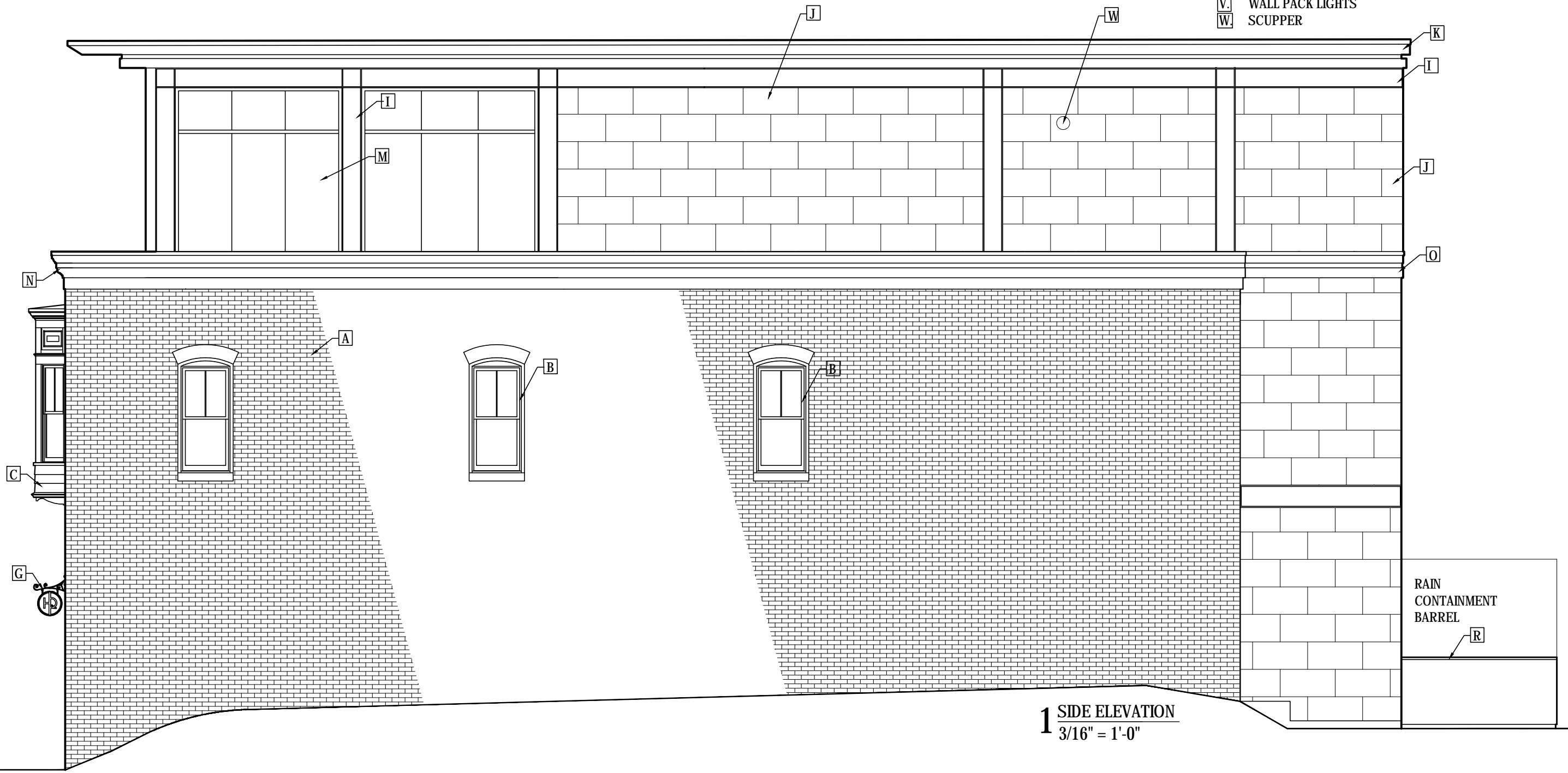
1 REAR ELEVATION
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| PROJECT: | |
| NUMBER: | 150228.00 |
| DATE: | JUNE 10, 2015 |
| ISSUANCES: | |
| REV: | |
| SHEET: | A302 |

- A.** EXISTING BRICK TO BE REPAINTED
- B.** NEW WOOD /CLAD WINDOWS IN EXISTING OPENINGS
- C.** RESTORE EXISTING BAY WITH HISTORIC PANELS (PAINTED COMPOSITE) NEW COMPOSITE BRACKET
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- F.** CAST IRON COLUMNS
- G.** HANGING SIGN
- H.** SIGN
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- J.** 16"x32" CEMENT BD PANELS-RUNNING BOND PATTERN
- K.** PREFINISHED METAL FASCIA AND SOFFIT
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| A303 | |