

AGENDA # 6

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 28, 2014

TITLE: 740 Jenifer Street – Partial Demolition and Rezoning from TR-V1 to PD for the Renovation of a Single-Family House and Construction of a New 7-Unit Apartment Building to front Williamson Street. 6th Ald. Dist. (34220)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: May 28, 2014

ID NUMBER:

Members present were: Richard Wagner, Chair; Melissa Huggins, Cliff Goodhart, Tom DeChant, Richard Slayton and John Harrington.

SUMMARY:

At its meeting of May 28, 2014, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for the partial demolition and rezoning from TR-V1 to PD for the renovation of a single-family house and construction of a new 7-unit apartment building to front Williamson Street located at 740 Jenifer Street. Appearing on behalf of the project were Michael Matty and Chris Oddo, representing Renaissance Property Group. Matty explained that they are requesting a rezoning to PD because they cannot meet any of the new Zoning Code conditions given the lot area, unit size, etc. There is no base zoning that exists to fit this development into. The plans call for renovation of an historic home on Jenifer Street, as well as a new building facing Williamson Street. Oddo presented the site plan and described the existing wood frame house, which is in a dilapidated condition, with removal of the later addition planned along with the renovations. Two wood visual screens are proposed for privacy. The new 8-unit apartment building will feature six bicycle racks and six underground parking stalls, with a lobby facing the sidewalk to maintain the pedestrian feel and planters to soften the volume of the building. Gables are proposed along the roofline to keep the building at a smaller volume for the surrounding neighborhood. The building materials are 3” and 6” fiber cement board with trim pieces in response to images seen around the neighborhood. The windows will be aluminum clad wood with some operable and some fixed, and the roof is proposed to be asphalt shingle. Material colors are yet to be determined.

From a staff point of view the Williamson Street façade is still an issue, as it doesn’t address the street at the lower elevation outside of the lobby entrance, there is no presence on that first floor level; it lacks. Do we need to meld the old with the new or do we do something different? The first floor is basically a parking garage, there are no windows, just the lobby. This is quite a structure that is a radical departure from what is there.

Ald. Marsha Rummel, District 6 noted that she has not yet held a neighborhood meeting for this project. Overall a nice infill project at this scale and location works well. She supports fixing up the historic landmark home and doing this infill on an historic block.

Comments and questions from the Commission were as follows:

- I'd like to see it three-dimensionally; it can have traditional roof forms but it doesn't look like a copy of anything. Seeing the entire streetscape reinforces that. There are much larger buildings along Williamson Street further east that are townhouse buildings so I don't think it's out of the question that this somehow needs to take on the character of some of the things you're seeing across the street. I also think that if you really do a great job with these two balconies, I don't know that I'd want to be right down on that street. People are choosing to be up higher off of the sidewalk. To me it doesn't really seem out of place at all.
- There's no masonry at the first floor level, just fiber cement board?
 - Correct. We're proposing an exposed 8-12" on grade to make sure that's a durable surface, up from the sidewalk. Right now there's a small pocket park with a landscape wall, further down there is some masonry and a raised bed. There are four or five different examples of raised beds along that area. I like the idea that the green is cascading over it.

If the fenestration could come down, like on the elevator tower, is there a way of mimicking that connectivity on what would be the eastern face? On that bottom floor you could also bring the fenestration down. Glass low to me is very inviting.

- We changed the look because that's an elevator. We realized it shouldn't look like windows because it's not going to be windows, so we put siding and articulated it to break up that corner a bit.
- Your neighbors have these nice masonry bases. That might be a little bit more durable. It's probably going to be concrete down there anyway.
- I would prefer to see you do some risk taking in terms of architecture and to interpret the historic forms in a more modern way. I think that what Lindsey (Lee's home) has done should set the standard for what happens on this block in terms of architecture. Not mimicking what's there now, he captures the rhythm. That should be where you look for inspiration because then this would become an existing block. When I look at this out of context I think I'm looking at a house out in Fitchburg. Scale is important, but something that is architecturally existing and different, and is interpreted for our age today. Play with roof lines and the balconies.
- You have a fair number of corner windows, which is great. Those work well with flat roofs.
- How far are you from Jane's house?
 - We pulled back that corner so we're 5-feet from the lot line. Her tenant's window would be about 15-feet.
- This is an urban corridor, however.
- Don't be afraid of green roofs. It may not be appropriate but it's certainly something to look at.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 740 Jenifer Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	6	-	-	-	-	5	6

General Comments:

- Add uniqueness to apartment, play off adjacent houses.