

Note to Commission

Development proposal at 701 and 737 Lorillard Court, adjacent to the American Tobacco Co. Warehouses, a designated landmark

The developers are requesting your initial opinion of the proposed development of two office buildings to the south of the recently restored American Tobacco Co. warehouses. At this point, all they have for review is the massing, height and size of the two buildings and their placement on the lot.

It is my opinion that the location, height and massing of the two buildings as proposed will not adversely affect the historic character or the tobacco warehouses. I recommend that the motion include the wording that this is an initial opinion and the Commission will review the final proposal at a later date.

K. H. Rankin



4/30/08



159 Proudfit Street

This house is proposed for demolition as part of a large redevelopment that has been taking place for several years; an office building is proposed for the site. It is a small (821 square feet), one-and-one-half story frame house with some stone veneer. It was built in 1939-1941 (building permits) for Christ Pedracine, builder. The architect line indicates it was built to private plans (a common notation). In 1955 it was relocated further back on its lot on a new foundation, for street widening purposes.

This house is not listed in our inventory of historic places and has no known architectural or historical interest.



167 Proudfit Street

This small (896 square feet), one-story frame house was built in 1946-1947. It is proposed for demolition as part of a large redevelopment that has been taking place for several years; an office building is proposed for the site. A permit for a garage to be built before a new house was taken out in 1946 by Joe Bruno. In 1947 a permit was taken out for plumbing a new house. Whether or not the garage was incorporated into the house is unknown, although the pattern of building a garage first and then turning it into a house was not uncommon in Madison at the time. In 1951 an addition was placed on the front and in 1952 the owner was informed that the house was non-conforming because it was set back too far on its lot. In 1972 Ann Bruno took out a permit for residing with aluminum.

This house is not listed in our inventory of historic places and has no known architectural or historical interest.



171 Proudfit Street

This house is proposed for demolition as part of a large redevelopment that has been taking place for several years; an office building is proposed for the site. It is a one-story house with brick siding and is fairly small (1273 square feet). This house may also have started out as a garage and then converted to a residence. In 1936, Joe Burtscher took out a permit for a garage. In 1938 he had a permit for adding onto the garage and in 1940 he took out a permit for completing a residence. In 1940 Tony Troia was awarded a permit for another addition, at which time the owner was warned by the City that there were plans to widen Proudfit Street. In 1955 a permit was issued for building a new foundation and moving the house back on the lot for the street work.

This house is not listed in our inventory of historic places and has no known architectural or historical interest.

Rankin, Katherine

From: Chris Schramm [cschramm@uli.com]
Sent: Tuesday, April 29, 2008 6:22 PM
To: Rankin, Katherine
Cc: Martin, Al
Subject: FW: Building Info for Findorff Yards Office Lofts

Kitty – As you requested, below is some information on our proposed building heights vs. the two tobacco warehouse buildings.

The west historic building is two stories, with parking on the first level and units on the 2nd level. The east historic warehouse is a three-story building, all used for residential units. The south end of this building is taller than the north end. It has a first floor that is set 3 or 4 feet into the grade of the site (much like our proposed west office building), a tall second floor with a loft level in the units at the south end of the building, and a tall third floor also with a loft level in the southern units.

Please note that the zoning text in the current GDP for the site allows for up to 158 residential units and up to 9 stories.

I hope this answers your question. Please let me know if you need any more information. Thanks.

Chris

Christopher J. Schramm

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From: Marc Schellpfeffer [mailto:marcs@engberganderson.com]
Sent: Monday, April 28, 2008 3:50 PM
To: Chris Schramm
Subject: Building Info for Findorff Yards Office Lofts

Chris,

The heights of the buildings are as follows:

West building is 39'-0" above the sidewalk - this relates to the same datum as the existing west Tobacco Warehouse

East building is 45'-50' above grade - this is 5-10' taller than the datum of the existing east Tobacco Warehouse

Findorff headquarters is 60' above grade

Bar Examiners Building is 65' above grade

Thanks,

4/30/2008