



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 430 W Gilman Street
Application Type: Façade Alterations to an Existing Building in the Downtown Core
UDC is an Approving Body
Legistar File ID #: [93666](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Nikki Yuan, Haven

Project Description: The applicant is proposing exterior alterations for an existing building in the Downtown Core (DC) zoning district, including painting only the bottom, concrete portion of the existing storefront. The proposed paint is a Hallman Lindsey paint product (Wooden Nutmeg), weatherguard, satin, low-sheen finish; an acrylic exterior paint designed for wood masonry, and aluminum.

Project Background: In May 2025, the UDC reviewed and subsequently placed on file a request to paint the existing, street-facing masonry exterior of the building and add porcelain tile to the storefront. An application request that was filed in response to a Building Inspection compliance case as the exterior alterations that are the subject of this request have been completed without the necessary review and approval.

As part of the Commission’s formal action, the Commission noted that while repainting or staining the masonry may be an option in the future, any future changes beyond removing the paint would need to be returned to UDC for review and approval.

Since May 2025, the applicant has removed the paint and porcelain tile returning the façade back to its previous condition and as pictured above. Today, the applicant is seeking approval to paint only the concrete portion of the existing storefront that is below the windows.



Approval Standards: The Urban Design Commission is an **approving body** on this request. Section 28.074(4)b, MGO states that:

“All new buildings and additions with six (6) stories or fewer, as well as all major exterior alterations to any building shall be approved by the Urban Design Commission based on the standards in the Downtown Urban Design Guidelines.”

While seemingly not a major alteration, to maintain consistency with the Commission’s previous action, the request is required to be reviewed by the Commission. The role of the Commission in this case is to determine

whether the exterior alteration to paint the concrete portion of the storefront is consistent with the Downtown Urban Design Guidelines.

Related Zoning Information: The project is zoned Downtown Core (DC) zone. Generally, and in summary, the design-related zoning standards outlined in the DC zone district, include, but are not limited to those that speak to building entrance orientation, façade articulation, height, fenestration, and materials.

Downtown Urban Design Guidelines: The project site is located within the Downtown Plan planning area within the State Street neighborhood and in the DC zone. As such, the [Downtown Urban Design Guidelines](#) are applicable in the design and details of exterior alterations and additions to existing buildings, and new development.

More specifically, in the Commission’s consideration of this item, staff refers the Commission to those guidelines that speak to materials being appropriate for urban environments, durable and high quality, as well as complementary to context and architecture (refer to page 15 of the Downtown Urban Design Guidelines).

Summary of Design Considerations

Staff recommend that the UDC review the proposed painting and make findings related to the Downtown Urban Design Guidelines. At this time, staff have not identified any conflicts with the considerations noted above.