

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 10, 2010
TITLE: Reports of the Façade Grant Staff Team: 817 East Johnson Street (The Project Lodge), 823 East Johnson Street (The Jewel in the Lotus), 418 East Wilson Street (The Cardinal Bar), 923 Williamson Street (Food Matters, LLC) (20424)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: November 10, 2010	<b>ID NUMBER:</b>

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Members present were: Marsha Rummel, Mark Smith, Dawn O’Kroley, Todd Barnett, Richard Slayton, John Harrington, R. Richard Wagner, Melissa Huggins and Henry Lufler, Jr.

### **SUMMARY:**

At its meeting of November 10, 2010, the Urban Design Commission **ACCEPTED** the reports of the Façade Grant Staff Team. Appearing on behalf of the projects were Craig Wilson of the Façade Grant Staff Team, Russ Endres (817, 823 East Johnson and 418 East Wilson Street); Ald. Bridget Maniaci (817 and 823 East Johnson Street); and John Martens (923 Williamson Street). Craig Wilson with the Façade Grant Staff Team presented the four façade grants.

817 East Johnson Street: Wilson remarked that in the 10 years they have been doing this program this is the first time they have been on Johnson Street. Russ Endres appeared to present details and answer questions. The mural on the side of the building will be untouched; this involves only the front of the building. Ald. Maniaci spoke to the Commission, stating she is comfortable with what they are proposing, and that it’s been quite awhile since there has been any sort of investment in the businesses in this area. Comments from the Commission were as follows:

- Stay consistent with building materials.
- The new door should be custom wood or aluminum; not something “off the shelf” fiberglass.
- Relative to the painted fiber cement panel between the transom windows – the fasteners are definitely going to be exposed. Study that material. I don’t think this is a good material for a finished condition, you can get and use PVC products as an alternative and it comes in a fairly wide dimension. Look at alternative materials such as “Azek,” clear piece of wood or PVC product.
- Looks good. Study moving the projecting sign to the edge of the door below the bay, it looks like it’ll compete with the bay the way it is (center on bay and align with mullion).

### **ACTION:**

On a motion by O’Kroley, seconded by Rummel, the Urban Design Commission **ACCEPTED** the report of the Façade Staff Grant Team for 817 East Johnson Street (The Project Lodge). The motion was passed on a vote of

(8-0), with the recommendation to improve the quality of the horizontal trim piece and address of the above stated concerns.

823 East Johnson Street: Endres stated that they are attempting to put the building back in its original condition. Comments from the Commission were as follows:

- How do handicapped people access this building?
  - We tried to put a ramp in because I like to have my commercial properties accessible. If I owned the building next door I could put the ramp between the two, but it's just not possible.
- It's not within our purview to go against code.
- They could require handrails to be provided (none are shown now). That is a code requirement.
- The top panels, you might look at fluted glass which would be period to the building.

### **ACTION:**

On a motion by Barnett, seconded by Slayton, the Urban Design Commission **ACCEPTED** the report of the Façade Staff Grant Team for 823 East Johnson Street (The Jewel in the Lotus). The motion was passed on a vote of (8-0). The motion included the option of changing the transom windows to fluted glass and the integration of handrails as required by Building Inspection, to go back to staff for approval.

418 East Wilson Street: Endres stated that The Cardinal Bar is in need of some updates that they can't afford to do on their own, including replacing the curved windows on the corner is part of it, soffit repair, and masonry repair. Comments from the Commission were as follows:

- It says repair crack in stone – what does that entail?
- Is the brown going to fit with the cardinal color of the windows?
- Concern with the nature of the repair to stone lintels and element, filling with caulk inappropriate with true repair consisting of replacement.
- If you took out the repair of the masonry would you have enough in the grant to cover what you want to do?
  - It depends if more money would be available. It might if the grants were fully funded.
- Does the repair have to go to Landmarks?
  - The Façade Grant Staff Team has a Landmarks person on it.

### **ACTION:**

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **ACCEPTED** the report of the Façade Staff Grant Team for 418 East Wilson Street (The Cardinal Bar). The motion was passed on a vote of (8-0). The motion passed as presented with the exception of the masonry repair of stone lintels and decorative stone, with the recommendation that the applicant go back to the Preservation Planner of the Landmarks Commission, Amy Scanlon for informational purposes for the exact nature of the stone repair.

923 Williamson Street: We're converting this building into a restaurant. The challenge lies in keeping the historical nature intact, and at the same time identify it as a restaurant. The exterior will be strictly restored to the extent that we're looking at replacing siding, carefully removing the cracked pieces and conceivable re-gluing them. If that doesn't work we'll take pieces from the back of the building. We will use the same materials; there won't be any cement board. We'll be using the only wood repair product that's approved by the National Parks Service. We did have some trouble establishing a final budget because after the initial inspection we found more than what had originally been specified that needs fixing.

- The façade grant is not for the backside of the building?
  - No. It's just the front (streetside).

**ACTION:**

On a motion by Slayton, seconded by Huggins, the Urban Design Commission **ACCEPTED** the report of the Façade Staff Grant Team for 923 Williamson Street (Food Matter, LLC). The motion was passed on a vote of (8-0).

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6 and 8 (The Project Lodge); 6, 6.5 and 8 (The Jewel in the Lotus); 6 and 7.5 (The Cardinal Bar); 6 and 7 (Food Matters, LLC).

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 817 East Johnson Street (The Project Lodge)**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	6	-	-	-	-	6	6
	-	5	-	-	5	-	6	6
	-	-	-	-	-	-	-	8

General Comments:

- Good use of grant funds.
- Very glad to see program on Johnson Street.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 823 East Johnson Street (The Jewel in the Lotus)**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	6.5	-	-	-	-	6.5	6.5
	-	5	-	-	6	-	6	6
	-	-	-	-	-	-	-	8

General Comments:

- Yes, remove the T-111!
- Very glad to see program on Johnson Street.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 418 East Wilson Street (The Cardinal Bar)**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	7	-	-	-	-	7.5	7.5
	-	5	-	-	-	-	6	6

General Comments:

- Preserving this high quality building is a great use of grant funds.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 923 Williamson Street (Food Matters, LLC)**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	6	-	-	7	-	6	7
	-	6	-	-	-	-	6	6

General Comments:

- Worthwhile project.