

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** February 8, 2006

TITLE: 202 State Street – Exterior Remodeling and
Fourth-Story Addition to a **REFERRED:**
Retail/Commercial Building in C4 District. **REREFERRED:**
4th Ald. Dist. **REPORTED BACK:**

AUTHOR: Alan J. Martin, Secretary **ADOPTED:** **POF:**

DATED: February 8, 2006 **ID NUMBER:**

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lou Host-Jablonski, Lisa Geer, Michael Barrett, Jack Williams, Bruce Woods and Cathleen Feland.

SUMMARY:

At its meeting of February 8, 2006, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on an exterior remodeling and fourth-story addition to a retail/commercial building in the C4 District. Appearing on behalf of the project were Jason Ekstrom and Arlan Kay. The plans as presented provide for the refacing of the former First Federal Building located at 202 State Street (now Associated Bank), in addition to a fourth floor addition. The second phase of the project planned for 2011 involves the demolition of the existing 3-story building at 202-206 State Street (currently containing Jack's Shoes) and its replacement with a four-story building component in order to provide for a single coordinated four-story building on the combined sites. The first phase outside of the fourth-floor addition involves a complete refacing involving the reuse and recycling of Indiana limestone salvaged from the now demolished former Commercial State Bank building site currently occupied by a portion of the Overture Center. The balance of the façade will include brick masonry, large windows and balconies. The existing stair tower at the corner of the combined sites is to be maintained and refaced. Following a review of the perspective renderings and elevational details for the phased project, the Commission expressed concerns on the following:

- Resolve the issue with the architecture versus the quality of the drawing and detailing within the renderings.
- The project provides for great use of historic building elements that suggest something historic but is not; therefore, it is unresolved architecturally.
- The use of the Indiana limestone elements is appropriate but do not make historic references and replication.
- Add depth to lower windows as with the upper fourth story addition. The automated teller window is too far from the entrance. The vertical elements at the corner of the refaced stair tower has a blank appearance.
- Would like to see bike parking stalls in front of the building.
- Like grammar of the fourth level which is not occurring below the third floor level.
- Difference in grammar of the first phased façade should carry over to the second phase façade treatment.

ACTION:

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

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 5, 5.5, 6, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 202 State Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	7	-	-	-	7	7	7
	-	6	-	-	-	6	6	6
	-	-	-	-	-	-	-	5
	-	7	-	-	-	-	7	7
	-	-	-	-	-	-	5.5	5.5

General Comments:

- Wonderful improvement – look forward to next iteration.
- A good start and a great improvement to a patently ugly building. Needs bike parking for customers!
- Good start – just needs refinement per our comments.
- Nice start. Windows should not be flush with brick surface.
- Building design is not yet resolved. Reuse of the MG&E stone is great, but it seems to be driving a disjointed solution of the façade elements.
- Need to resolve detailing and use of new and old building elements together.
- Appreciate reuse of limestone and revisiting the former bank façade design.