

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** July 13, 2016

TITLE: 516 Grand Canyon Drive – “AmericInn
Hotel” Exterior Building Façade **REFERRED:**

Alteration. 19th Ald. Dist. (43066) **REREFERRED:**

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: July 13, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Cliff Goodhart, John Harrington, Richard Slayton, Dawn O’Kroley and Sheri Carter.

SUMMARY:

At its meeting of July 13, 2016, the Urban Design Commission **GRANTED FINAL APPROVAL** of exterior building façade alterations at 516 Grand Canyon Drive for the “AmericInn Hotel.” Appearing on behalf of the project were Chris Manske and Mark Breidel. The existing building is largely EIFS and the mansard roof will be removed for a cornice with hidden accent lighting. They are proposing covering the EIFS with a fiber cement panel which would also go across the base of the columns. The sign area still doesn’t align with the front door due to the angle of entry; it works with the symmetry of the overall façade and lets the canopy decide where the entrance is. They are returning the side wall back 11-feet. The sign band is now one plane rather than having the recess go all the way through. The existing sign will be reinstalled and dropped down. The building is going from one color to 5 colors.

Comments and questions from the Commission were as follows:

- Without seeing the alternative, I still think the large pediment thing on the top would relate better to the entrance were it aligned a little bit. The lines of the bay could be a little bit more dynamic.
- I recall the conversation being to spend less money on the decorative appliqué at the top of the building and spend more money on a nice base material, like a masonry.
 - The problem with adding masonry is there’s no foundation to carry it. We talked with Al about an EIFS that comes in a brick pattern. We can’t do a full masonry because of the foundation we’d set it on. Fiber cement panel can have patterns in brick too, but from what I understood from Al he was more concerned about not having EIFS because it can get damaged and what not. He said fiber cement was essentially achieving that goal.
- Proportionally did you look at having the base extend to the sill of the second floor window as opposed to the head of the first floor window? The fiber cement higher up.
 - No, because the grills for the HVAC units are right here, so you wouldn’t be able to really cover those up.

- I'm wondering if you leave that as a minimal rectangle instead of the cornice thing. Then you don't have all the bugs and webs that end up being up there.

ACTION:

On a motion by Goodhart, seconded by O'Kroley, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (5-2) with Slayton and Harrington voting no. The motion provided that the applicant remove the cornice on the canopy and study the removal of the cornice at the top of the building.