



COMMON WEALTH DEVELOPMENT, INC

1501 Williamson St.
Madison, WI 53703
(608) 256-3527
Fax (608) 256-4499
www.cwd.org

Affordable Housing Programs

Common Wealth Gallery

EarnSave

Madison Enterprise Center

Main Street Industries

Williamson-Marquette Gazette

Willy Street Fair

Yahara River View Apartments

Youth-Business Mentoring Program

City of Madison



Community Development Block Grant Program

Community STARTS of Wisconsin

Seed Called Community

June 1, 2010

Rebecca Cnare
City of Madison Landmarks Commission
Department of Planning and Community & Economic Development
215 Martin Luther King Jr. Blvd
Madison, WI 53701-2985

RE: Garver Arts Incubator
 Submission to City of Madison Landmarks Commission

Dear Rebecca,

The Garver Arts Incubator is a transformational economic and community development project that will create badly needed jobs and renovate a vacant historic landmark into a LEED certified public arts incubator facility that will benefit all Madison residents. The Garver Arts Incubator will preserve the industrial character of the building and bring new life to a site with a rich history as the United States Sugar Beet Company from 1907-1926 and later as the Garver Feed Mill and Supply Company from 1929-1997. Commonwealth Wealth Development, Inc. is requesting a Certificate of Appropriateness from the City of Madison Landmarks Commission for the redevelopment of the Garver Feed Mill building into the Garver Arts Incubator.

The Garver Arts Incubator has broad public and civic support. On April 7, 2009 Madison voters declared a resounding "yes" in support of the Garver Arts Incubator. City-wide voter approval was 77% and 90% of east-side District 6 voters backed the project.

The need for affordable art studio space is well documented through studies and market research. The Garver Arts Incubator will create a community of working artists and support their success by providing 40 affordable studio spaces and business services tailored for artists.

Modeled on the successful Torpedo Factory located in Alexandria, Virginia, the Garver Arts Incubator will be an economic generator and a "must see" for visitors who will be able to watch artists at work in their studios, enroll in an art class, view a show in the gallery, purchase art in the gift shop, enjoy music in the performance space or dine in the café. The Garver Arts Incubator will create over 150 jobs and spur economic development in the emerging Atwood Avenue arts corridor. During construction and rehab of the building, a total of 296 jobs will be sustained or created including 102 on-site construction jobs.

Common Wealth Development has a 31-year track record of delivering innovative projects that provide long-term benefits to the community. Common Wealth Development's two successful business incubators located in the East Rail Corridor have solid job creation records and are financially self sufficient. We have assembled a strong Garver Arts Incubator development team that is ready to make this exciting project a reality.

Sincerely,

Marianne Morton
Executive Director



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City of
Madison



COMMUNITY
Development Block
Grant Program

COMMUNITY
SHARES
of WISCONSIN

Seed Called Community

Garver Arts Incubator

City of Madison Landmarks Commission

Common Wealth Development Inc., Submittal – June 1, 2010

Included in this Submittal are 12 Copies of:

Restoration Narrative Page 1 & 2

Proposed Site Plans, Photos and Building Drawings

- Sheet 1. Site Plan
- Sheet 2. Enlarged Site Plan
- Sheet 3. Neighborhood, Site and Building Photos
- Sheet 4. Neighborhood, Site and Building Photos
- Sheet 5. Building South Elevation
- Sheet 6. Building East Elevation
- Sheet 7. Building North Elevation
- Sheet 8. Building West Elevation
- Sheet 9. First Floor Plan
- Sheet 10. Second Floor Plan
- Sheet 11. Third Floor Plan
- Sheet 12. Building Section

One (1) Compact Disk with a PDF file of all submitted materials



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ROOF

The remaining roof construction is uniformly deteriorated and unsafe, and will be replaced in its entirety. Structural elements will be designed to accommodate the proposed green roofs. The replacement gable roof at the old boiler building will be a standing seam metal roof.

Projecting roof monitors will be clad with a metal material, selected to recall the industrial character of the buildings original use.

WINDOWS & DOORS

Proposed windows will be thermally efficient prefinished aluminum sash and frames with insulated glazing. The sash will have an applied muntin on both the exterior and the interior in a configuration that resembles as closely as possible the historic muntin patterns discernible from the historic photographs of the building. The muntin and sash profiles will replicate the putty glazing bead of the original windows, and the frame will be trimmed with a profiled brick molding that captures the style of the era of original construction. Windows located in the monitors will be a simplified version of the same window, without muntins or brick molding.

The doors and sidelites at the new north entry will be contemporary style prefinished aluminum stile and rail assemblies, providing a maximum of glazing area. Consistent with the windows, the doors and frames will be thermally efficient with insulated glazing. They will not contain muntins.

The remaining access doors around the building will be utilitarian flush panel hollow metal doors, with vision panels of insulated glass, in standard hollow metal frames. The doors will be field finished.

Two types of overhead doors will be utilized. In the one story building to the west the doors will be a prefinished metal panel sectional door. On the east side, the doors will be sectional with metal panel framing containing glass. This will provide more light into the kiln room workspace and will create a "storefront" effect, placing the kiln room on display.

MISCELLANEOUS METALS

There are two basic categories of miscellaneous metals, the trellis and railing systems. The trellis will be fabricated using a steel plate system and will be field finished. Railing assemblies will be fabricated using standard round bar and pipe stock and will be powder coated for durability.



GARVER ARTS INCUBATOR Restoration Narrative June 1, 2010

EXECUTIVE SUMMARY

On December 21, 2004, Hasbrouck Peterson Zimoch Sirirattumrong was awarded a contract by the City of Madison, Wisconsin, to prepare a Historic Structure Report and Adaptive Reuse Feasibility Study for the building commonly known as the Garver Feed Mill in Madison. This building and related property are adjacent to the Olbrich Botanical Garden. The Olbrich Botanical Society had purchased the property in 1997 and had given it to the City of Madison for the future expansion of the Botanical Gardens.

In 2008, Common Wealth Development began working with the city to plan and implement an adaptive reuse strategy that would turn the historic feed mill building into an arts incubator for the community. A major component of this plan is the restoration of the existing original portions of the building facade, and additional renovation to recapture portions of the original appearance of the building.

MASONRY

The principal remaining original building component is the masonry facade. The masonry restoration plan calls for the following:

1. Remove all non-historic window infill and restore the original window masonry openings.
2. Eliminate selected non-original door openings.
3. Repoint 100% of the exterior mortar joints.
4. Repair / replace selected and limited areas of deteriorated masonry.
5. Dismantle and reconstruct 100% of the masonry parapet, reusing the existing bricks, and replicating their current configuration and profile.
6. Route and seal all cracks in the concrete string course below the second floor windows, and coat with a protective breathable masonry coating.

A portion of the building on the north side was damaged by fire in May of 2001. This section was subsequently razed, leaving a significant void in the original building facade. In the proposed plan this area is utilized as the location of the new north entry, and will be reconfigured with new door and window openings and a steel trellis canopy. Brick masonry salvaged from this area will provide a matching brick that will be used to patch damaged portions of the restored facade, and to construct a new stair tower projection that will provide egress from the roof garden on the west side.

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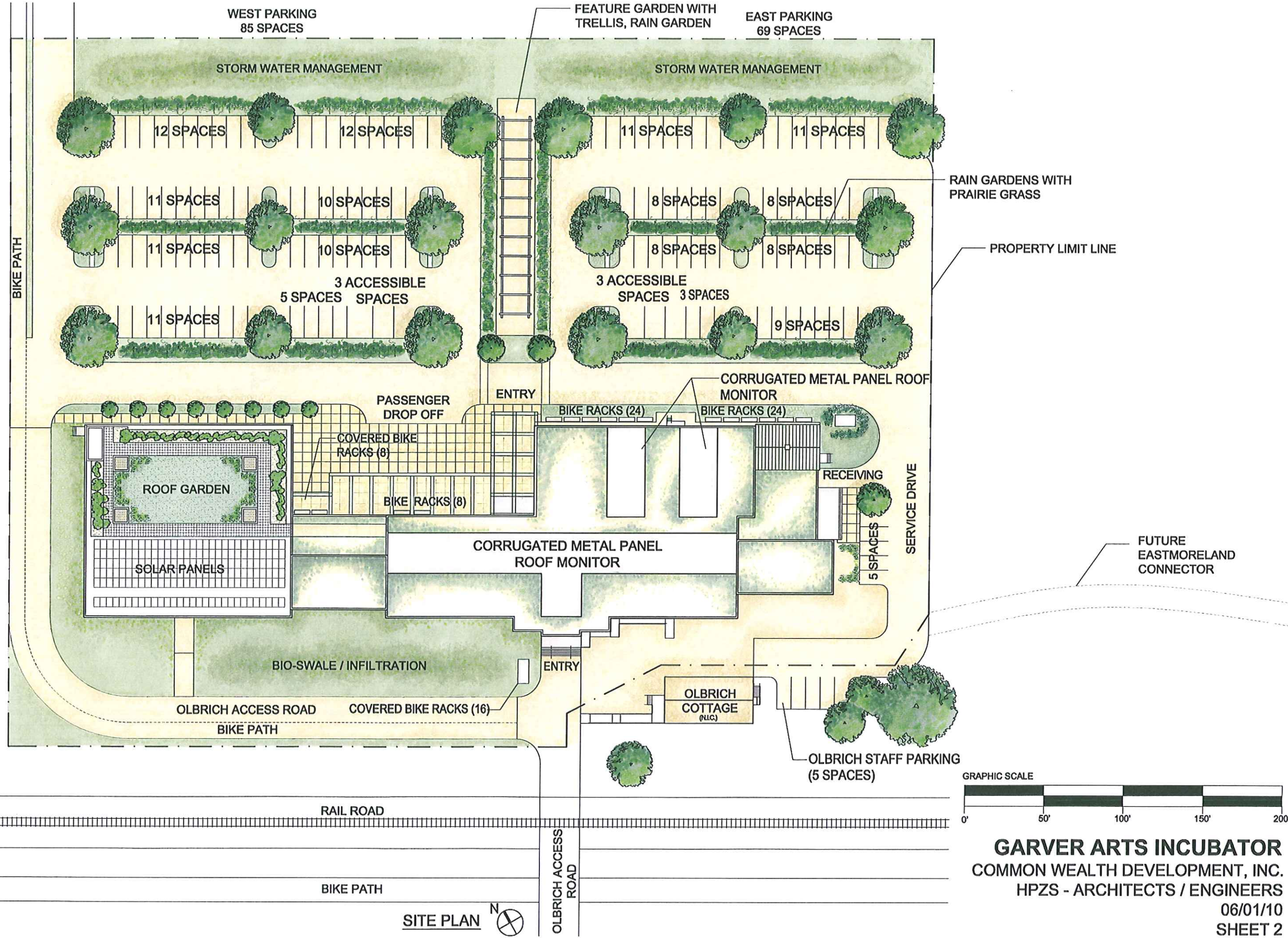
City of
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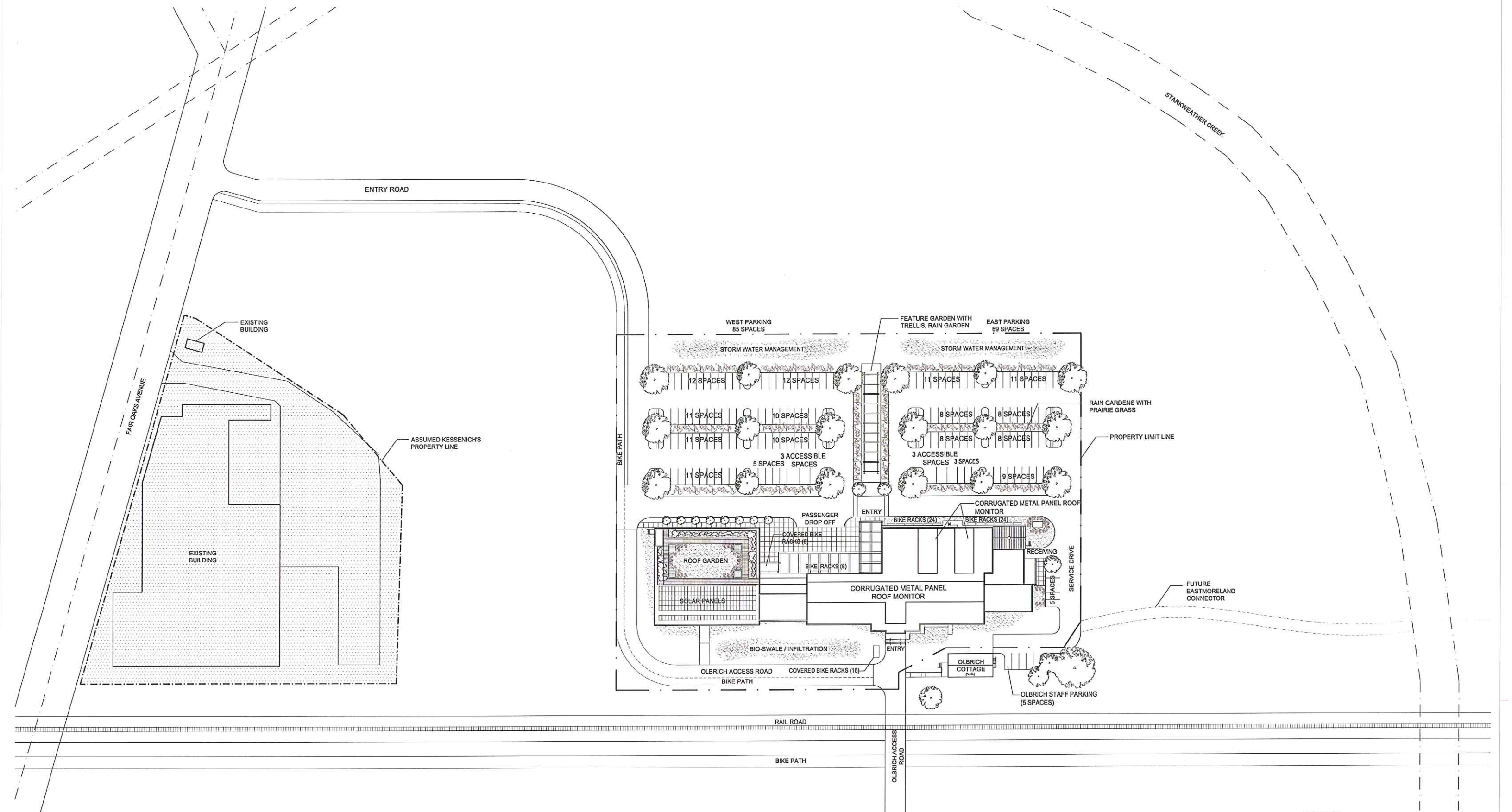
COMMUNITY
SHARES
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SITE PLAN

GARVER ARTS INCUBATOR
COMMON WEALTH DEVELOPMENT, INC.
HPZS - ARCHITECTS / ENGINEERS
06/01/10
SHEET 2



SITE PLAN 

GARVER ARTS INCUBATOR
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 HPZS - ARCHITECTS / ENGINEERS

06/01/10
 SHEET 1





Garver Building - Fair Oaks Avenue Aerial View



Photo 6

↑ Garver Entrance - Along Fair Oaks near Kessenich's Property Looking North



Garver Arts Incubator Project

Neighborhood Photos



Photo 8

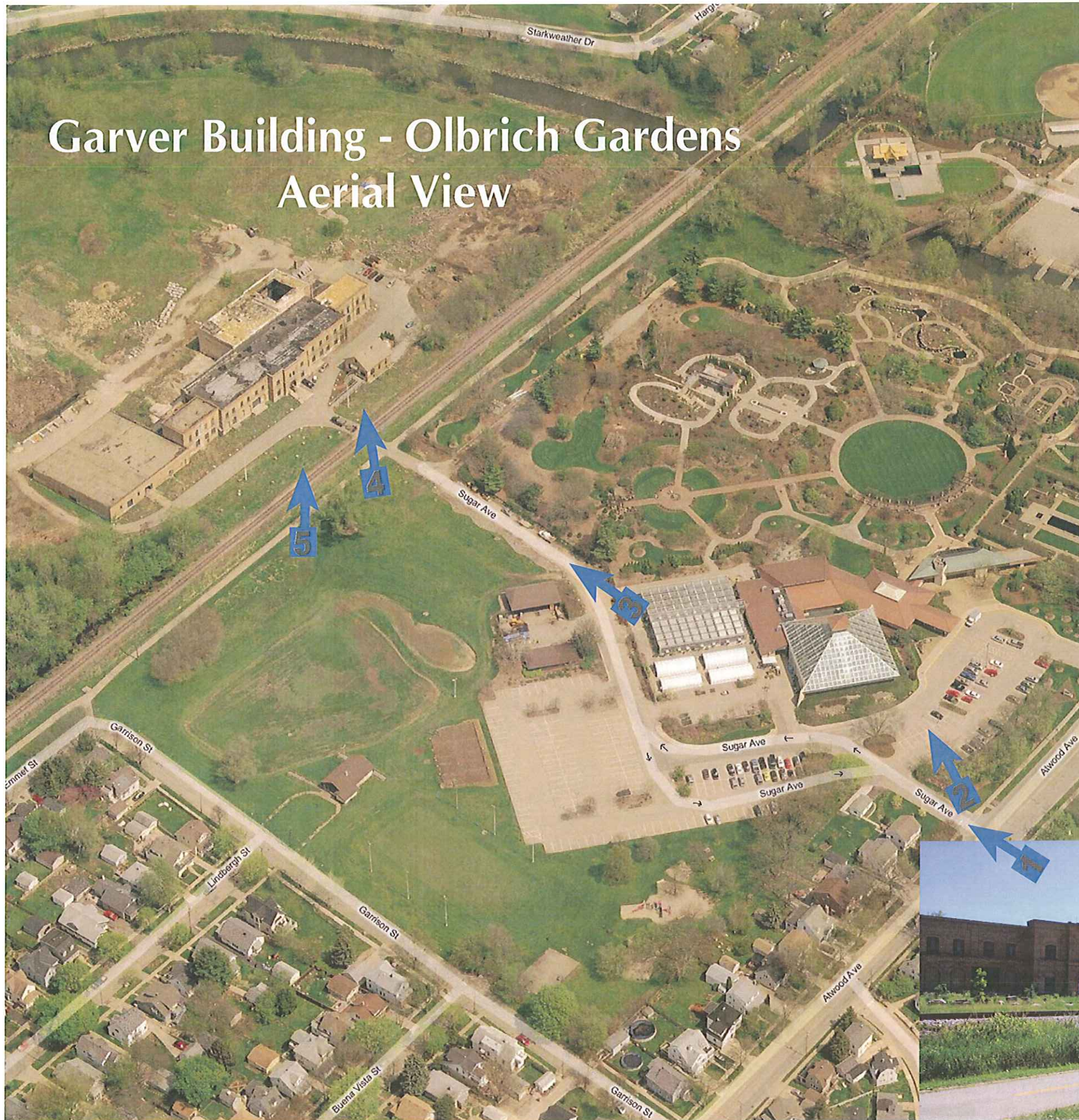
← Garver Entry from Fair Oaks Avenue Looking South

Garver Entry from Fair Oaks Avenue Looking East →



Photo 7

Garver Building - Olbrich Gardens Aerial View



Olbrich Gardens entry
from Atwood Avenue at
Sugar Avenue

Olbrich Gardens Facility



Photo 1

Garver Arts
Incubator Project

Neighborhood
Photos



Photo 2



Photo 4

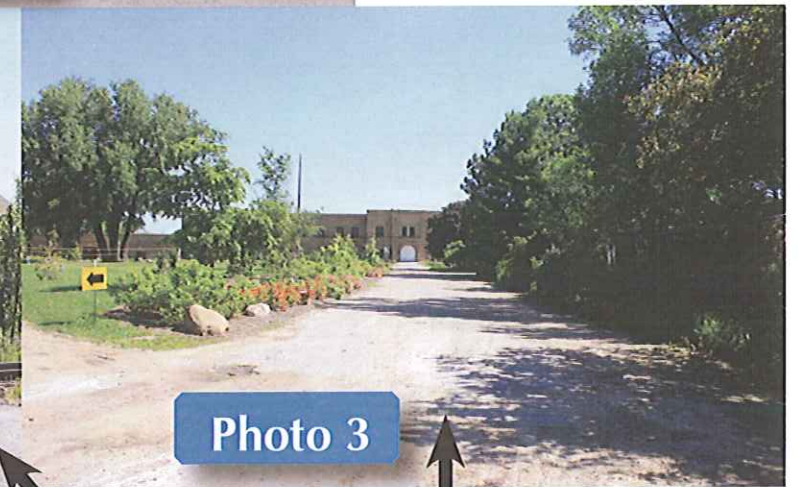


Photo 3

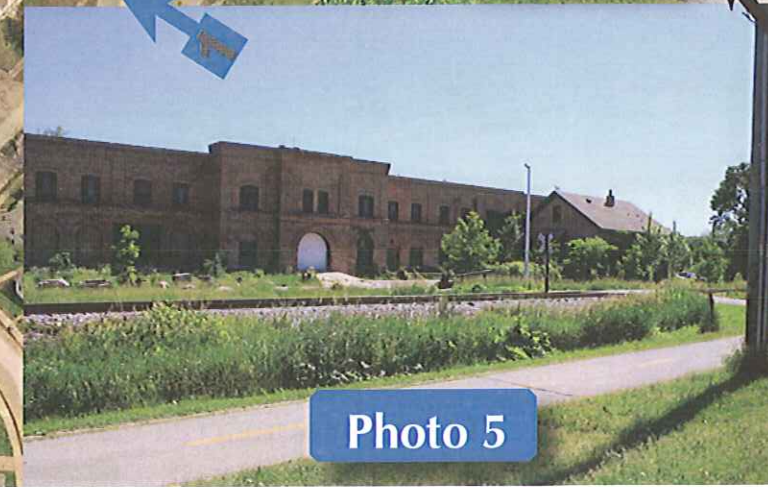


Photo 5

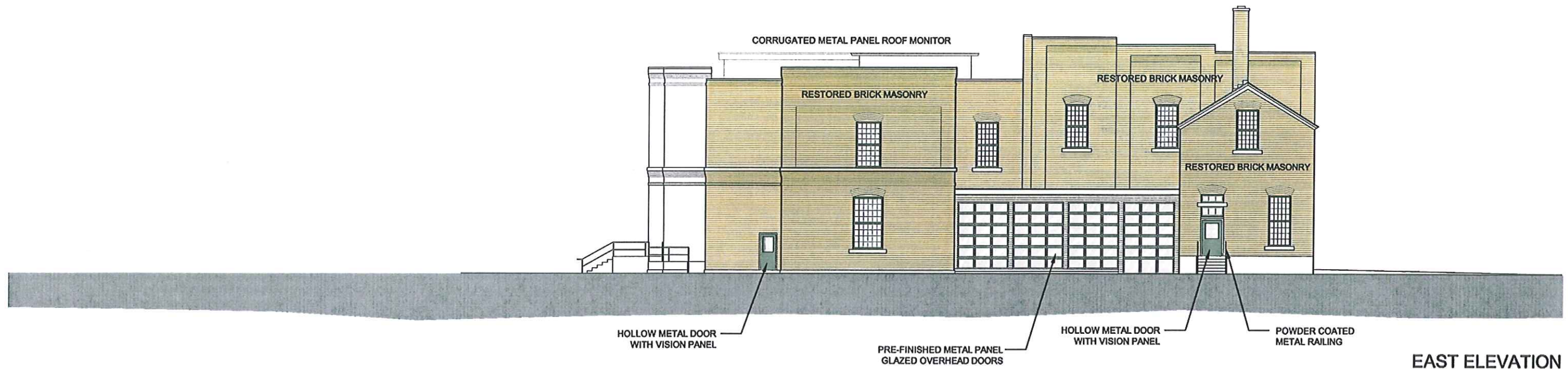
Garver Building from Sugar Avenue

Garver Cottage

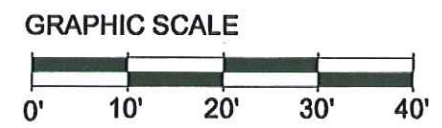
Garver Building and Garver Cottage

GARVER ARTS INCUBATOR
COMMON WEALTH DEVELOPMENT, INC.
HPZS - ARCHITECTS / ENGINEERS

- TYPICAL WINDOW:**
- PRE-FINISHED ALUMINUM, DARK GREEN OR DARK BROWN COLOR
 - THERMALLY BROKEN SASH AND FRAME ASSEMBLY
 - INSULATED GLAZING
 - DIVIDED LITES REPLICATING ORIGINAL MUNTIN PATTERN AS CLOSELY AS POSSIBLE BASED ON HISTORIC PHOTOS
 - MUNTIN AND BRICK MOLDING PROFILES TO BE HISTORICALLY CONSISTENT WITH PUTTIED GLAZING BEAD AND WITH INDUSTRIAL CHARACTERISTICS OF BUILDING'S ORIGINAL USE (SEE ATTACHED EXAMPLES FOR GENERAL REPRESENTATION)
- TYPICAL MASONRY RESTORATION:**
- TUCKPOINT 100%
 - DISMANTLE AND REBUILD DETERIORATED PARAPETS TO EXTANT ORIGINAL CONFIGURATION AND PROFILE
 - REMOVE NON-HISTORIC INFILL MATERIALS TO RESTORE ORIGINAL WINDOW MASONRY OPENINGS
 - REPAIR AREAS OF DETERIORATED BRICK MASONRY WITH SALVAGED AND/OR MATCHING BRICK MASONRY

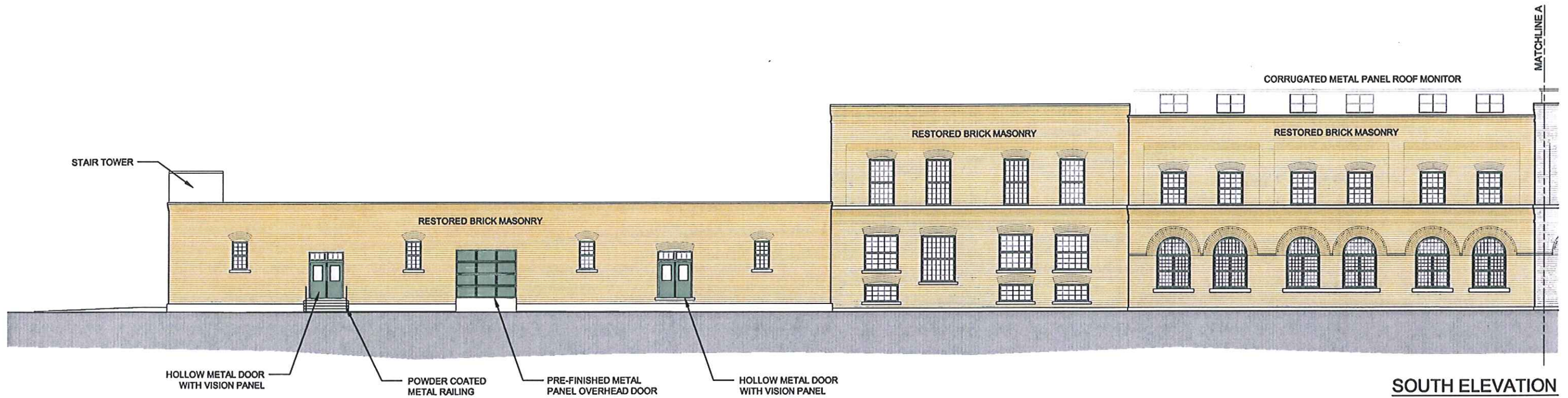


EAST ELEVATION

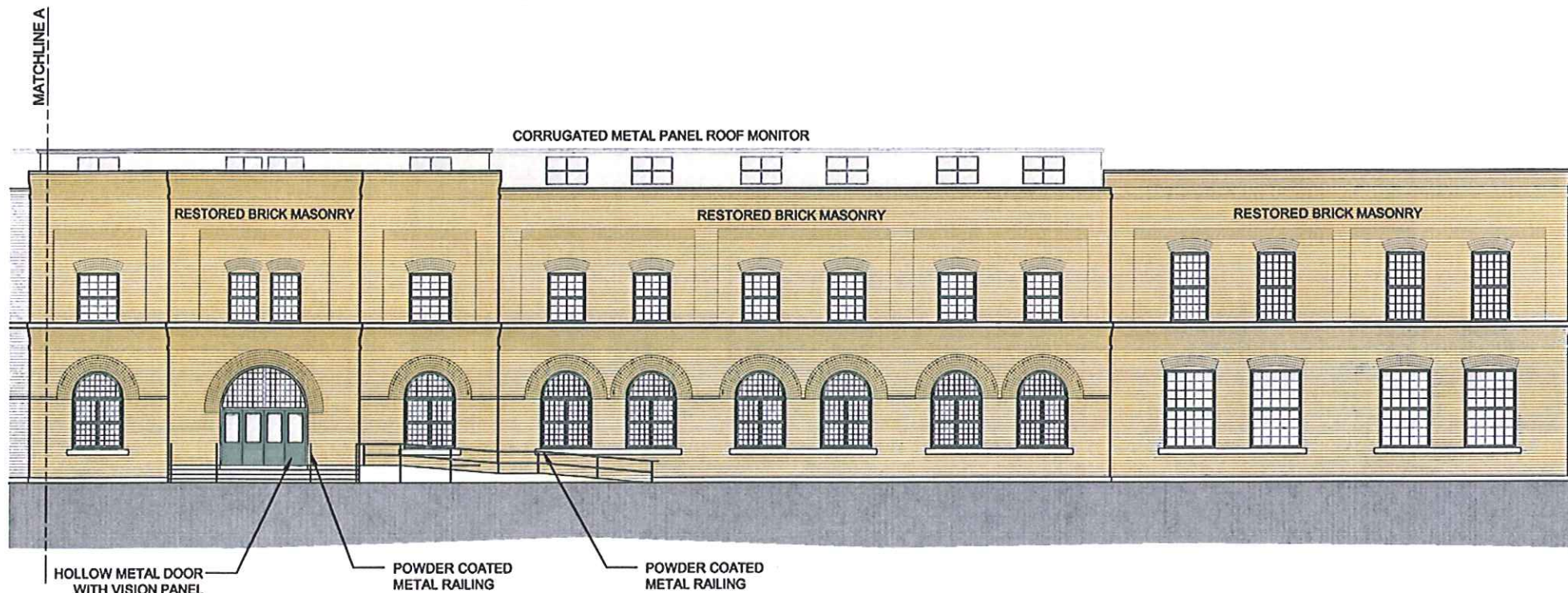


GARVER ARTS INCUBATOR
 COMMON WEALTH DEVELOPMENT, INC.
 HPZS - ARCHITECTS / ENGINEERS
 06/01/10
 SHEET 6



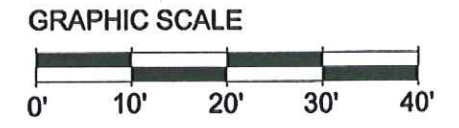


SOUTH ELEVATION



SOUTH ELEVATION

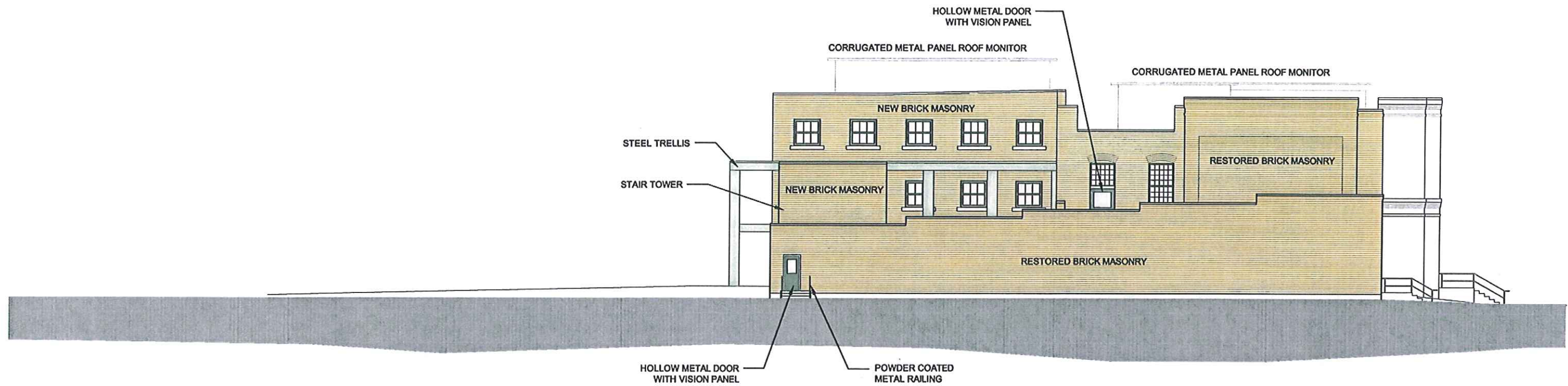
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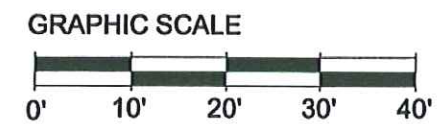
GARVER ARTS INCUBATOR
 COMMON WEALTH DEVELOPMENT, INC.
 HPZS - ARCHITECTS / ENGINEERS
 06/01/10
 SHEET 5



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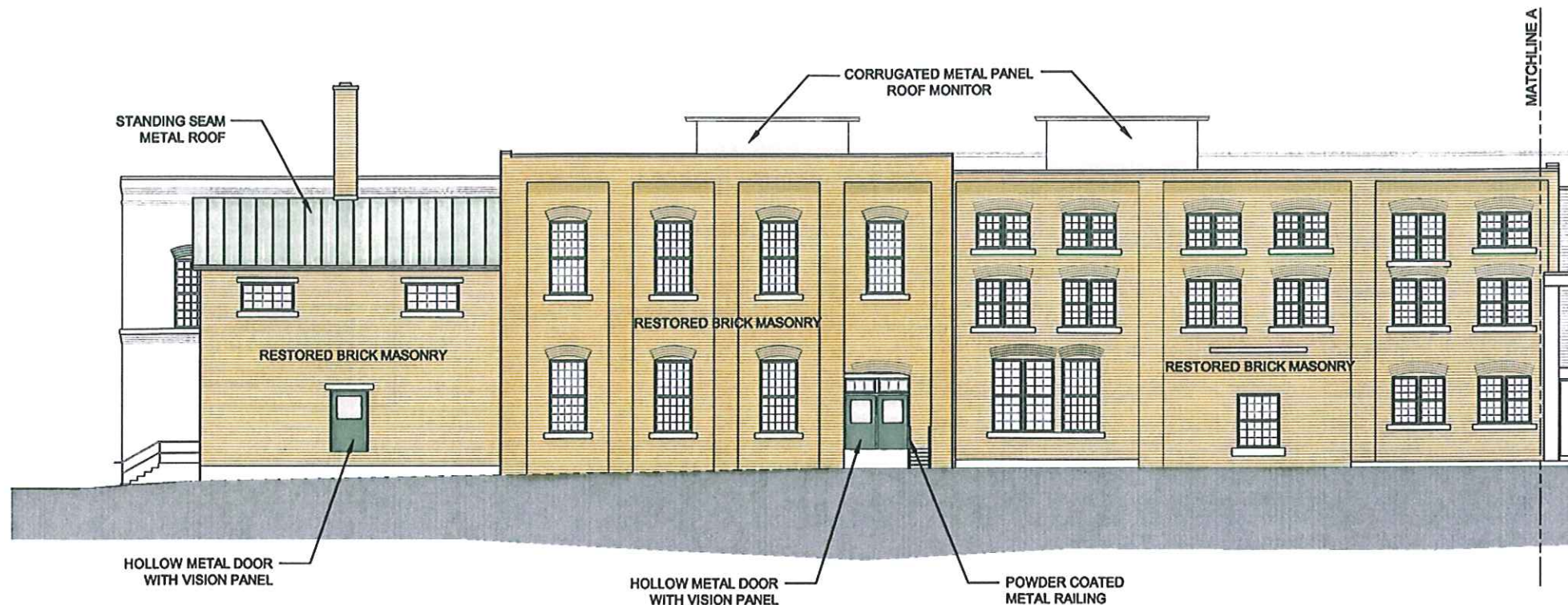


WEST ELEVATION



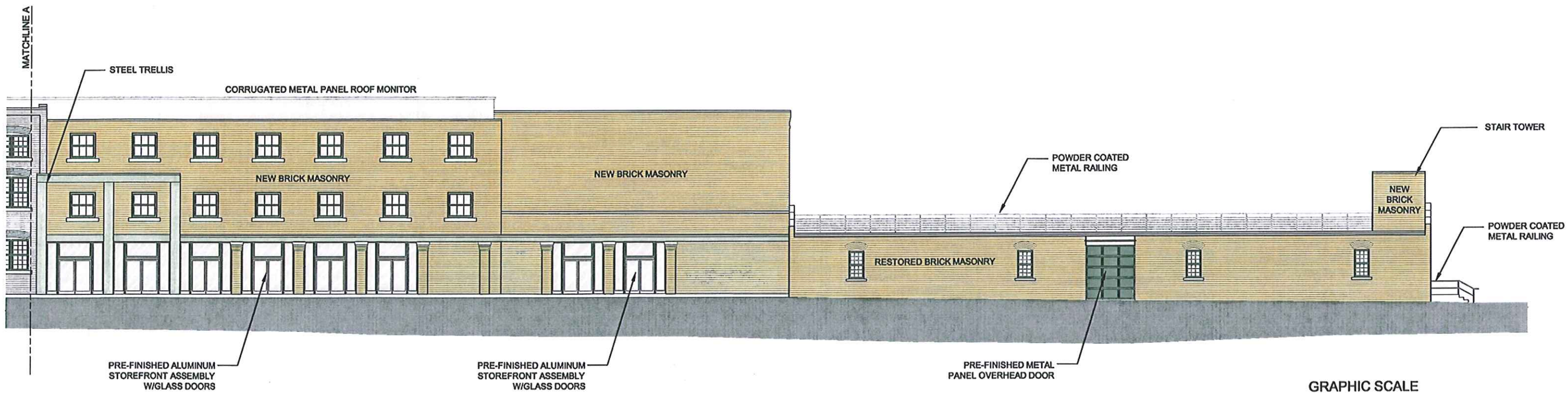
GARVER ARTS INCUBATOR
 COMMON WEALTH DEVELOPMENT, INC.
 HPZS - ARCHITECTS / ENGINEERS
 06/01/10
 SHEET 8



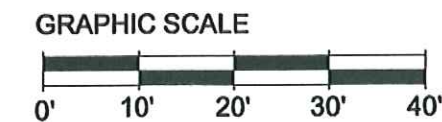


NORTH ELEVATION

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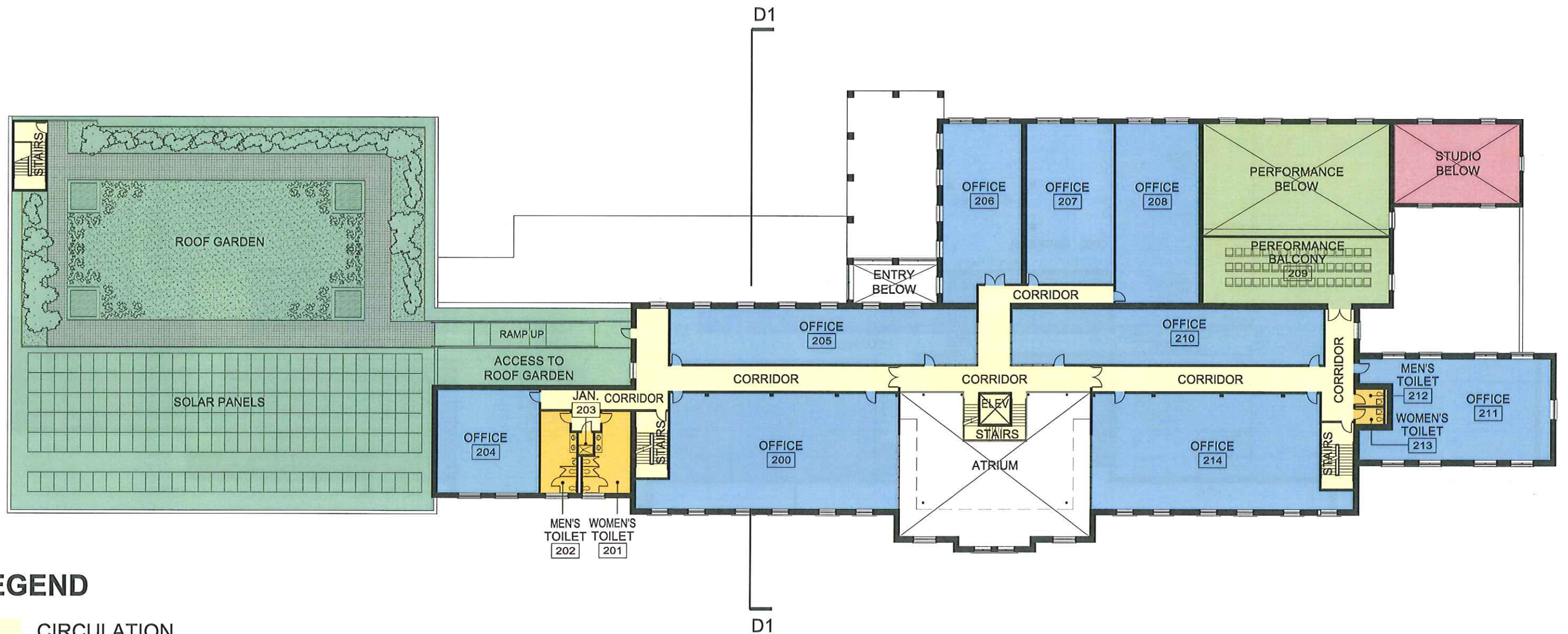


NORTH ELEVATION



GARVER ARTS INCUBATOR
 COMMON WEALTH DEVELOPMENT, INC.
 HPZS - ARCHITECTS / ENGINEERS
 06/01/10
 SHEET 7

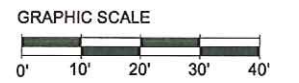




LEGEND

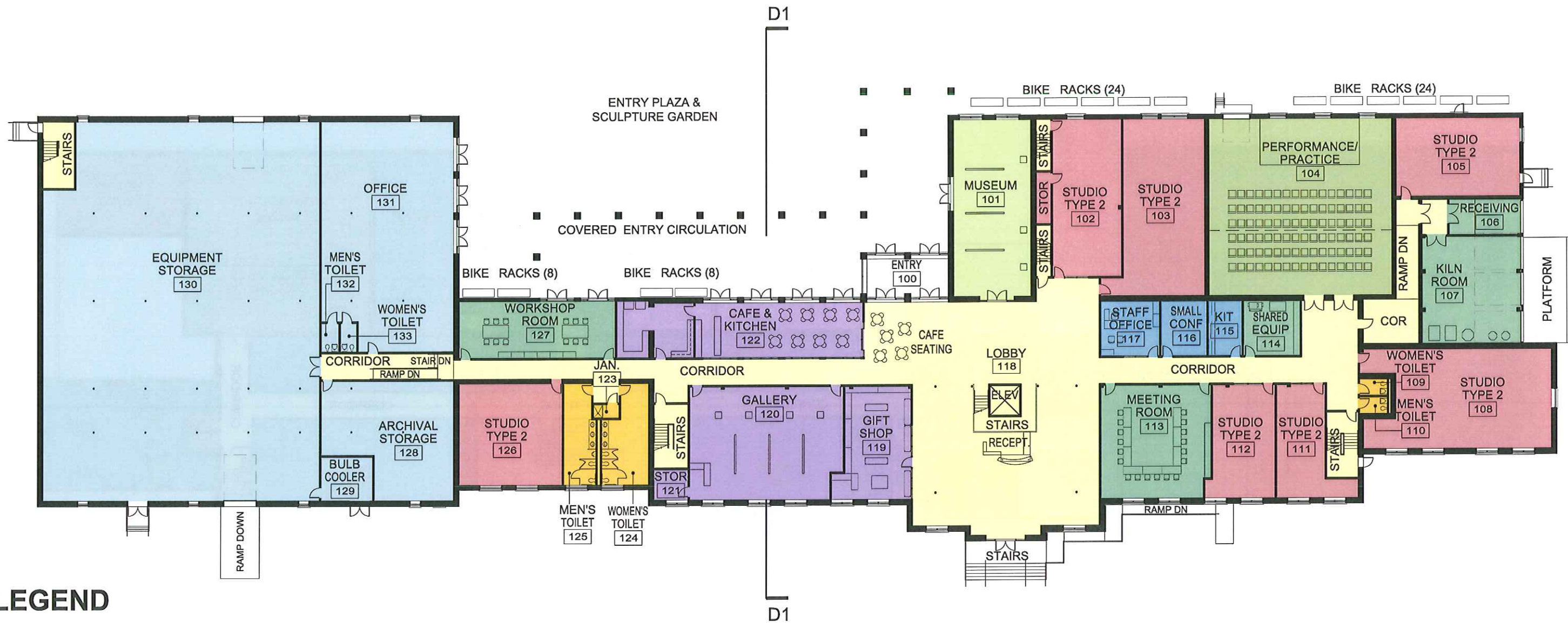
- CIRCULATION
- COMMON AREA
- ASSEMBLY
- MUSEUM
- RETAIL
- STUDIO
- OFFICE
- FACILITIES/UTILITIES
- OLBRICH

SECOND FLOOR PLAN



GARVER ARTS INCUBATOR
 COMMON WEALTH DEVELOPMENT, INC.
 HPZS - ARCHITECTS / ENGINEERS
 06/01/10
 SHEET 10

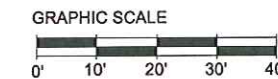


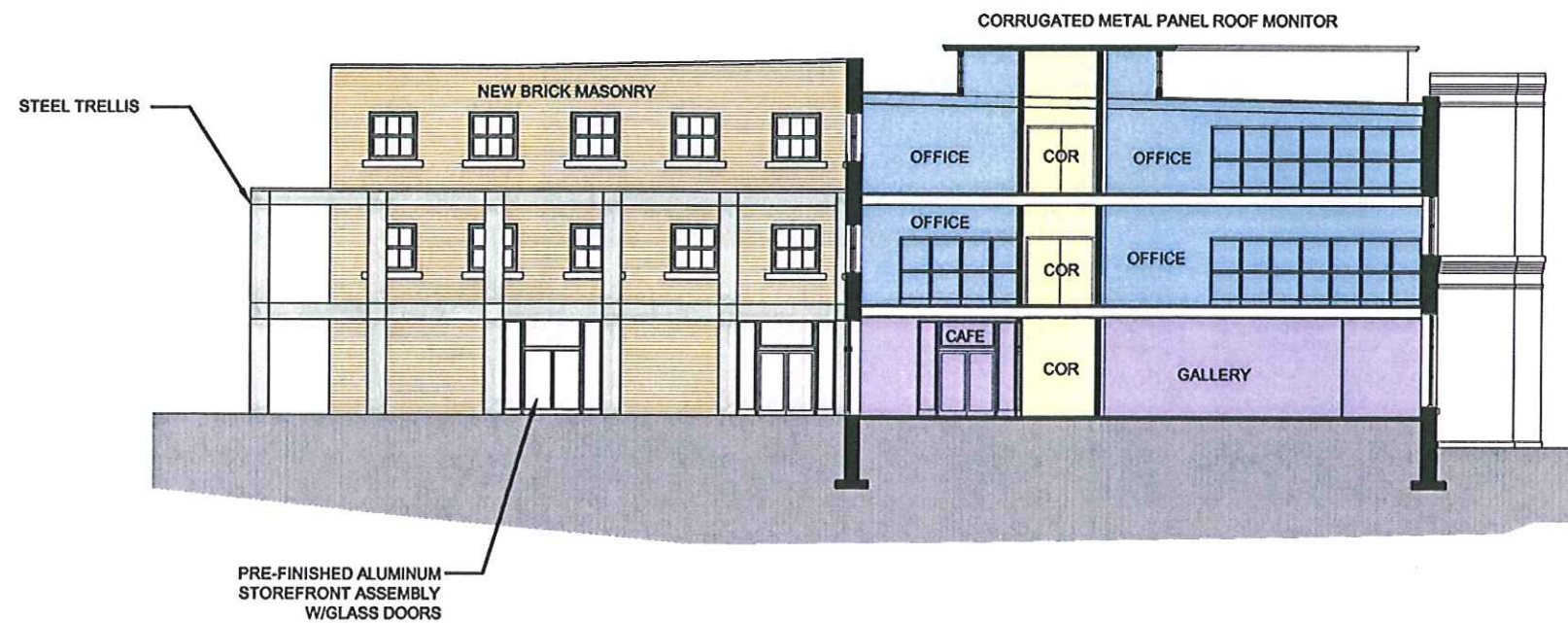


LEGEND

- CIRCULATION
- COMMON AREA
- ASSEMBLY
- MUSEUM
- RETAIL
- STUDIO
- OFFICE
- FACILITIES/UTILITIES
- OLBRICH

FIRST FLOOR PLAN





LEGEND

- CIRCULATION
- COMMON AREA
- ASSEMBLY
- MUSEUM
- RETAIL
- STUDIO
- OFFICE
- FACILITIES/UTILITIES
- OLBRICH

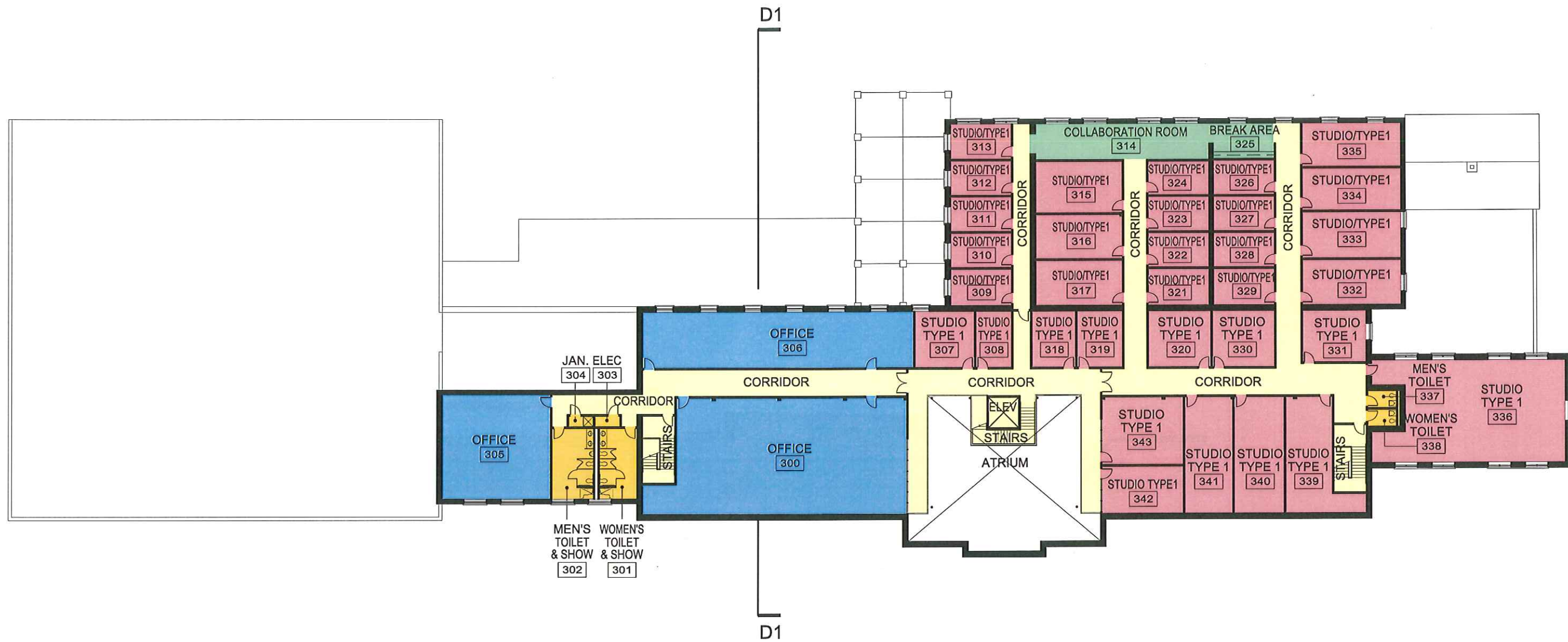
SECTION D1-D1

GRAPHIC SCALE



GARVER ARTS INCUBATOR
 COMMON WEALTH DEVELOPMENT, INC.
 HPZS - ARCHITECTS / ENGINEERS
 06/01/10
 SHEET 12





LEGEND

- CIRCULATION
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THIRD FLOOR PLAN

