

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: October 3, 2011

TITLE: Aprox. 306 Livingston – Third Lake Ridge Historic District – Construction of new 5-story mixed-use development including 39 apartment units (currently on parcel of 722 Williamson) – 6th Ald. District. Contact: Randy Bruce and Marty Rifken (23433)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: October 3, 2011

ID NUMBER:

Members present were: Stu Levitan, Chair; Erica Gehrig, Vice Chair; Robin Taylor, Christina Slattery, David McLean, and Marsha Rummel. Michael Rosenblum was excused.

SUMMARY:

Randy Bruce, 7601 University Avenue, representing Marty Rifken, appeared in support and presented the project. He showed material samples of brick, metal wall cladding, and metal for use at balconies and awnings. The plan includes angled parking on Livingston Street. The previously shown parking on the green space has since been removed. The building has 4 stories of residential housing over the first floor of commercial. Some changes have been made. The window patterns have been made more uniform. They would like the Cream City light color brick rather than a red brick with precast stone bands. The tops of this building will be seen from Williamson Street. He discussed the staff comments regarding the horizontal coping and banding and agreed to make these changes. He explained that he would prefer to keep the vertical piece for the stair tower but could go to brick. McLean asked about the finish of the double hung windows. The finish will be black or dark bronze. The window design is improved. The metal wall material will be corrugated.

Marty Rifken, 14 W. Mifflin Street, appeared in support of the project and was available to answer questions.

Lindsey Lee, 731 Williamson Street, representing a neighboring business, appeared in support. Mr. Lee stated that he is also the current Chair of the Preservation and Development Committee of the Marquette Neighborhood Association which reviewed and supported the project. Mr. Lee provided written statement to the Commission which states that Williamson Street is not “vanilla” – it is “purple”. He requests good materials and quality construction which will create an exciting atmosphere on Williamson Street. He likes the vertical elements retained and noted that the proposed project will be visible from the bike path.

Rozanne Alexandrian, 26 Naylor Circle, appeared in support but did not wish to speak.

ACTION:

A motion was made by Rummel, seconded by Taylor, to approve the project as submitted with “stronger” cornice and cream color brick. The motion passed on a voice vote/other.

Taylor would like to see the larger Cream City brick. McLean agreed that dark will be too dark. Rummel was persuaded and liked the warmer brick sample “St Charles”. Mr. Bruce said that it is a queen size and the queen will work well on a building this size. Rummel would like traditional size or larger. Mr. Bruce explained that there may be an economic reason to use the larger brick since there are fewer mortar joints. McLean stated that the size of the building may allow for proportion of brick.

#2 has been resolved. A little stronger cornice at the masonry top. Coping material will be precast stone.

#3 The vertical element at stair tower is favored by Landmarks.

#4 has been addressed.

#5 has been addressed.