

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: September 24, 2008
TITLE: 501 State Street – Façade Improvement Grant Application. 4 th Ald. Dist. (12030)	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: William A. Fruhling, Acting Secretary	ADOPTED: POF:
DATED: September 24, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski; Chair, Todd Barnett, Richard Slayton, Ald. Marsha Rummel, Ron Luskin, Dawn Weber, Bruce Woods, and John Harrington.

SUMMARY:

At its meeting of September 24, 2008, the Urban Design Commission **REFERRED** a façade improvement grant application for 501 State Street. Appearing on behalf of the project was Josh Johnson with the Renschler Company. He stated that the project includes repairing the stucco, however, it is possible that EIFS will be used on the lower level if the stucco finish can't be matched. The project also involves replacing the wood trim with a synthetic product (Azek), replacing the wall-pack lighting with gooseneck fixtures, replacing the balcony railing with Azek or wrought iron, and replacing the three doors. Johnson also noted that the existing beer signs have been there since at least 1968 and they are not proposing to remove them.

The Commission discussed the appearance of the upper story windows and whether they should be replaced, painted, or otherwise treated. The Commission also discussed the appropriateness of a wider front door and the need to address the other entries – especially the one on State Street.

ACTION:

On a motion by Rummel, seconded by Luskin, the Urban Design Commission **REFERRED** a façade improvement grant application for 501 State Street to address the following items:

1. That the entry door on State Street be enhanced as an entry, including the panel above the door;
2. That the size, color, and design of the front door be more appropriate to the period of the building;
3. That the applicant explore options for enhancing the upper-story windows, including painting, replacing, and other options.

The motion 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 5, 6, 6, 6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 501 State Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6
	-	-	-	-	-	-	-	6
	-	5	-	5	-	-	-	5
	-	5	-	-	-	-	6	6
	-	4	-	5	-	-	5	-
	-	5	-	-	-	-	7	6

General Comments:

- Good start! Thanks for improving façade. Would like to see stucco and wood and fabulous front door.
- Good start but loose ends require resolution.
- Appreciate the consideration for improvements but I encourage the owner to expand these to windows and entry.
- Building should be upgraded a lot more due to where it is on State Street.
- With this much City money involved, we should be seeing real improvements to such important elements as doors and windows. Need to come up a level.