



Transmittal

To: Al Martin
From: Melissa Destree
Destree Design Architects, Inc.

Co: City of Madison
Urban Design Commission
Date: June 10, 2015

Pages: 14 sets

CC: Bill Parsons
Jason Ekstrom

Project: 409 E. Main Street

Urgent For Review Please Comment Please Reply Please Recycle

Al,

Enclosed is our submittal for the 409 E Main renovation/addition. (14 copies)

- Letter of Intent and Project Narrative
- Existing Images/Context
- Exterior Renderings of proposed design
- Line drawings of facades
- Floor plans
- Existing Site plan
- Site Plan Diagram with proposed improvements
- No Photometrics at this time. We are currently having them calculated
- Electronic copy of submittal will be emailed

If you have any questions, please contact me at 608-268-1499 or melissa@destreearchitects.com.

Thank you,
Melissa Destree AIA, IIDA
Destree Design Architects, Inc.



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>June 10, 2015</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>July 15, 2015</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>July 27, 2015</u>	<input type="checkbox"/> Final Approval

1. Project Address: 409 E Main Street
Project Title (if any): _____

2. This is an application for (Check all that apply to this UDC application):

- New Development
- Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage: Not at this time

- Comprehensive Design Review* (public hearing-\$300 fee)
- Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

- Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Melissa Destree
 Street Address: 222 W. Washington Ave #310
 Telephone: (608) 268-1499 Fax: ()

Company: Destree Design Architects, Inc.
 City/State: Madison WI Zip: 53703
 Email: melissa@destreearchitects.com

Project Contact Person: Bill Parsons
 Street Address: 409 E. Main Street
 Telephone: (608) 257-0040 Fax: (608) 256-0236

Company: _____
 City/State: Madison WI Zip: 53703
 Email: wparsons@hg-law.com

Project Owner (if not applicant): 409 E Main LLC
 Street Address: 409 E. Main Street
 Telephone: (608) 257-0040 Fax: (608) 256-0236

City/State: Madison WI Zip: _____
 Email: wparsons@hg-law.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on May 26 (Phone)
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: Bill Parsons
 Authorized Signature: [Signature]

Relationship to Property: Potential owner
 Date: 6/10/15

5. Submission Requirements

Application: Each submittal must include **14 collated paper copies** (11" x 17" max.) and an **electronic copy** of all application materials. The electronic copy must include individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM submitted with the paper copies, or in an e-mail sent to: UDCApplications@cityofmadison.com. The transmittal shall include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance. For an application to be considered complete and scheduled for a UDC meeting, both the paper copies and electronic copy need to be submitted prior to the application deadline. Late materials will not be accepted. An application is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be easily read when reduced.

Fees: Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer, Madison, Wisconsin.

Project Plans: The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Brief Narrative Description of the Project, Site Plan, and 2-dimensional images of proposed buildings or structures. Additional information may provide for a greater level of feedback from the Commission.
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Any and all relevant plans and information on which feedback from the UDC is requested.

2. Initial Approval

- Locator Map
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List
- Building Elevations for all building sides
- PD text and letter of intent (if applicable)

3. Final Approval

- Locator Map
- Site Plan showing location of existing and proposed buildings
- Grading Plan
- Landscape Plan
- Plant List, including scientific name, size at planting, quantity and root condition for each species.
- Building Elevations for all building sides, colored with shadow lines, including exterior building materials and colors.
- Proposed Signage
- Lighting Plan, including fixture cut sheets and photometrics plan
- Utility/HVAC equipment location and screening details
- PD text and letter of intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)



June 10, 2015

Project Narrative:

409 E. Main Street

Renovation & Addition

We are pleased to start the review process with the Urban Design Commission to renovate and construct an addition to 409 E. Main Street.

Destree and the new potential Owners have been working with the neighborhood and the adjacent neighbors since March to develop ideas to renovate and expand this historic building at 409 E. Main Street for the new offices of Hawks Quindel. It is a unique commercial property nestled in a predominately residential portion of the historic First Settlement District. In addition to UDC, we are actively working with the Landmarks Commission and Amy Scanlon on approvals related to the historic nature of this structure.

The building has been occupied by The Progressive Magazine since the early 1980s, originally was built for the Fred and Minnie Bartels Grocery (1903-1914), the Fred Hatfield Grocery (1914-1922), the Evan Hughes Grocery (1922-1939). The Hobby Shop for wood crafts and the Soil Services Corp., a landscape company that were both owned by A. Russell Sanders and occupied the building until the 1960s. We are excited to propose the renovation and addition of this property to ensure its positive contribution to the neighborhood, long into the future.

The design concept is to rehabilitate and restore the historic storefront, windows, brick and all discovered historic fabric related to the original 2 story structure (2,530sf on each floor). In addition, we are proposing a contemporary 3rd floor addition (2,800sf) with a (370sf) rear addition on the 1st level and a (370sf) addition on the 2nd level. The addition will be an expression of the modern steel structure with, glass panels and fiber cement siding infill panels. The 3rd floor addition is stepped back from the original façade to acknowledge the original historic proportion of the building. Glass has been selected as the primary material on the 3rd floor Main Street façade to reflect a contemporary architectural solution that creates a light treatment to the massing. The neighbors prefer the glass area being ample and wrapping the corners of the addition. The solidity of the façade increases as it moves to the rear of the property. This addresses fire separation, privacy for the residential units and the rear private courtyard of Canal Place.

409 E Main will have a small courtyard in the rear of the property (10ft x42ft). We propose permeable pavers be installed in the rear courtyard. This hardscape will address water management, egress path, trash enclosures, etc. This area will be raised to the current elevation of the yards around it. This area also contains an existing storm water inlet that supports adjoining properties. This inlet will be extended to address the grades of the surrounding yards. We are working with the Canal Place residence to construct a fence for them, on their property to partially screen the two courtyards. We are also planning a rain containment system for gravity fed irrigation. The rear courtyard will have (1) one employee bike rack. (Canal Place Residences do not want public access through their property, only employee) The trash enclosure for 409 will be located in the rear courtyard behind a fiber cement siding enclosure. An additional trash enclosure will be provided for continued use by Canal Place Residences.

Landscaping – the building is a zero lot line building. The existing side yard and terrace landscaping will be maintained and repaired. The small rear courtyard will be permeable pavers with seasonal planters, no ground cover landscaping.

The front terrace of the building will remain existing. There are currently 3 bike racks for public and employee use.

Mechanicals, gas and electric panels will remain in the existing location. New air condensers will be located on the roof, screened by the parapet.

We look forward to your feedback on the proposal.

Sincerely,



Melissa Destree, AIA, IIDA
Destree Design Architects, Inc.



409 E. Main Street– Locator Map
Oriented North Up



409 E. Main Street



Existing Images



Across from 409 E. Main Street

Existing Images

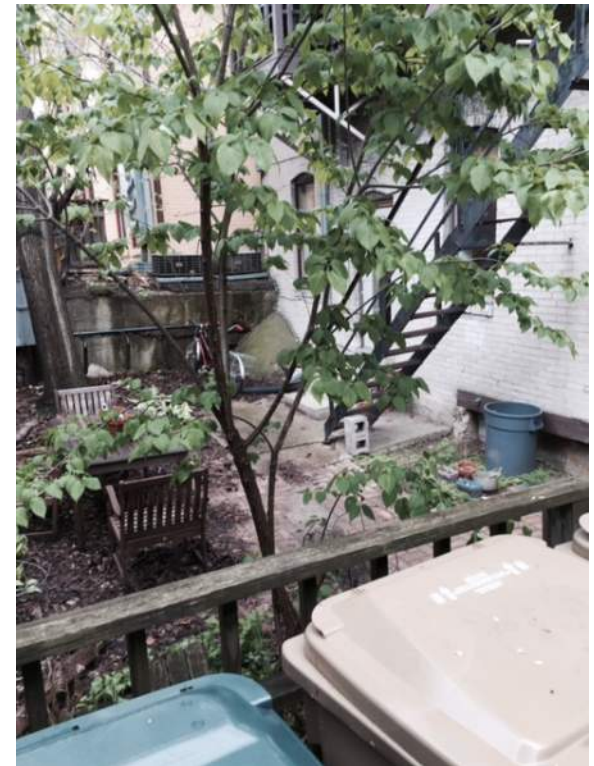


409 E. Main Street

Side Elevation of Existing Building



Side Elevation of Existing Building



Rear of Existing Building



Rear of 409 E. Main Street

Rear of Existing Building



HAWKS QUINDEL

ATTORNEY AT LAW

409 EAST MAIN ST
MADISON WI

06.10.15



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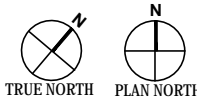
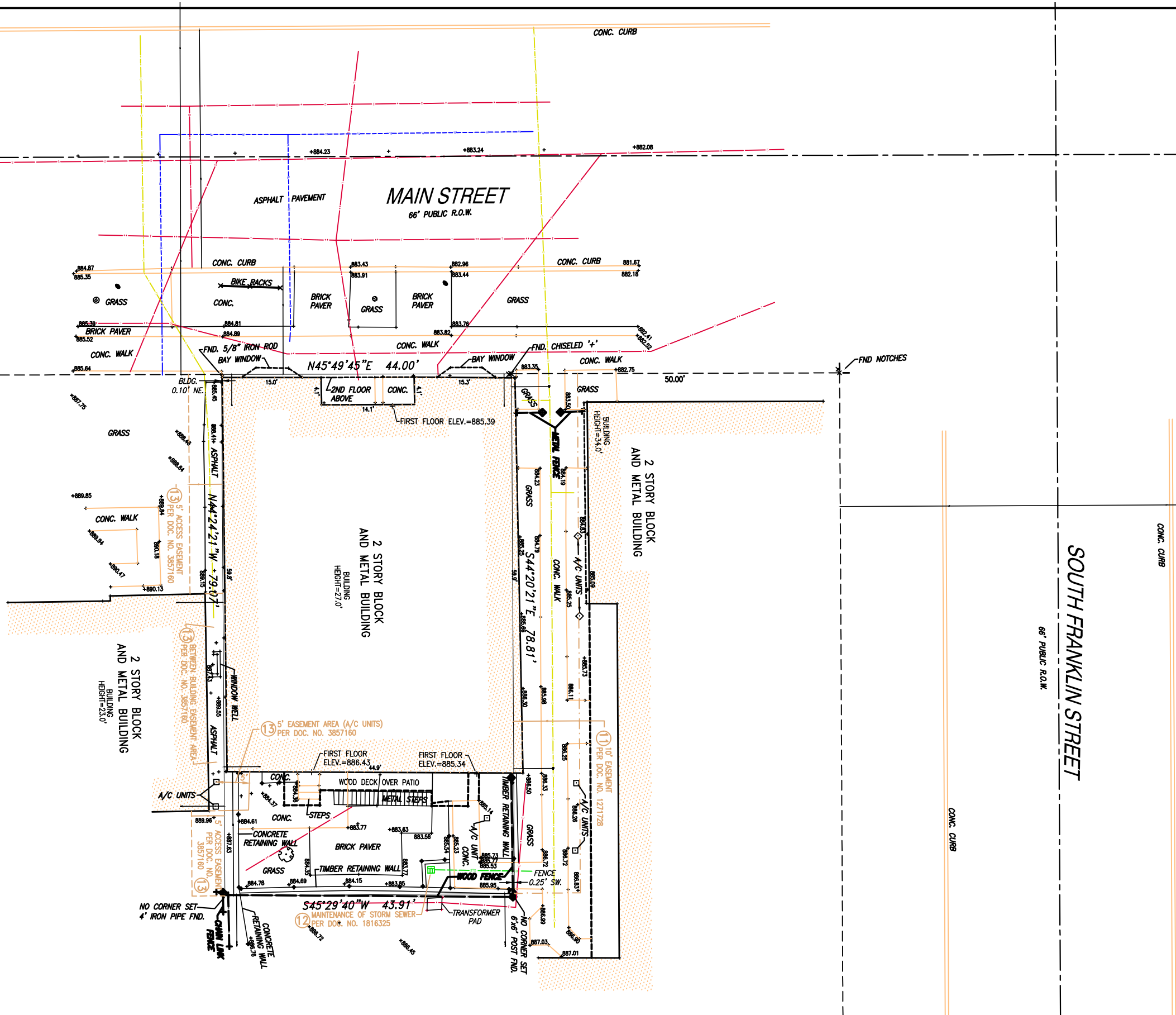


HAWKS QUINDEL

ATTORNEY AT LAW

409 EAST MAIN ST
MADISON WI

06.10.15



1 EXISTING SITE PLAN
 1/16" = 1'-0"


DESTREE
 architecture & design


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 Ph: 608.268.1499 fax: 608.268.1498
 www.destreearchitects.com


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HAWKS QUINDEL
 409 EAST MAIN STREET
 MADISON, WI

PROJECT:	
NUMBER:	150228.00
DATE:	JUNE 10, 2015
ISSUANCES:	
REV:	
SHEET:	C000

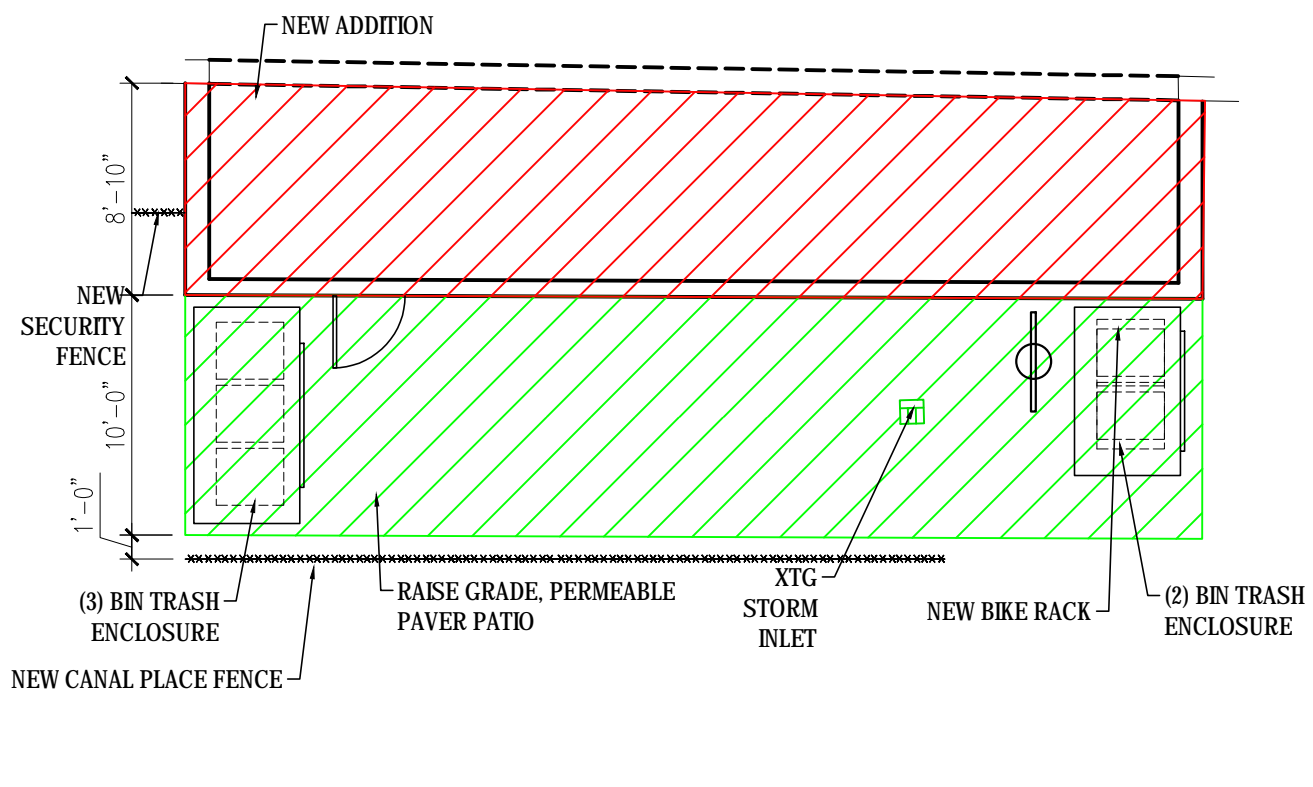
 REQUEST 10FT SIDE YARD "NO BUILD" EASEMENT FROM 407 E. MAIN

 REQUEST 10FT SIDE "NO BUILD" EASEMENT FROM CANAL PLACE. THIS NEEDS TO BE FROM FACE OF 409 E MAIN BUILDING

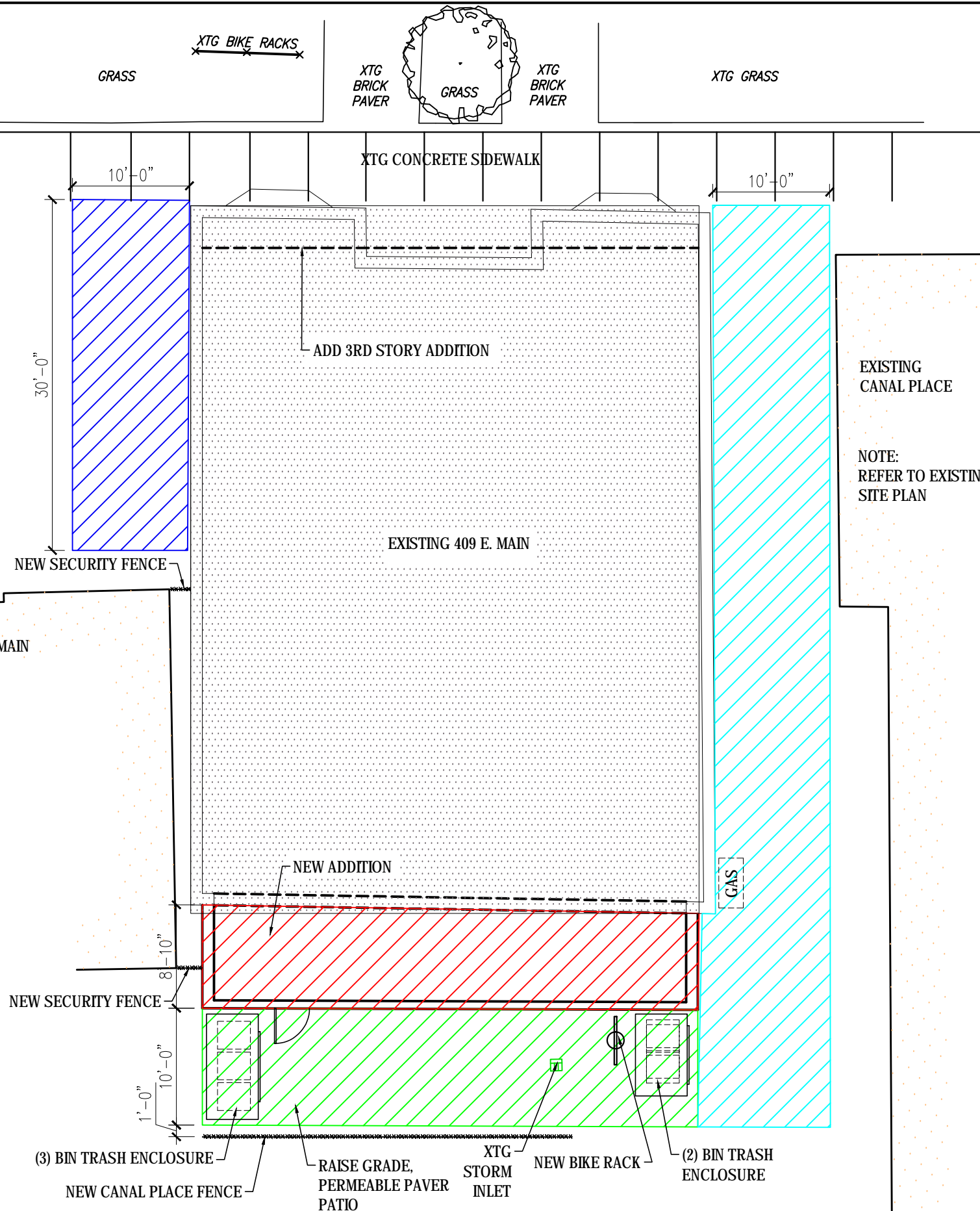
 RAISE REAR YARD & CREATE AGREEMENT WITH CANAL PLACE, RAISE STORM INLET

 NEW ADDITION WITH WINDOWS. 3 STORIES, NO ELEVATOR

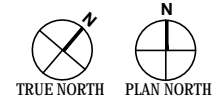
NOTE:
OBTAINING THESE "NO BUILD" EASEMENTS WILL ALLOW WINDOW PENETRATIONS ON THE 3RD FLOOR ADDITION & ALL FLOORS OF THE REAR ADDITION. PENDING CITY OF MADISON APPROVAL.



2 SITE ENLARGED
3/32" = 1'-0"



1 SITE WORK DIAGRAM
3/32" = 1'-0"

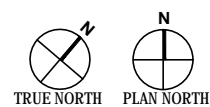
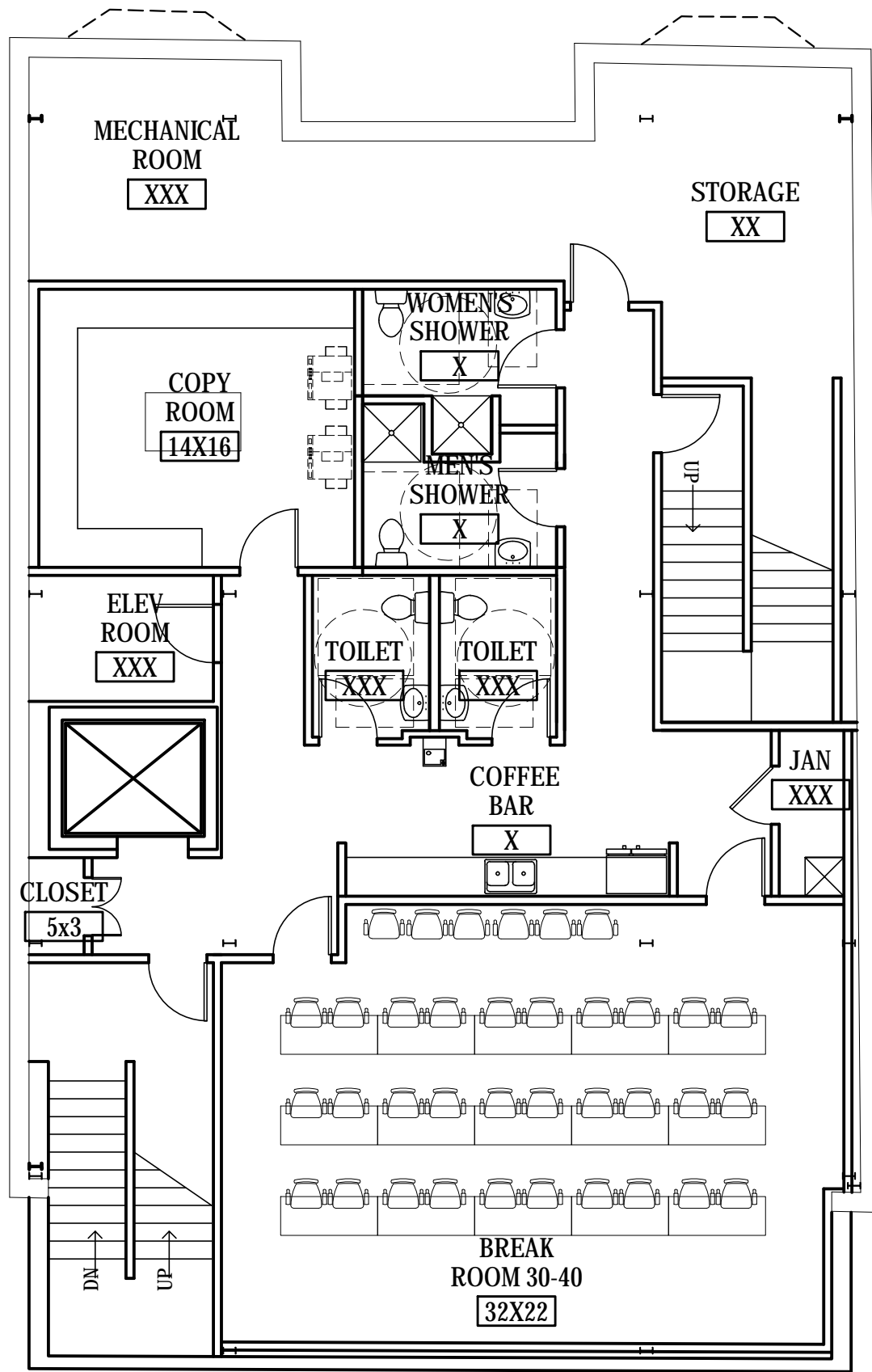


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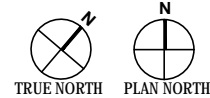
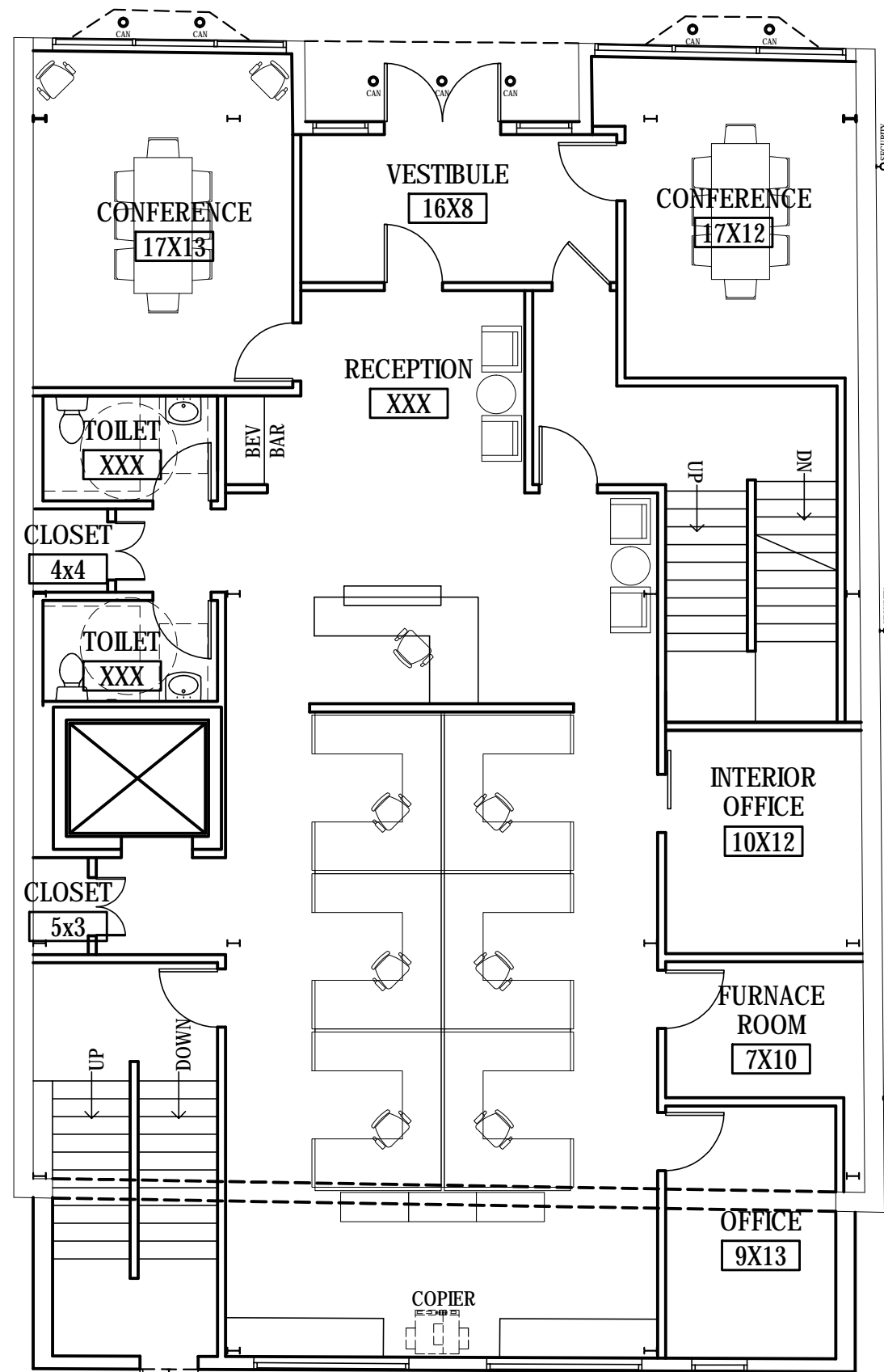
HAWKS QUINDEL
409 EAST MAIN STREET
MADISON, WI

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ISSUANCES:	
REV:	
SHEET:	C001

EXISTING CANAL PLACE
NOTE: REFER TO EXISTING SITE PLAN



2 BASEMENT PLAN
1/8" = 1'-0"



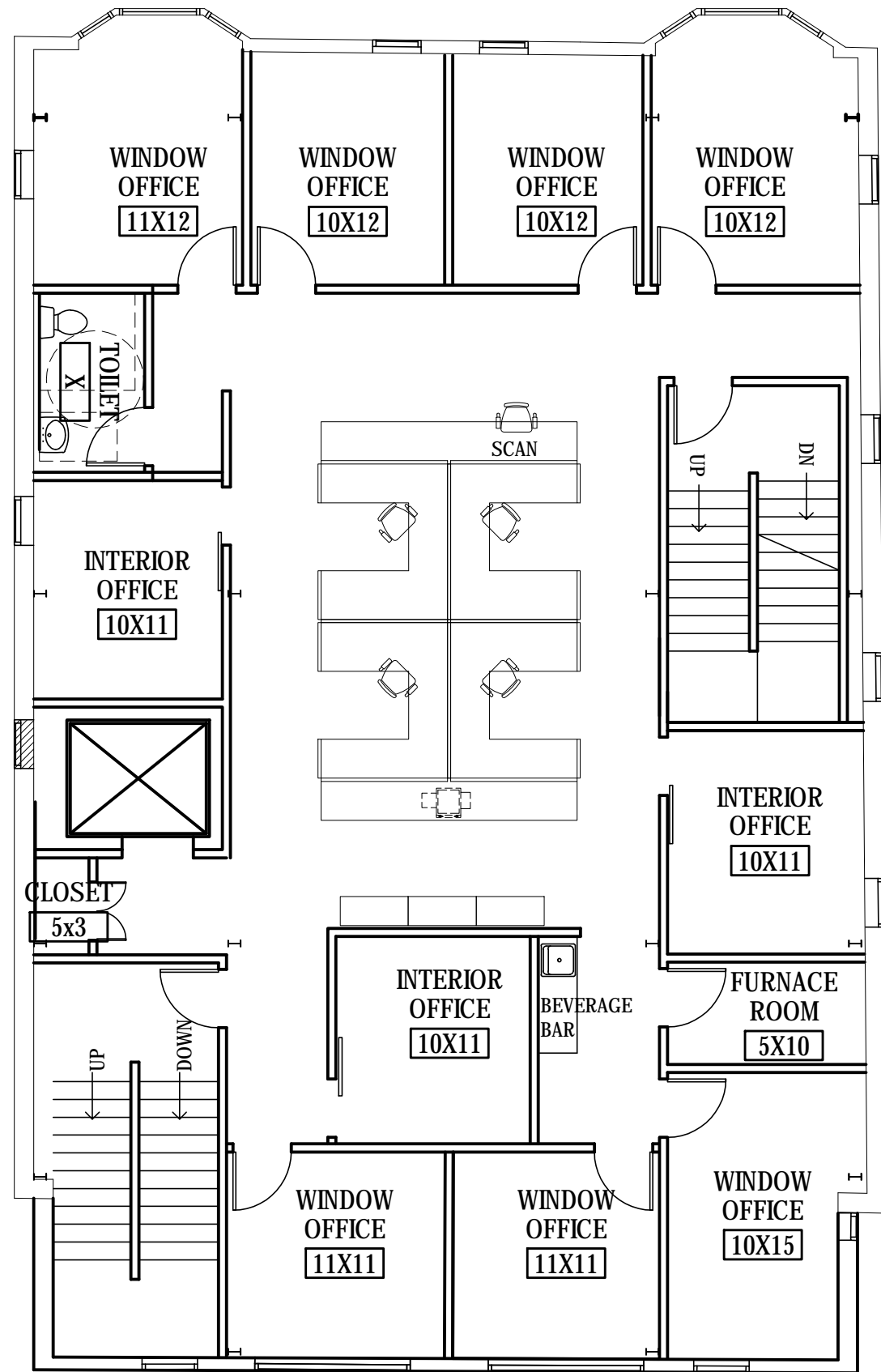
1 FIRST FLOOR
1/8" = 1'-0"

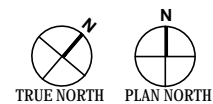
WATER CONTAINMENT-ABOVE TRASH ENCLOSURE
 (3) BIN TRASH ENCLOSURE
 STORM INLET
 BIKE RACK
 (2) BIN TRASH ENCLOSURE

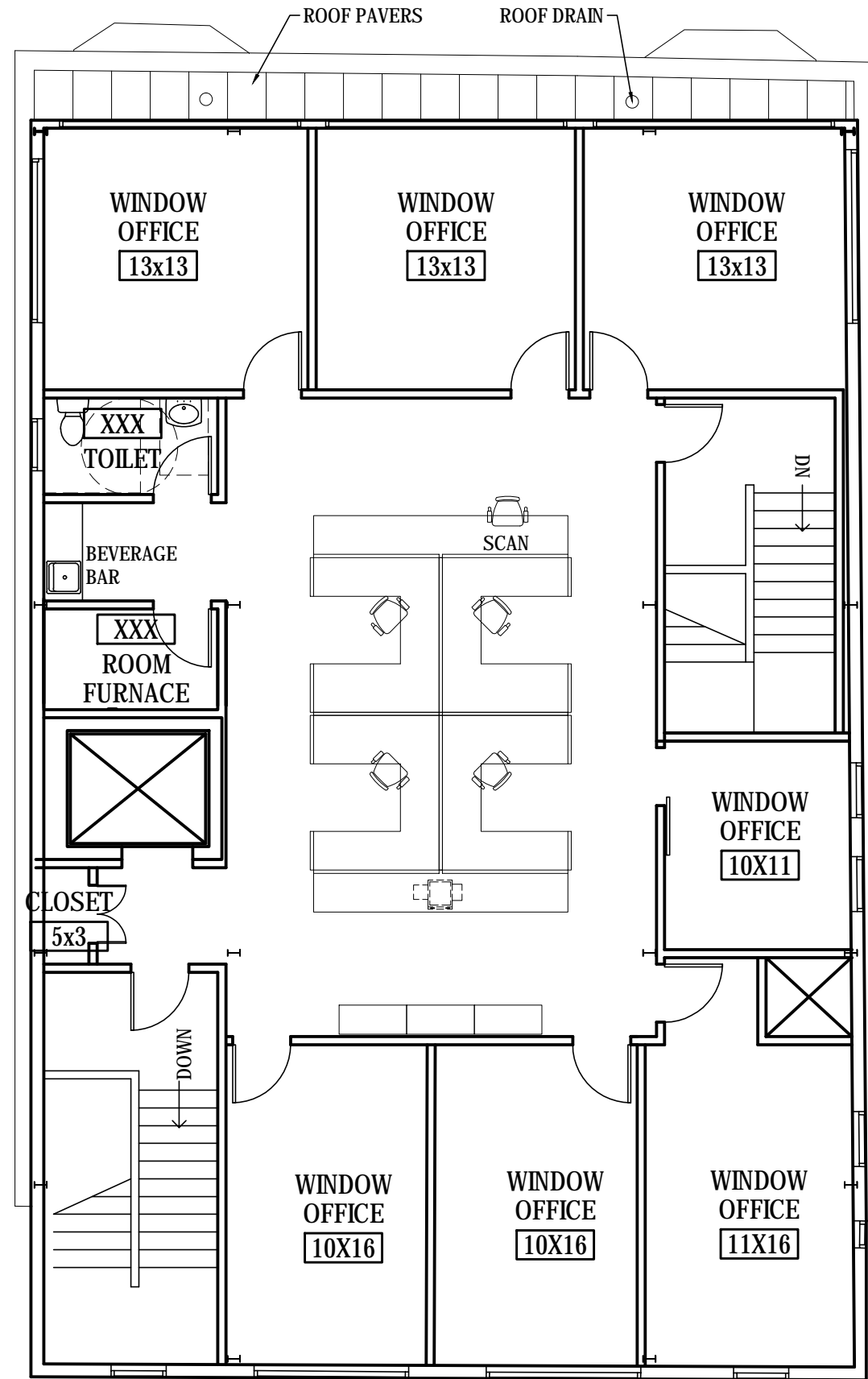
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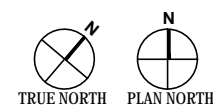
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 409 EAST MAIN STREET
 MADISON, WI

PROJECT:
 NUMBER: 150228.00
 DATE: JUNE 10, 2015
 ISSUANCES:
 REV: ---
 SHEET:




2 SECOND FLOOR
 1/8" = 1'-0"

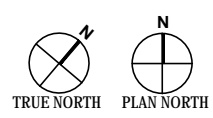
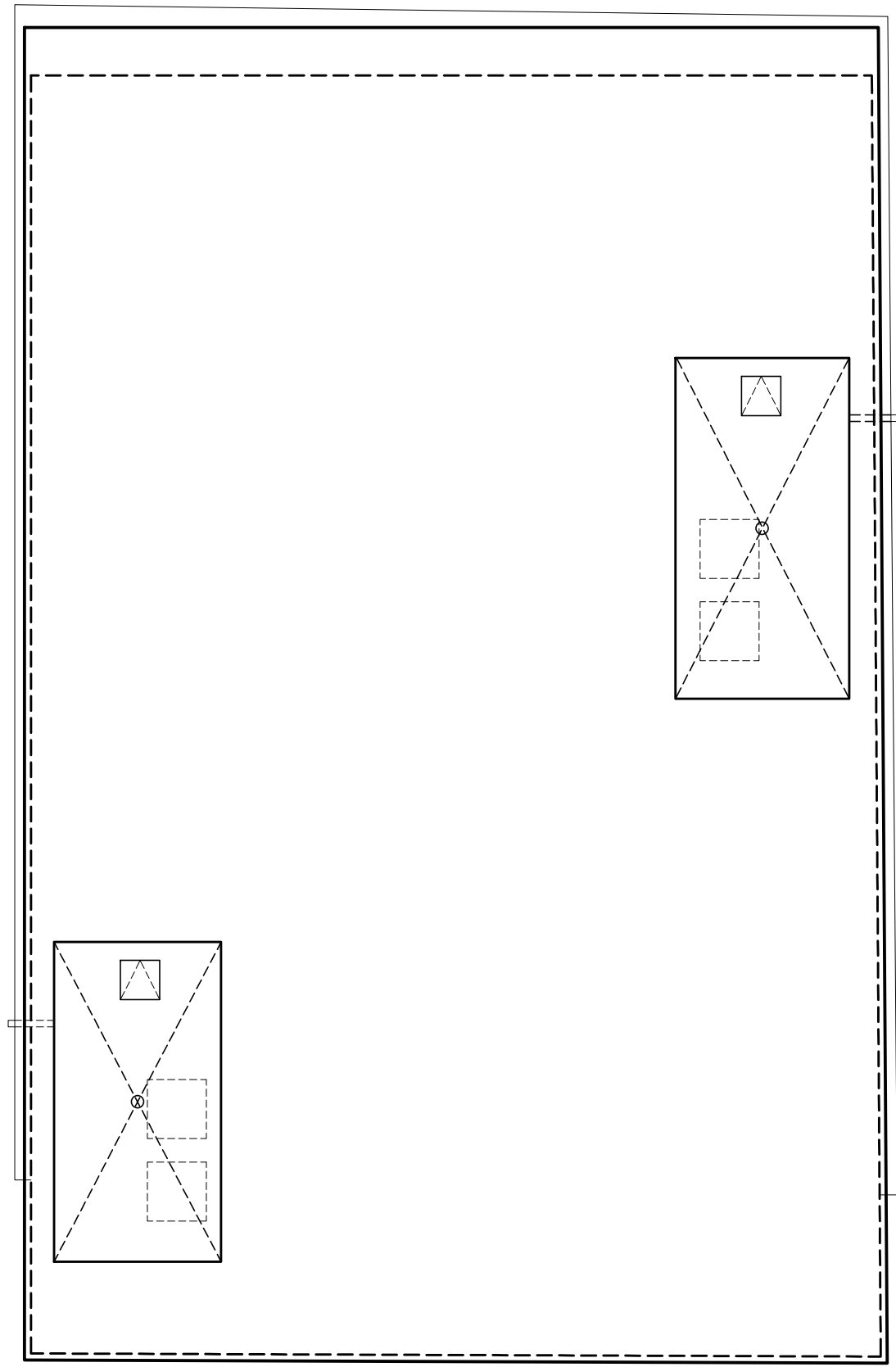



1 THIRD FLOOR
 1/8" = 1'-0"

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 MADISON, WI

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ISSUANCES:	
REV:	
SHEET:	




1 ROOF PLAN
1/8" = 1'-0"

HAWKS QUINDEL
409 EAST MAIN STREET
MADISON, WI

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ISSUANCES:	
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REV:	---
SHEET:	

A102

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DESTREE
architecture & design

222 West Washington Ave., Suite 310, Madison, WI 53703
Ph: 608.268.1499 fax: 608.268.1498
www.destreedesignarchitects.com

- A. EXISTING BRICK TO BE REPAINTED
- B. NEW WOOD /CLAD WINDOWS IN EXISTING OPENINGS
- C. RESTORE EXISTING BAY WITH HISTORIC PANELS (PAINTED COMPOSITE) NEW COMPOSITE BRACKET
- D. NEW STEEL BEAM HEADER @ STOREFRONT WITH DECORATIVE ROSETTES @ 24" O.C.
- E. NEW ALUMN STOREFRONT W/ ALUMN RECESSED PANELS BELOW
- F. CAST IRON COLUMNS
- G. HANGING SIGN

- H. SIGN
- I. EXPOSED STEEL FRAME-PAINTED 16"x32" CEMENT BD PANELS-RUNNING BOND PATTERN
- J. PREFINISHED METAL FASCIA AND SOFFIT
- K. 2" ALUMN WINDOWS
- L. ALUMN STOREFRONT WITH SILICONE JOINTS
- M. NEW HISTORIC CORNICE-PAINTED PERFINISHED METAL TRIM
- N. CEMENT BD CLAD TRASH ENCLOSURES
- O. METAL GATE
- P. PREFINISHED METAL COPING CAP
- Q. NEW LIMESTONE CORNER STONE
- R. GLASS SPANDREL PANELS
- S. BIKE RACK
- T. WALL PACK LIGHTS
- U. SCUPPER



1 FRONT ELEVATION
3/16" = 1'-0"

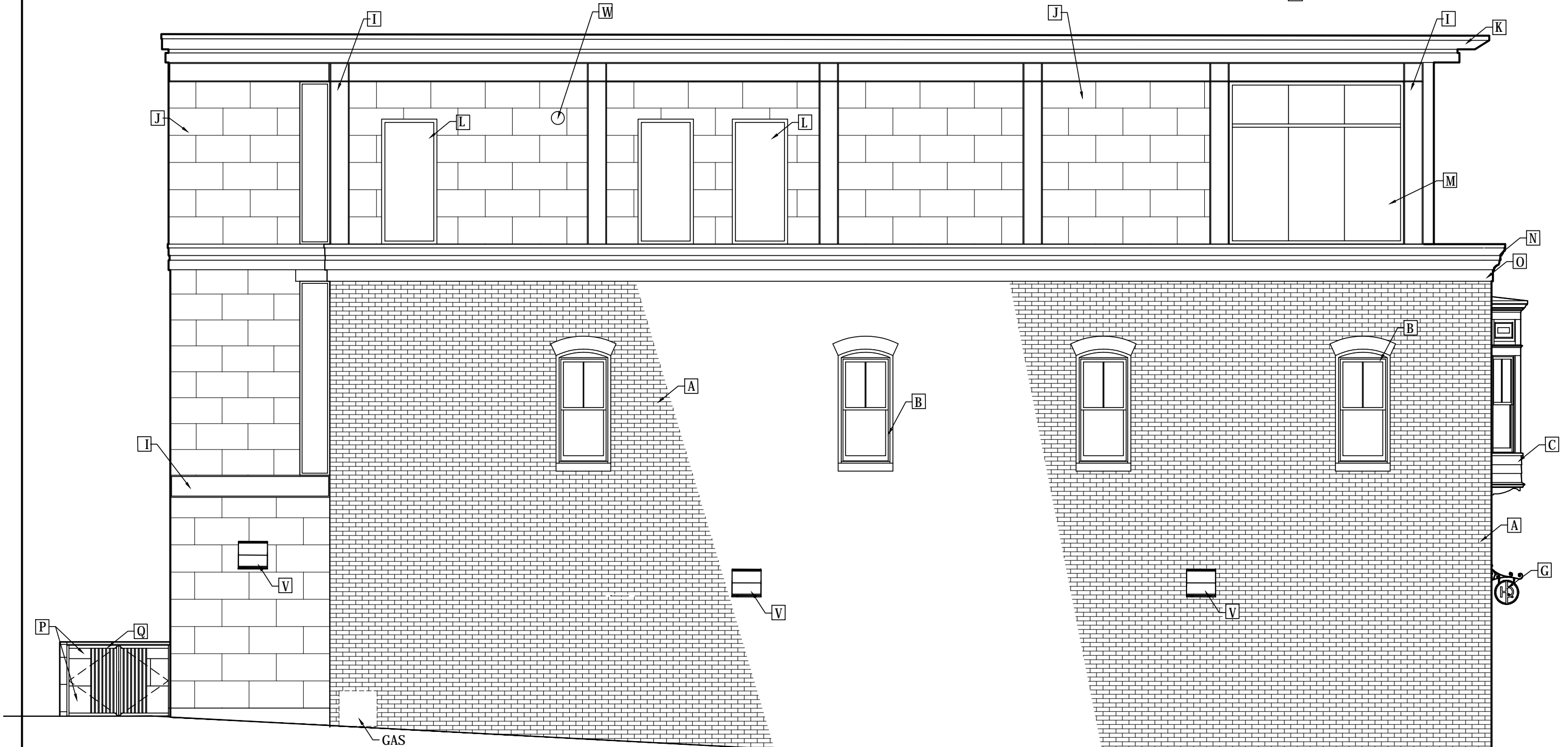
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409 EAST MAIN STREET
MADISON, WI

PROJECT:	
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DATE:	JUNE 10, 2015
ISSUANCES:	
REV:	
SHEET:	A300

- A.** EXISTING BRICK TO BE REPAINTED
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- F.** CAST IRON COLUMNS
- G.** HANGING SIGN
- H.** SIGN
- I.** EXPOSED STEEL FRAME-PAINTED

- J.** 16"x32" CEMENT BD PANELS-RUNNING BOND PATTERN
- K.** PREFINISHED METAL FASCIA AND SOFFIT
- L.** 2" ALUMN WINDOWS
- M.** ALUMN STOREFRONT WITH SILICONE JOINTS
- N.** NEW HISTORIC CORNICE-PAINTED
- O.** PREFINISHED METAL TRIM
- P.** CEMENT BD CLAD TRASH ENCLOSURES
- Q.** METAL GATE
- R.** PREFINISHED METAL COPING CAP
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- T.** GLASS SPANDREL PANELS
- U.** BIKE RACK
- V.** WALL PACK LIGHTS
- W.** SCUPPER



1 ELEVATION
3/16" = 1'-0"

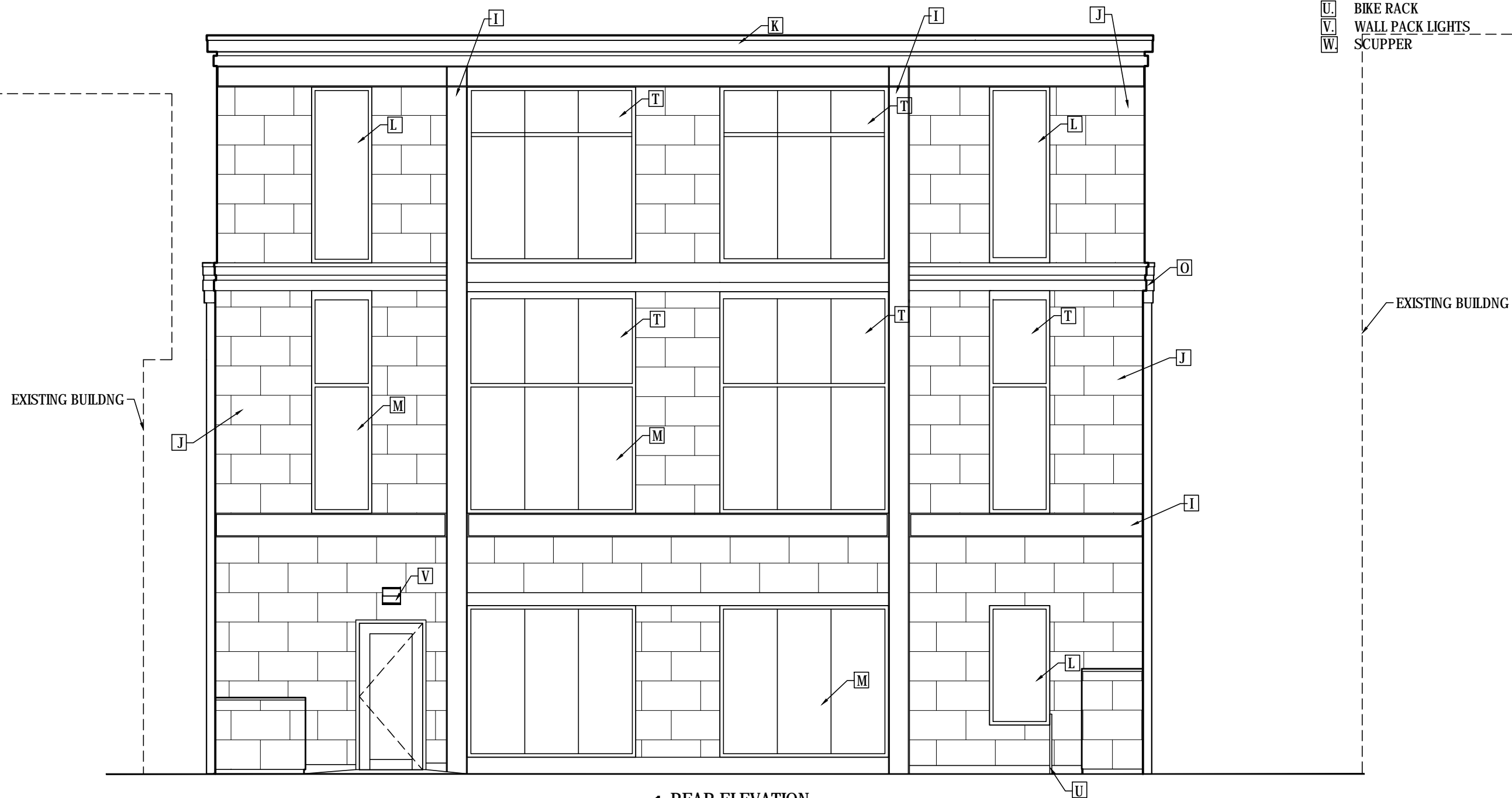
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HAWKS QUINDEL
409 EAST MAIN STREET
MADISON, WI

PROJECT:	
NUMBER:	150228.00
DATE:	JUNE 10, 2015
ISSUANCES:	
REV:	
SHEET:	A301

- A. EXISTING BRICK TO BE REPAINTED
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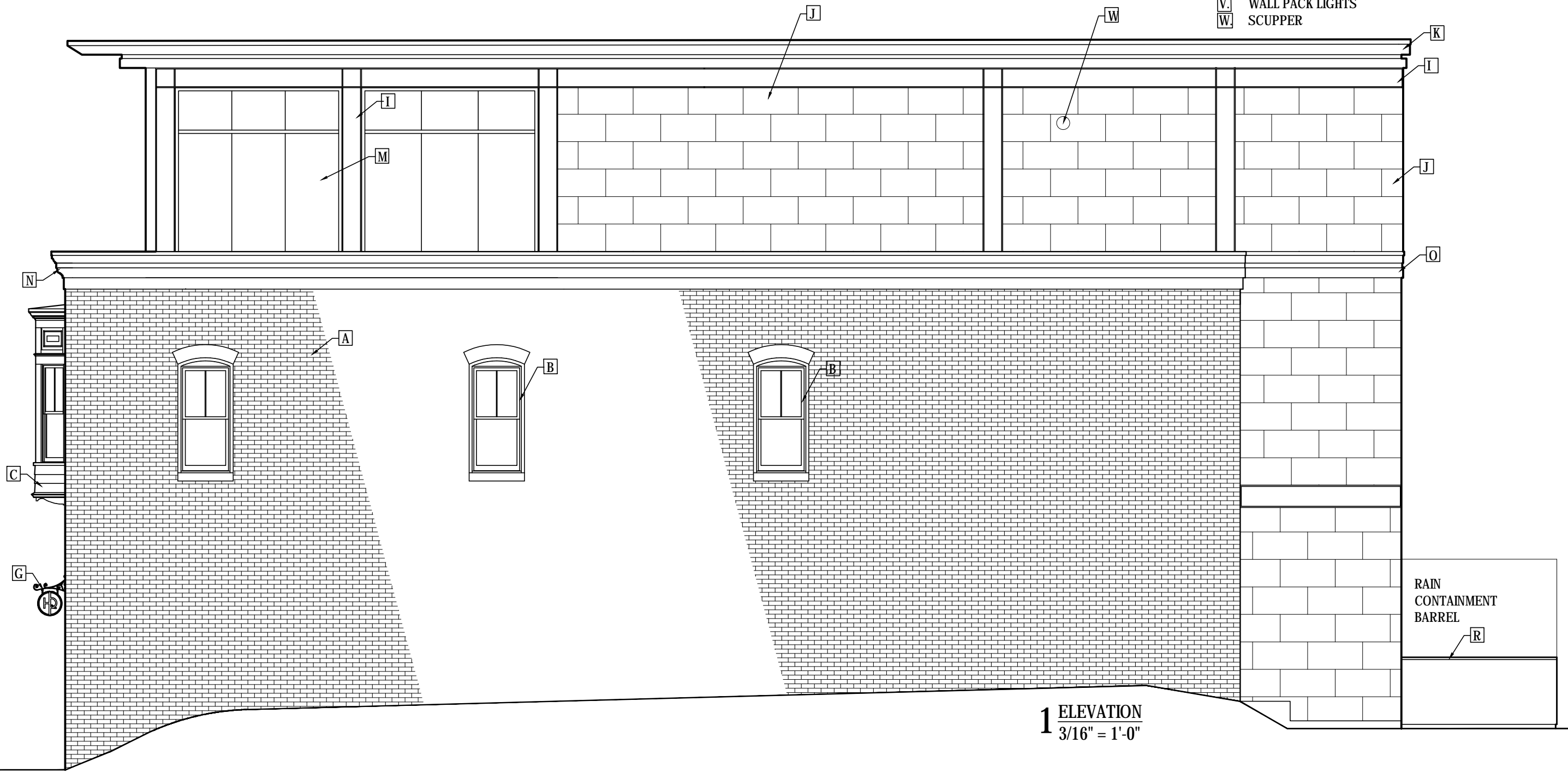
1 REAR ELEVATION
3/16" = 1'-0"

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409 EAST MAIN STREET
MADISON, WI

PROJECT:	
NUMBER:	150228.00
DATE:	JUNE 10, 2015
ISSUANCES:	
REV:	
SHEET:	A302

- A.** EXISTING BRICK TO BE REPAINTED
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HAWKS QUINDEL
 409 EAST MAIN STREET
 MADISON, WI

PROJECT:	
NUMBER:	150228.00
DATE:	JUNE 10, 2015
ISSUANCES:	
REV:	---
SHEET:	
A303	