

AGENDA # 7

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION **PRESENTED:** April 13, 2015

TITLE: 115 South Hamilton Street - Alteration **REFERRED:**
 adjacent to landmark building - the **REREFERRED:**
 Jackman and Baskerville Buildings. 4th
 Ald. Dist. **REPORTED BACK:**
 Contact: Mark Binkowski, Urban Land
 Interests

AUTHOR: Amy Scanlon, Secretary **ADOPTED:** **POF:**

DATED: April 13, 2015 **ID NUMBER: 37905**

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

SUMMARY:

Brad Binkowski, registering in support and wishing to speak.

Brad provided a brief description of the project and project time line. He explained that last August when they were going for the GDP approval on the proposed project, the Landmarks Commission agreed that it was not so large and visually intrusive in regards to massing and scale, height, etc. Since that time we've further refined plans and design. We have been looking at different materials on the Carroll & Doty Street facades to further break down the scale and plan to extend the brick on the primary façade to give the building more of a brick composition. In order to further reduce the appearance and scale of it, we've looked at sloping the brick both from the ground floor moving up and then on top again. It helps to cut down the appearance of size and width of the building by bringing that brick up into the roof and street façade. We are proposing two types of brick. The darker brick is what will be used on the two facades in the alley. For the primary facades, a lighter brick will be used. On the Hamilton façade we propose to use terracotta, a historically authentic material.

Binkowski explained that they have worked out an agreement with both neighbors for design. Along the Baskerville, the building is stepped back an extra two feet from the property line so they have a minimum seven feet of clear open space between the wall of this building and their building. On the Jackson building, there will be enough space for two dumpsters and a grease barrel recessed behind the overhead sliding door in the alley. The proposed building will not be on the landmark site.

Mark Binkowski, registering in support and available to answer questions.

Will May, registering neither in support nor opposition and available to answer questions.

McLean asked about the balconies at the Jackman building. Mark Binkowski responded that balconies will still be 9-10' away from Jackson building. The balconies are an important element of the building.

Rosenblum explained that the proposed building is large, but the materials help reduce the scale. The massing near the landmarks seems respectful.

Gehrig explained that overall the proposed project is successful and that having two landmarks makes this proposal balanced. She explained that she is concerned about the overall size.

Slattery explained that the landmarks are still interpretable and the infill is modern but successful.

ACTION:

A motion was made by Rosenblum, seconded by McLean, to recommend approval to the Plan Commission. The motion passed by voice vote.