

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> July 26, 2006
TITLE: 639, 645 and 651 State Street – Exterior Remodeling in C4 District. 8 <sup>th</sup> Ald. Dist. (03431)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: July 26, 2006	<b>ID NUMBER:</b>

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Members present were: Lou Host-Jablonski, Acting Chair; Ald. Noel Radomski, Todd Barnett, Lisa Geer, Cathleen Feland, Michael Barrett and Robert March.

### **SUMMARY:**

At its meeting of July 26, 2006, the Urban Design Commission **GRANTED INITIAL APPROVAL** of exterior remodeling in the C4 District located at 639, 645 and 651 State Street. Appearing on behalf of the project was Paul Karow, architect. Prior to the presentation, staff noted to the Commission that the project as previously reviewed on April 19, 2006 was the subject of a pending façade grant which delayed further consideration of the project until this time. The Façade Grant Team has concerns with the potential for the preservation and restoration of obstructed prism glass behind the buildings' existing sign band (proposed to be removed). Subsequently, the applicant has opted to not go forward with consideration of the project as part of the façade grant process and requests approval of the building façade modifications as part of an exterior remodeling within the C4 District requiring the Commission's approval. A review of the plans for the exterior façade renovation featured the following:

- The replacement with cement board with a stucco finish of the existing sign band to be painted with a cornice element added above incorporating fabric awnings and reintroducing division elements between the individual tenant spaces with a wrap around of the façade treatment on the building's Hawthorne Court elevation.
- The sign band would be either durarock or cement board.
- The fabric awning would have a gloss like finish with colors to be determined by specific tenants.
- A thin veneer brick will be added on the vertical columns.

Following the presentation, Karow referenced a letter within their packet regarding the prism glass issue, noting that the glass is mostly broken and painted over with the low interior tenant space ceilings exposing duct work and conduit, thus requiring the prism glass to be repaired and painted to screen out utilities, combined with significant costs to replace. Following the presentation, the Commission noted the following:

- Overall a nice project but not crazy about the masonry brick sample to be applied to the vertical columns. Needs to be a closer match to existing brick on the building; sample not close.
- Should use a smooth face stucco texture on the sign band.

- Need to see a real brick sample, color and type should match that of the existing building in regards to vertical columns.
- Issue with concrete bays (kickplate). Consider maintaining existing and sandblast.
- Urethane cornice doesn't do much for the building; consider alternatives.
- The back panel on the sign band will be 10-feet in length; an issue with the exposure of the seam and how it's attached, not sure fiber cement board is the answer. Utilize a smooth finish if used.
- Provide a section through the modified façade detailing the relationships between existing to be maintained details and proposed modifications.

**ACTION:**

On a motion by Feland, seconded by March, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion required address of the above and that the applicant:

- Come back with a brick sample for the vertical columns that matches that of the existing building.
- Provide a cross-section detail from top to bottom of the façade, both existing and proposed.
- Look at different finish treatments on the back panel of the sign board.
- Verify concrete base and finish within the kickplate area of the façade.

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 4, 6, 6, 6, 6.5, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 639, 645 and 651 State Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	7	-	-	7	-	7	7
	-	-	-	-	6	-	7	6
	-	-	-	-	-	-	-	6.5
	-	-	-	-	6	-	-	6
	-	6	-	-	7	-	8	7
	-	-	-	-	4	-	4	4
	-	-	-	-	6	-	-	6

General Comments:

- Match exterior brick as close as possible.
- Need a few more details before this is ready.
- Nice project to unify storefronts. Need to see further detailing of top and bottom transition.
- The stucco is very suburban, i.e. not appropriate on this classic 1920s building.
- Good start but need better brick sample and detail for sign band.