

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: July 6, 2015

TITLE: 409 East Main Street – First Settlement
Historic District – variance request
from the Landmarks Ordinance for a
new third floor addition to the rear of
the building and façade restoration.
6th Ald. Dist. Contact: Bill Parsons,
Hawks Quindel

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: July 6, 2015

ID NUMBER: 38968

Members present were: Stu Levitan, Chair; Christina Slattery, Jason Fowler, David McLean, and Marsha Rummel.

SUMMARY:

Staff explained the reason for the variance request. She explained that when the proposal came before the Commission for an Informational Presentation, a few of the standards seemed residential in nature and were discussed as potential issues for this commercial building. The applicants are here today for the formally noticed public hearing to hear from the public about the request to vary historic district standards for this project.

Melissa Destree, representing Hawks Quindel, registering in support and wishing to speak. Destree provided a power point presentation. She explained that there have been numerous meetings with the neighborhood and historic research was conducted. Destree explained that the proposed third story addition was modeled after the suggestions in the preservation brief. She explained that the addition would be of a glass and frame construction to be visually differentiated from the existing masonry structure. She explained that as later materials are removed, if evidence of earlier details is found, the evidence will be used to replicate and restore appropriate details. The storefront and bay windows will be returned to their historic appearance and the windows will be replaced with aluminum clad windows with simulated divided lights. The existing brick will be repaired to National Park Service standards and repainted. She described the proposed materials for the addition and explained that the condensers will be recessed into basins on the roof above the stair enclosures. Destree explained that the existing foundation material is concrete and that the front doors may be wood. She explained that down lighting under the bay windows and entrance overhang is being proposed.

Slattery asked for clarification on the step back of the addition. Destree explained that the front wall is set back 3 feet, but it is only a few inches on the sides. She explained that a larger step back was considered for the front wall, but that it did not allow the square footage needed for the desired program.

Bill Parsons, registered in support and available to answer questions.

Dan O'Brien, registered neither in support nor opposition, and available to answer questions.

Bert Stitt, registered in support and available to answer questions.

Stitt explained that the neighborhood is generally in support of the project. He explained that the process surrounding the variance process was confusing to the neighbors. Stitt explained that the neighborhood needs to better understand the approval process. He explained that natural light and the view of the St. Patrick's Cathedral are being lost.

Aaron Halstead, registered in support and available to answer questions.

Jim Skrentny, registered in support and available to answer questions.

Rummel asked him to speak. Skrentny explained that the variance notice caused some concern about how future projects would be treated and that three story heights were not allowed by the ordinance.

Staff provided an explanation of the variance process and the First Settlement standards that require a variance.

Slattery explained that the addition overhang at the front seems heavy and should be reduced. There was general discussion about this revision.

ACTION:

A motion was made by Slattery, seconded by Rummel, to grant a variance related to 33.19(15)(c)1 which would vary standards 33.19(14)(d)10 and 14 to approve the certificate of appropriateness for exterior alterations with the conditions in the staff report. The motion passed by voice vote.