

AGENDA #10

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 16, 2010
TITLE: 517-523 East Main Street – PUD(GDP-SIP), Demolition for a 21-Unit Building. 6 th Ald. Dist. (18842)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 16, 2010	ID NUMBER:

Members present were: Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, R. Richard Wagner, Mark Smith and Jay Ferm.

SUMMARY:

At its meeting of June 16, 2010, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** of a PUD(GDP-SIP) located at 517-523 East Main Street. Appearing on behalf of the project were Lance McGrath, Bruce Simonson and Bert Stitt. McGrath presented details of the proposal, including building elevations. The project will be 3-stories of apartments over one level of parking; 7-units per floor for a total of 21 units in a mix of 1 and 2-bedroom. The underground parking will have space for 25 cars and bike parking. There is 12-feet of grade change going from Blair Street around the corner to Main Street. The existing Water Utility building on the site is a zero lot line. This project will create setbacks of approximately 8-feet. McGrath further stated they have had meetings with the neighborhood and have future meetings scheduled. Simonson then spoke specific building details, including the entrance on Main Street and handicapped accessibility to the building. Access into the site off Blair Street will lead to the underground parking garage. Brick building materials will be consistent on all four sides. Window boxes are being considered on the front along the Blair Street elevation to liven up the building appearance. Comments from the Commission were as follows:

- I like it. Right off the bat you're doing a nice job.
- The door next to the garage needs to be a pedestrian door; door should have opening to get light in.
- What is your concern with having some outdoor space to this building? Will you consider a green roof instead?
 - Would rather have a more discreet area for the residents rather than a large congregating area.
- Provide context with neighborhood.
- Blair Street door is underwhelming.
- Main Street porch in the middle disrupts the pattern of all the others.
- Really nice project. Like the asymmetrical elevations a lot.
- Consider different finishes on ramp/stair at the Main Street entry beyond concrete. Consider facing stairs in cut stone.
- There's something about the cornice right now that's not right. Bring in another option or two. Doesn't seem to have the depth that the building does at the top. EIFS would be a showstopper.

- Scale, rhythm and brick work are all great.
- The scale of the cornice bothers me; expectation of character; consider metal with details and patina.
- Cornice appears visually short.
- This will be a wonderful addition to the neighborhood.
- Consider making roof of utility addition a deck for adjacent unit or make it a two-story element to add additional living area to the adjacent unit.

Stitt read a memorandum from the First Settlement Steering Committee and their views on the project.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

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 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 517-523 East Main Street

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

General Comments:

- Great start but no EIFS.
- Blair Street façade needs work; excellent start.



Department of Planning & Community & Economic Development
Planning Division

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Mr. Lance McGrath
LT McGrath, LLC
3849 Caribou Road
Verona, WI 53593

July 13, 2010

Re: 517 – 523 East Main Street

Dear Mr. McGrath,

At its meeting on July 12, 2010 the Madison Landmarks Commission reviewed, in accordance with the provisions of the First Settlement Historic District ordinance, your plans for the demolition of the building that previously existed at 517 – 523 East Main Street and the construction of a new three-story apartment building. The Commission voted to approve the project, as outlined in the drawings you submitted, with the following conditions:

- That staff approve the construction drawings to review details, including but not limited to window and door specifications, glass block style, material samples and railing specifications.

This letter will serve as your “Certificate of Appropriateness” for the project. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, Lower Level Suite LL-110, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Please note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$200 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Sec. 33.01).

If you have any questions, please call me at 266-6552.

Best regards,

Amy Loewenstein Scanlon, AIA, LEED® AP
Preservation Planner
City of Madison Planning Division

cc: Building Inspection

Madison Landmarks Commission

First Settlement Historic District
Criteria for the review of new construction

Address: 517-523 E Main Street
Date: June 14, 2010 Landmarks Commission Meeting
Form Prepared By: R. Cnare and B. Fruhling

Does the project meet the following guideline criteria?
(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(14)(e) and (f), available on the web at www.cityofmadison.com)

Yes	<u> X </u>	No	<u> </u>	1.	Building height, scale, proportion and rhythm.
Yes	<u> X </u>	No	<u> </u>	2.	Siding materials.
Yes	<u> X </u>	No	<u> </u>	3.	Roof materials.
Yes	<u> X </u>	No	<u> </u>	4.	Roof shape.
Yes	<u> X </u>	No	<u> </u>	5.	Façade design.
Yes	<u> X </u>	No	<u> </u>	6.	Windows and doors.
Yes	<u> n/a </u>	No	<u> </u>	7.	Accessory buildings.
Yes	<u> X </u>	No	<u> </u>	8.	Fences.
Yes	<u> X </u>	No	<u> </u>	9.	Retaining walls in front yards.

Explanation:
There are two Certificates of Appropriateness that will need to be discussed for this proposal. The first Certificate is required for the approval of the demolition of the existing building at 517-523 East Main Street. The second Certificate is required for the construction of a new three-story 21-unit apartment building that is proposed on the site.

Project Description:
The owner wishes to demolish the 6,000 square foot, 1946 brick commercial building (the former Madison Water Utility Building), and replace it with a 21-unit three-story residential building over a partially exposed 1-story basement parking garage.

The site is 13,028 square feet with 99 feet of frontage along East Main Street and 132 feet of frontage along South Blair Street. There is approximately 12 feet of grade change from the low end found on southern end of South Blair Street to the highest point at the west end of East Main Street. The grade differential proposes some challenges in developing the site.

X Please see continuation sheets

Certificate of Appropriateness #1: Demolition

The existing building proposed for demolition was built in 1946 as the home of the Automatic Temperature Supplies Inc. Company. In later years the building was acquired by the City of Madison and housed offices for the Madison Water Utility.



Section 33.19(5)(c) Regulation of Demolition

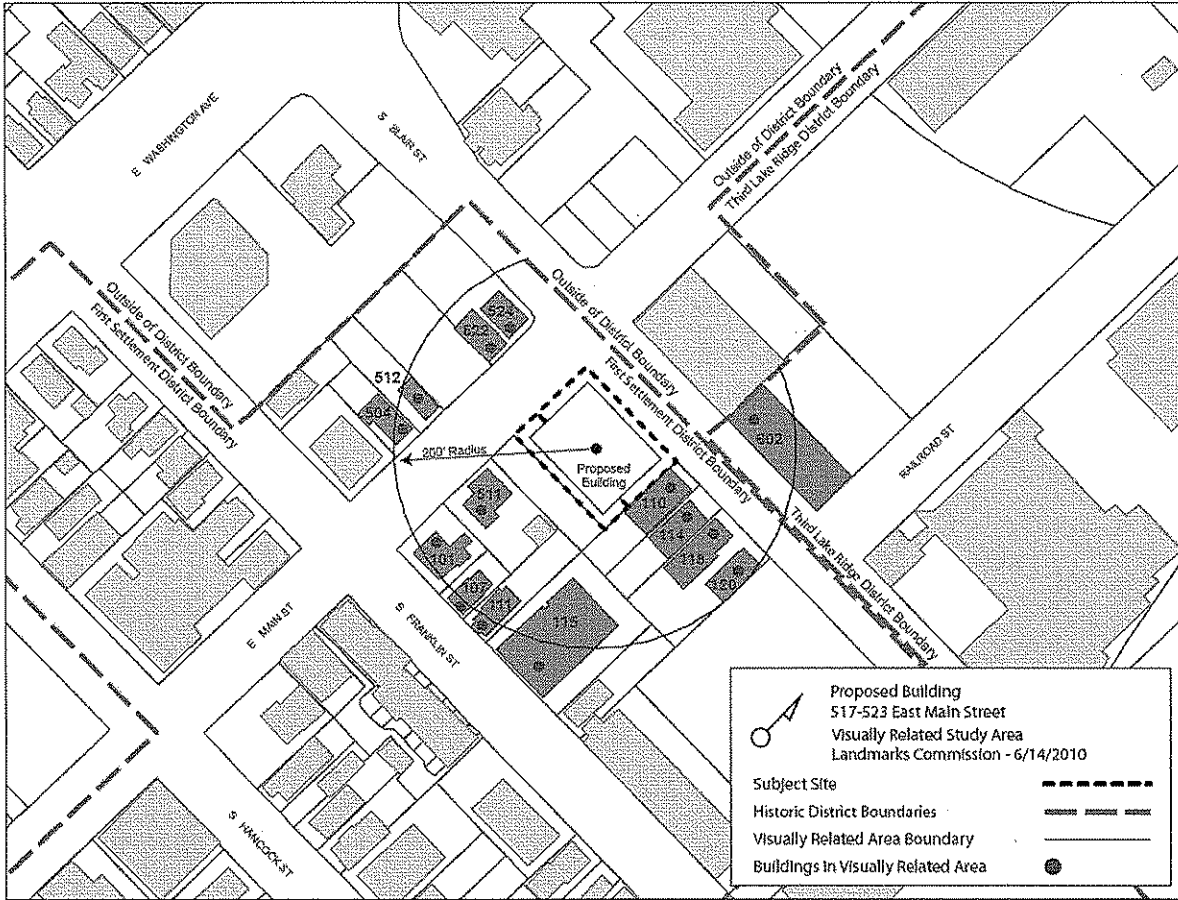
(3) Standards. In determining whether to issue a Certificate of Appropriateness for any demolition, the Landmarks Commission shall consider and may give decisive weight to any or all of the following:

- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;*
- b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;*
- c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.19 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;*
- d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;*
- e. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;*

Staff believes that this building does not contribute to the distinctive architecture or historic character of the District, and therefore recommends that the Certificate of Appropriateness for the demolition of 517-523 East Main Street be approved.

Certificate of Appropriateness #2: Proposed New Primary Building in the First Settlement Local Historic District

Visually Related Area Map:

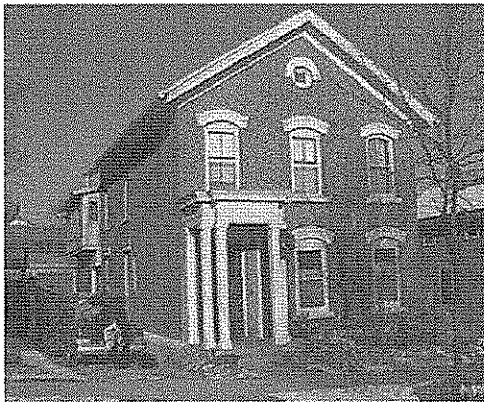


Buildings included in the visually related area:

504 E. Main St.

Designated Landmark:

Louis and Catherine Nelson House



512 E. Main St.

Designated Landmark:

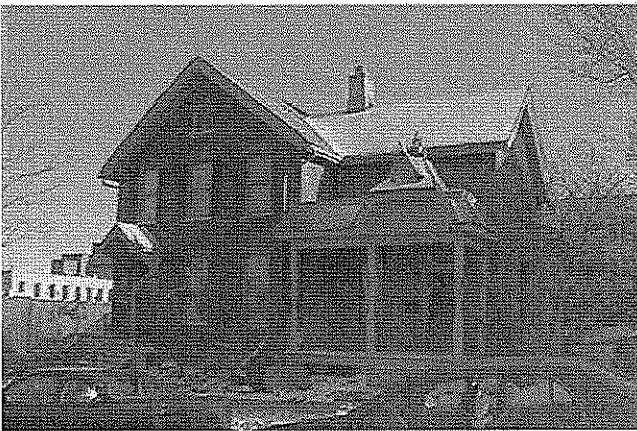
Mattermore-Malaney House



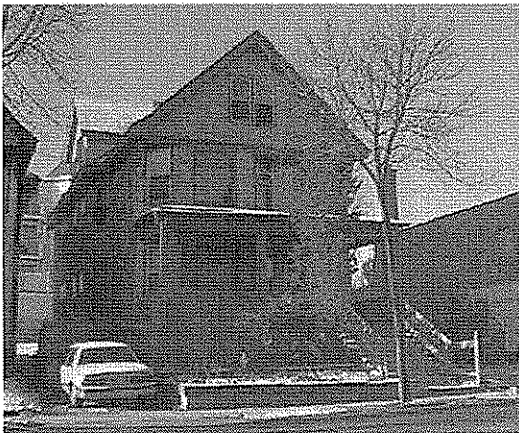
Buildings included in the visually related area continued:
522 E. Main St. (two buildings)



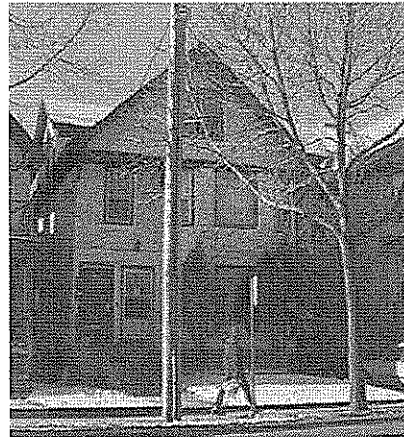
511 E. Main St.



110 S. Blair St.

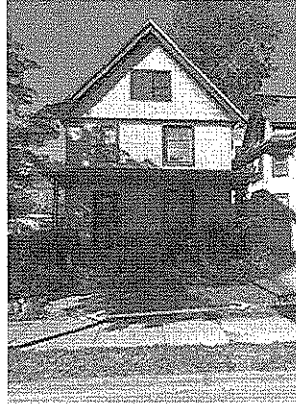
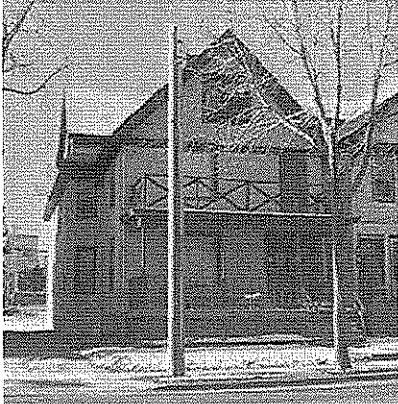


114 S. Blair St.



Buildings included in the visually related area continued:

118 S. Blair St. (two buildings)

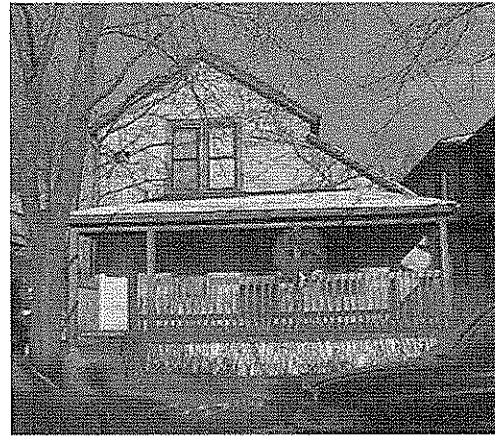


101 S. Franklin St.

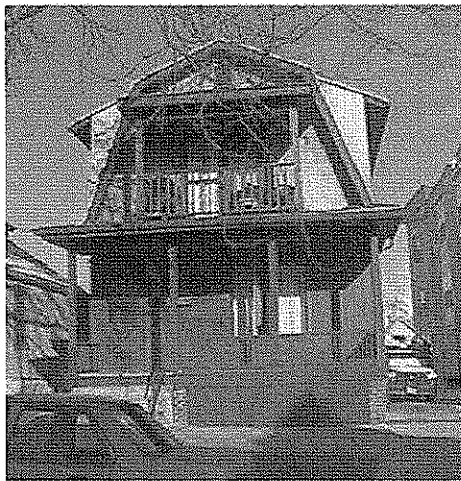
Designated Landmark: Emily Thompson House



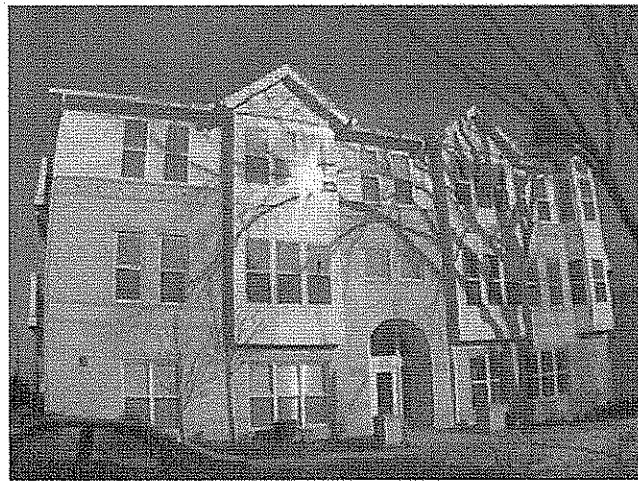
107 S. Franklin St



111 S. Franklin St.

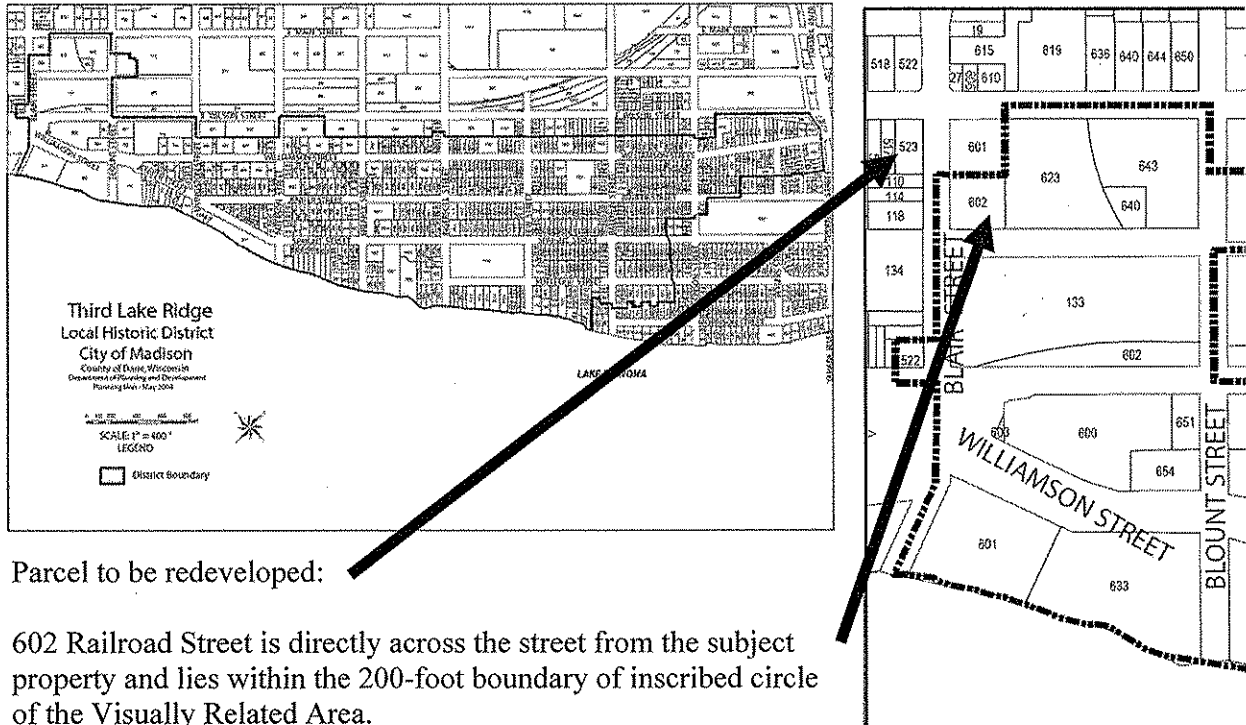


115 S. Franklin St.



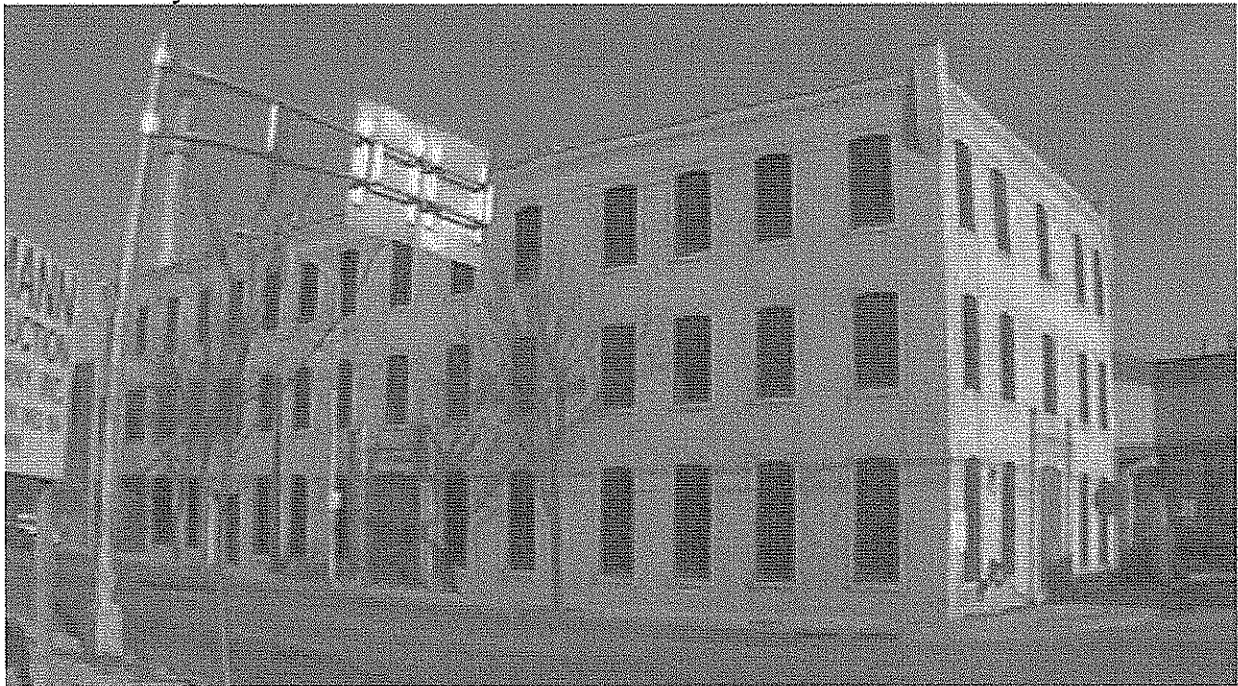
Adjacent Historic District: Third Lake Ridge

Additionally, directly across South Blair Street lies the boundary of the Third Lake Ridge Local Historic District:



Parcel to be redeveloped:

602 Railroad Street is directly across the street from the subject property and lies within the 200-foot boundary of inscribed circle of the Visually Related Area.



33.19(14)(e) Criteria for the Review of New Primary Buildings.

33.19(14)(e) 1. Building Height, Scale, Proportion and Rhythm. New primary buildings shall be similar in height to the buildings directly adjacent to each side. If the buildings directly adjacent to each side are different in height, the new building shall be of a height compatible with the buildings within the visually related area of the proposed building. New primary buildings shall be compatible with the scale, proportion, and rhythm of masses and spaces of buildings within the visually related area of the proposed building.

The development site has a large grade differential of 12-feet across the diagonal of the lot which presents some challenges for redevelopment. The building is proposed to be three stories at the northwest corner on East Main Street and sloping to four stories at the southeast corner along South Blair Street, where the parking garage is partially exposed. The parcel directly adjacent on East Main Street is an empty lot; however the next parcel at 511 East Main Street has a building that is 2.5 stories tall. The building directly adjacent at 110 South Blair Street is a raised 2.5 story building which essentially feels like a 3 story building. The buildings at 511 East Main Street and 110 South Blair Street both have gable roofs. The proposed building has a flat roof which allows its height to be very close to the adjacent buildings.

The scale, proportion, and rhythm of masses and spaces are very consistent with the buildings within the Visually Related Area. **Staff believes that the proposal meets this criterion.**

33.19(14)(e) 2. Siding Materials. Narrow gauge clapboards made of wood, composite wood material, or concrete, and/or brick and stone may be permitted. Stucco and split-faced concrete block may be permitted only as trim, rather than the primary siding material. Stucco panels and pebble dash are prohibited. If the first two floors of a proposed building are masonry, the Landmarks Commission may permit the use of artificial siding (i.e. vinyl or aluminum) on the upper floor or floors. In such circumstances, the artificial siding must conform to the following requirements:

(Sub-units a-f are not applicable, as they refer to artificial siding.)

The primary proposed material is brick trimmed with cast stone and pre-cast concrete bands. **Staff believes that the proposal meets this criterion.**

33.19(14)(e) 3. Roof Materials. Roofing materials shall be asphalt shingles; fiberglass or other composition shingles similar in appearance to multi-layered architectural shingles or 3-in-1 tab; or Dutch lap, French method or interlock shingles. Sawn wood shingles may also be approved. Thick wood shakes are prohibited. Vents shall be located as inconspicuously as possible and shall be similar in color to the color of the roof. Rolled roofing, tar-and-gravel, rubberized membranes and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs that are not visible from the ground.

The flat roof will be hidden by the parapet wall. **Staff believes that the proposal meets this criterion.**

33.19(14)(e) 4. Roof Shape. If a primary building does not have a flat roof, the pitch of the new roof shall be no less than 4-in-12.

The flat roof will be hidden by the parapet wall. **Staff believes that the proposal meets this criterion.**

33.19(14)(e) 5. *Facade Design. Street facades shall be modulated with setbacks incorporated into the design at the first floor level. The entrance shall either be inset or projecting from the plane of the main facade. Porches on main entrances are encouraged. Street facades shall reflect the rhythm and directional expression of pre-1930 buildings within the visually related area.*

The mass of the building is setback approximately 8-feet on both east Main and South Blair streets. Both facades incorporate recessed balconies and appear to be well modulated through architectural details. All of the pre-1930 buildings in the Visually Related Area are houses except for the historic warehouse across the street at 602 Railroad Street, which is in the Third Lake Ridge Historic District. The rhythm and directional expression of the proposal are consistent with the buildings. **Staff believes that the proposal meets the criterion.**

33.19(14)(e) 6. *Windows and Doors. The proportion of width to height of doors and windows and the proportion of solids to voids in the front and side facade designs shall be similar to pre-1930 buildings within the visually related area. Windows trimmed with bead molds similar in design to other pre-1930 window trim in the district and windows and doors shall be inset at least one (1) inch from the exterior trim. The main entrance to the building shall be on the front facade. Garage doors shall be located on the side or rear facades whenever feasible. If it is not feasible to locate the garage door on the sides or rear facades, one-car garage doors will be permitted on the front facade.*

The proportion of width to height of doors and windows and projection of solids and voids are consistent with the pre-1930's buildings in the visually Related Area. The main entrance is appropriately located on the front of the building along East Main Street, and the garage door is located on the rear façade. **Staff believes that the proposal meets the criterion.**

33.19(14)(f) Criteria for the Review of Accessory Buildings, Fences and Retaining Walls.

33.19(14)(f) 2. *Fences. Chain link and rustic style fences, such as rough sawn wood or split rails, are prohibited in the front yard.*

The only proposed fence is on the side yard, and is a wooden fence. The front railing is metal and of a style that is appropriate. **Staff believes that the proposal meets this criterion.**

33.19(14)(f) 3. *Retaining Walls in Front Yards. For retaining walls in front yards, railroad ties, landscape timbers, boulders, and concrete blocks are prohibited. Poured concrete walls with a smooth rubbed finish and under twenty-four (24) inches in height, flagstone and stone ashlar are permitted. Proposals to construct front yard retaining walls of other materials must be submitted to Landmarks Commission for approval prior to installation.*

There are two proposed retaining walls. One is incorporated into the front façade and includes an accessible entrance. It is composed of concrete and other materials found within the building. The other wall is on the south and west property lines, and not in the front yard. **Staff believes that the proposal meets this criterion.**

Staff Recommendation: Staff recommends that Certificates of Appropriateness for both the demolition of the existing building and the construction of the new building at 517-523 East Main Street be approved with the following conditions:

- That staff approve the construction drawings to review details, including but not limited to window and door specifications, glass block style, material samples and railing specifications.