



Agenda Item #: 4

Project Title: 425 N Frances Street and 450 W Gilman Street - Development Adjacent to a Designated Madison Landmark (Grimm Book Bindery - 454 W Gilman Street) (District 2)

Legistar File ID #: 90011

Prepared By: Heather Bailey, Preservation Planner

Members: Present: Richard Arnesen, Ald. John Duncan, Molly Harris, Katie Kaliszewski, and Jacob Morrison
Excused: Edna Ely-Ledesma and Maurice Taylor

Summary

Brian Munson, registering in support and wishing to speak

Robert Tait, registering in support and wishing to speak

Brian Munson and Robert Tait presented on the proposed development. They said it is a 16-story building that meets the standards of a 12-story building by including affordable student housing, and they are looking at ways to step down in massing by the local landmark, Grimm Book Bindery.

Morrison said that the proposed development is shown as a white volume and asked about the materials, color, and scale. Tait said that it was early in the design process, but it will primarily be masonry. They are considering two contrasting colors of brick, a lighter gray with brass accents at ground level and darker brick in the tower. Morrison said he liked that the volume at the base and podium coordinates with the cornice line of the Grimm Book Bindery and steps down a couple times. He said it would be helpful in the second floor plan to show the context of the Grimm Book Bindery in the drawing in order to show the relative changes in scale. He thought it would be helpful to see from the other side as well to see the overall scale of the building. He noted fiber cement in the materials list, and said that typically staff recommends a smooth finish, but because this building is not in a historic district it really comes down to how it relates to other buildings.

Harris asked if the building is closer to the sidewalk than the Grimm Book Bindery. Tait said they intend for the face of the building to align with the face of the Grimm Book Bindery building. Munson added that they will try to recreate the air gap using a fenced area on that part of the façade to create building separation at the sidewalk level. Harris said that 16 stories is really big and asked if it was taller than the Hub and the James. Munson thought the Hub was 12 stories/172 feet. He said the proposed building is below the Capitol height limit and they were designing the mechanicals to be below the 172-foot height as well. Harris said she appreciated the effort to step back the corner of the building adjacent to the landmark.

Kaliszewski asked if the rooftop swimming pool was hulking over the Grimm Book Bindery and said that she didn't love the location of the pool. Tait said the pool doesn't cantilever over the Grimm Book Bindery and is cantilevered over the courtyard of the new construction. Duncan asked how important the pool was or if there were more sustainable things they could put on the roof instead. Tait said they could discuss it with their client, but a pool was an important amenity for them. Munson said that most newer student projects have rooftop pools, so it is a common amenity.

Action

No action was taken.