

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: June 27, 2011

TITLE: 229 West Lakelawn Place –
PUD(GDP-SIP), Construction of a
Fourteen-Unit Apartment Building on
the Acacia House Property. 2nd Ald.
Dist. (22359)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: June 27, 2011

ID NUMBER:

Members present were: Marsha Rummel, Stuart Levitan, Christina Slattery, Daniel Stephans, Robin Taylor and Michael Rosenblum.

SUMMARY:

Appearing on behalf of the project were Josh Wilcox and Mark Landgraf, representing Landgraf Construction; and Ald. Bridget Maniaci, District 2. Wilcox distributed revised drawings dated June 27, 2011, as well as comments from the Urban Design Commission and information addressing those comments. He discussed what has been revised since their last visit to the Commission, which includes addressing the urban edge along Langdon to better relate to pedestrians. They added more space for the bicycles and mopeds, eliminated all the outdoor stalls and internalized them (with a 1 to 1 ratio which will include the parking requirements for Acacia), simplified the area between the spaces with an 18” planter to act as a backdrop to soften the space, a cantilevered boardwalk has been added, the addition of a terrace area to interact with the corner while still being elevated. The bicycle parking has been moved to the interior; these changes have allowed them to add daylighting into all of the downstairs units. These changes also allow for more “eyes on the street” to address recent security issues, with a net loss of 1-2 bedrooms. More articulation has been added to the building while the balconies have been reduced to 9’ x 5’ to break up the façade. Glazing has been added to the windows to create a visual stepback to the building. The green screen has been retained with stainless steel wire mesh that will run between the aluminum storefront to keep the rhythm through the lobby. Two towers of limestone will be placed at the northwest corner and the southeast corner with horizontal elements that go through and tie the two towers together. Pole light fixtures will be on both sides of the stairways adding light to the terrace and the street, and identifying the main entrance. The windows on the southeast corner have been eliminated. The materials will consist of cast stone, CMU block, brick, metal and glass. They would like the “brows” to be EIFS. Landgraf stated they received positive feedback at the Urban Design Commission meeting and have worked very closely with the neighborhood, garnering the endorsement of the Acacia House. Levitan inquired about residents putting up window coverings and how that would affect the appearance; Wilcox replied that the building is fully furnished which will include window treatments. Ald. Maniaci found the changes very successful and reiterated the positive feedback heard from the Urban Design Commission. She did say that members of the neighboring fraternity house were opposed to this project and they did submit a letter and photographs to the Urban Design Commission. She sees the changes as managing the rights of the property owner and the rights of the neighbors; the side of the building that faces the neighboring fraternity is appropriate

in terms of that conflict. Levitan stated that architecturally this is the best design of a building on Langdon Street from 1940 on. The Secretary requested the Commission to make a motion to favorably recommend; Levitan spoke against that because the Commission does not have jurisdiction and they have not gone through a staff review process on any known standards. The Commission has given constructive comments that have been taken into account and have given general approval of the project, but lacking jurisdiction or an actual matrix upon which to base a decision, he doesn't think they should be formally recommending anything. The Commission recognized and appreciated that the applicant took into consideration and responded to several of their points. Landgraf commented that people are excited about what this project will bring to the neighborhood. Stephans reminded the applicant to pay attention to the importance of the outside spaces. He still finds the mass "heavy" when compared to Acacia House, but thinks they did a good job of trying to break up that mass to keep a pedestrian feel to it and their vertical elements don't dominate to the point that they are offensive by their balance and use of the horizontals. Levitan inquired about the differences between this iteration and the previous one from a couple of years ago. Wilcox replied that they have made much better use of the spaces, better architectural review on the outside, and the overall uses of the square footage.