

## AGENDA # 1

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** September 2, 2009

**TITLE:** Reports of the Façade Grant Staff Team –  
2201 Regent Street and 2215 Atwood  
Avenue. (15801)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** September 2, 2009

**ID NUMBER:**

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Members present were: Marsha Rummel, Dawn Weber, Todd Barnett, Bruce Woods, Richard Slayton, John Harrington, Ron Luskin and Richard Wagner.

### **SUMMARY:**

At its meeting of September 2, 2009, the Urban Design Commission **ACCEPTED** the Reports of the Façade Grant Staff Team for all façade grant applications. Appearing on behalf of the projects were Michael Smith, owner 2201 Regent Street and Greg Ginter, owner 2215 Atwood Avenue.

#### **2201 Regent Street:**

Percy Brown, member of the Façade Grant Staff Team provided a summary of the modifications proposed to the building. Smith provided a more detailed review of the plans consisting of moving existing tenant projecting signage, installation of new lighting, installation of new signage, replacement of existing window trim and paneling, installation of leaded glass in some window openings, repair of cornice and crown molding treatment on the building's façade, including removal of paint and tuckpointing from brick mortar joints, installation of new awnings, replacement of existing glass windows with new insulated glass and the painting of all doors. Discussion by the Commission noted issue with an exposed air conditioner unit conflicting with the installation of a new awning as designed. The Commission noted the awning conflicts with the a/c unit in the middle window bay on the Regent Street façade. The Commission further noted the need to provide for clear glass within the windows.

#### **2215 Atwood Avenue:**

Brown summarized the repairs associated with the façade grant application that include removal and replacement of glass storefront windows, repair storefront door to its original state, repair wooden storefront elements, repair and restore brick, remove and replace non-matching brick on the side of the building with brick that matches building and install new signage.

Ginter provided a more detailed review of the façade renovations, noting the replacement and redo of wood elements within the storefront façade in cedar, with the use of low thermal pane windows, the restoration of the original entry door, along with tuckpointing of brick, including the plastic coating of brick to aid in graffiti removal. Following his presentation the Commission noted that the applicant should check to replace the main door consistent with code requirements, as well as the preference that the replacement for the wood storm door remain as a wood door. In addition, the Commission noted concern with the color of the storm door not

matching the Douglas Fir refurbished main entry door, in addition to providing for a wood storm door with glass inserts.

**ACTION:**

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **ACCEPTED** the Report of the Façade Grant Staff Team for 2201 Regent Street. The motion was passed on a vote of (8-0). The motion required the use of clear vision glass on the windows to be replaced, with the existing air conditioning unit within the middle opening along Regent Street to be flush to provide for the installation of the new awnings as designed. If issues arise with the reinstallation of the existing air conditioning units to accommodate the awning design, the revised awning design must return for further Urban Design Commission consideration.

On a motion by Barnett, seconded by Luskin, the Urban Design Commission **ACCEPTED** the Report of the Façade Grant Staff Team for 2215 Atwood Avenue. The motion was passed on a vote of (8-0). The motion required that the storm door be a wood product and be color matched with the main wood entry door.

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, 7, 7 and 7 (2201 Regent Street); 5, 6, 7 and 7 (2215 Atwood Avenue).

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 2201 Regent 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	-	-	6	-	7	7
	-	-	-	-	-	-	-	5

General Comments:

- Nice restoration, concern that vents remain transom windows and not sure about how awnings will work.
- Nice other than ac/canopy unit conflict.
- Very good façade project.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 2215 Atwood Avenue**

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

General Comments:

- Work on door.
- Very good façade project.