

**CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE**

To: Urban Design Commission

From: Amy Scanlon, Preservation Planner

re: Landmarks Commission Comments
229 West Lakelawn Place

Date: May 23, 2011, REVISED JUNE 22, 2011

The Applicant has submitted a revised proposal that will be reviewed by the Landmarks Commission on June 27, 2011. The comments below relate to the previous proposal.

The Applicant requested an informational presentation of the proposed development at 229 West Lakelawn Place. The proposed development is located on the same parcel as the Acacia House which is a contributing structure in the Langdon Street National Historic District. The reviewed drawings are dated May 9, 2011. The Landmarks Commission used the Design Criteria for Planned Unit Development in Downtown Design Zones as a basis for their comments as they relate to preservation issues. The comments from the meeting are summarized below:

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

The design is not compatible with the neighboring massing, height and materials.

The massing should be articulated with step backs. The interior floor plan and restrictions of the lot size should not be the reason for not meeting the design criteria.

The location of the balconies on the south elevation overlooking Acacia will change the quality of life for the residents of Acacia. The close proximity of the balconies to the Acacia House is potentially dangerous.

Proposed setback should be the same as the set back at Acacia.

The “cap” of the building needs to be more intentional.

The entrance needs to be defined.

The materials should be of high quality. The use of more masonry and less EIFS is encouraged.