

6-14-2010 Landmarks Commission Meeting

Note to Commission:

3244 Atwood Ave. / 109 S. Fair Oaks Ave. – Garver Feed Mill – Designated Landmark – Rehabilitation of former Garver Feed Mill into a new Arts Incubator Facility.

There are two main buildings on the property, the smaller Garver Cottage building was restored in 2001-2002 for use as office space for the City of Madison Olbrich Botanical Gardens.

The second, larger Industrial Romanesque style factory building is the subject of this proposal and has sat vacant for many years. In 1929, the top two stories of the building were demolished, leaving behind the current two-story structure, with several one-story elements. Since the building was vacated, the structure has greatly deteriorated and was further damaged during a 2001 fire on the north side of the building. The Olbrich Botanical Society purchased the building in 1997, and has given it to the City of Madison. Common Wealth Development has been selected by the City through a Request for Proposal process to rehabilitate the building for use as an arts incubator.

On May 5, 2008, Common Wealth Development appeared before the Landmarks Commission for an advisory opinion to the Board of Estimates on their proposal for an adaptive re-use of the Garver Feed Mill Building. At that meeting the Landmarks Commission made a favorable recommendation with the following motion:

A motion was made by Levitan, seconded by Slattery, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

Since that time, Common Wealth Development (CWD) has been working with architects and builders, along with the State Historical Society to finalize their plans and proposal for the structure. CWD is now at the Landmarks Commission to gain approval of a Certificate of Appropriateness for their adaptive re-use plans.

The Garver Arts Incubator is being proposed as an adaptive re-use of the former Garver Feed and Supply Co. / United States Sugar Company Building. The building is both a locally designated Landmark, as well as on the National Register of Historic Places. The local landmarks nomination has been attached to this report.

Section 33.19(5)(b)(4) contain the standards by which this proposal should be evaluated. Within that section, 4(a) and 4(b) are relevant:

33.19(5)(b)4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:

- a. Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and*
- b. Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and*

Restoration of existing building.

This proposal plans for major restoration and rehabilitation of the main factory structure. The restoration includes the following:

- Restoration of brick. As per the submitted plans, typical masonry restoration includes:
 - Tuck pointing
 - Dismantling and rebuilding of the deteriorated parapet walls to extant original configuration and profile
 - Removal of non-historic infill materials to restore original window masonry openings
 - Repair of areas of deteriorated brick masonry with salvaged and/or matching brick masonry
- Roof: According to structural reports, the remaining roof is uniformly deteriorated and unsafe and will be replaced.
 - A green roof will cover most of the building, including a rooftop garden at the west end of the building.
 - A standing seam metal roof will be used on the sloping roof of the old boiler building at the east end of the building.
- Window replacement: As per submitted plans, the typical window will include:
 - Pre-finished aluminum, dark green or dark brown color
 - Thermally broken sash and frame assembly
 - Insulated glazing
 - Windows with exterior muntins patterned upon historic photos
 - Muntin and brick molding profiles to be historically consistent with putties glazing bead and with industrial characteristics of the buildings original use.

Staff believes that the proposed restoration of the existing building is appropriate and meets the criteria for alterations of the landmark structure.

Additions/alterations to existing building include the following:

This proposal also has several new features that are additions to the original building that go beyond the restoration/rehabilitation of the structure. These components include the following:

- **Corrugated Metal Panel Roof Monitor:**

This new day-lighting feature allows the two story main structure to have an additional third story used for studio and office space. The monitor will likely not be visible when standing in front of the original southern façade due to its setback from the parapet wall. Its construction will allow for better lighting of the third floor offices and studios. The metal panel and window design is in keeping with the industrial nature of the factory building, and staff believes that this meets the criteria for alterations to landmark structures.
- **Pre-finished metal panel glazed overhead doors on east elevation.**

This alteration will replace the existing overhead doors with a more modern version of overhead doors in order to gain additional day-lighting and allow for a storefront-like display into the proposed kiln room. Staff believes that this meets the criteria for alterations to landmark structures.



- **Powder coated metal railing** on roof surrounding the rooftop garden as shown on north elevation.
This railing will not be seen from the southern elevation as it is hidden by the parapet wall. However its simple design respects the industrial nature of the original building. Staff believes that this meets the criteria for alterations to landmark structures.
- **A new rear facade on the north side** (parking lot) of the building will be built as a new entrance between the two-story and one-story sections of the building. This addition will use all new materials and include aluminum storefront windows and doors and a steel entry trellis. A portion of the building was severely damaged by fire in 2001, and this area was subsequently razed, leaving a void in the building façade. This is the most notable change from the original building. Staff believes that this meets the criteria for alterations to landmark structures.

Conclusion:

Staff recommends approval of a Certificate of Appropriateness for the following items being approved by staff:

1. Construction details of the steel entrance trellis on southern façade.
2. Design of roof monitor addition, including details on corrugated metal siding and proposed windows.
3. Revised south and west building elevations showing the rooftop solar panels.
4. The design and specification of the covered bicycle parking areas
5. Final landscape design including all site and parking lot landscaping, paving design and rooftop garden.

Respectfully submitted,
Rebecca Cnare and Bill Fruhling