

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: August 28, 2013

TITLE: 222 & 224 State Street – Exterior
Remodeling Along with the Conversion of
Office Space to Residential in the
Downtown Core District. 4th Ald. Dist.
(30402)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: August 28, 2013

ID NUMBER:

Members present were: Richard Wagner, Chair; Dawn O’Kroley, John Harrington, Lauren Cnare, Melissa Huggins, Henry Lufler, Tom DeChant and Cliff Goodhart.

SUMMARY:

At its meeting of August 28, 2013, the Urban Design Commission **GRANTED INITIAL APPROVAL** of exterior remodeling and conversion located at 222 and 224 State Street. Appearing on behalf of the project were Jerry Bourquin, Issac Wallace and Sean Baxter. Registered in support and available to answer questions were Travis Dettinger and Brendon Baxter. Sean Baxter addressed the Commission’s comments from their previous review of the project, noting that they are trying to incorporate a new, more modern feel to the building. The building still features Juliet balconies. The proportions of the windows and the story banding have been applied in a more modern time set. The strong vertical element calls attention to this building and gives it its modern placeholder. The existing storefront on the first floor will remain. The building entrance is now more highlighted. The units will all have balconies on either the front or rear of the building, and each unit will have their own bicycle storage area within the building itself. They did look at the surrounding properties on State Street for material compatibility. The commercial lighting is already in place and there are no plans to light the building itself. Comments and questions from the Commission were as follows:

- The faux masonry, I see a variation in color on the panels.
 - It’s supposed to read like a masonry product. The blocks are 18” x 32”.
 - You show stain, you’re going to stain that brick?
 - The idea is to add some color to the brick to make it more cohesive.
 - The tower, you’re calling that as stained masonry. Is that brick?
 - It’s the same idea, we don’t want two tones of brick.
 - Do the windows have a layer of spandrel?
 - Yes, we’re trying to hide the fact that they’re spandrel, so there’s a tint to them that reads as a plane of glass instead of panels.
 - You’ve got a pretty good change in plane and your balconies will cast shadow on that whole recessed area. Did you try to find a match to that existing brick?
 - It’s 30 year old brick and matching it seems pretty impossible.
- With the change in plane you don’t have to match it straight on.

We don't want to create that new and old right next to each other. That's where the idea of staining came in.

Unless your horizontal is one brick and your vertical is another kind of brick. Then you detail how those touch. Like a dark iron spot. The back piece can almost be its own thing.

- The second floor below the French balconies, those double hung windows look leftover from the other drawing; eliminate because you don't walk out on those balconies and you could do narrower French doors, three panel. I don't see a sliding door fitting there.
- You could figure a break point for where the old brick is to remain and use a comparable different colored brick on everything that's new so you don't have to stain anything.

ACTION:

On a motion by Huggins, seconded by Lufler, the Urban Design Commission **GRANTED INTIAL APPROVAL**. The motion was passed on a vote of (7-0). The motion required address of comments made with no staining of brick.

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 7 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 222 & 224 State Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	7	-	-	-	-	9	8
	-	7	-	-	-	-	8	7

General Comments:

- Very nice. Suggest not staining existing brick.