



LAMP HOUSE

DECEMBER 17, 2013

Lamp House Block Ad Hoc Plan Committee

“Vision” Goals & Values

“Vision” Goals & Values

- **Balance historic preservation and economic development values by encouraging appropriate development around the Lamp House**
- **Recognize potential economic value of heritage tourism for Lamp House when accessible to the public**
- **Protect Frank Lloyd Wright’s design for the Lamp House in place**
 - **Preserve “outdoor room” space around the house**
 - **Preserve existing views of Lake Mendota**
 - **Preserve entry pathway and landscape**
 - **Preserve glimpses of the house from surrounding streets**
 - **Preserve ways for meaningful sunlight to reach the house**
- **Preserve traditional residential character of the area around the Lamp House**
 - **Preserve light and air wherever possible**
 - **Retain compatible residential scale and feel of surrounding buildings**
 - **Roof heights and style**
 - **Rhythm, scale, massing and placement**
 - **Porches, setbacks**
 - **Front and back façades**
 - **Building materials**
 - **Placement and screening of utilities**

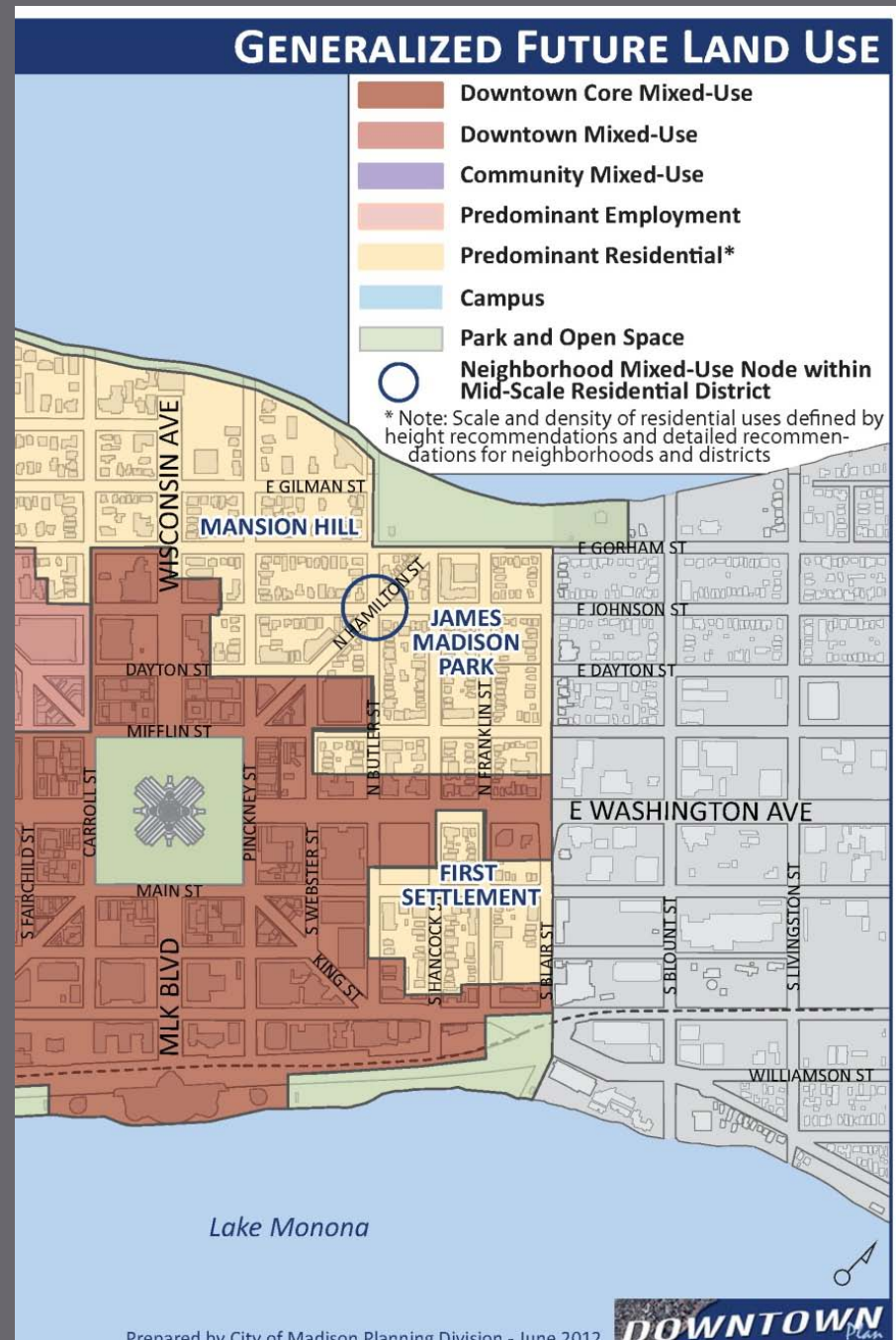
Lamp House Block Plan

Potential Recommendation Options

Land Use

Potential Land Use Recommendation:

Keep Downtown Plan Land Use recommendations the same.



Preservation Proposals

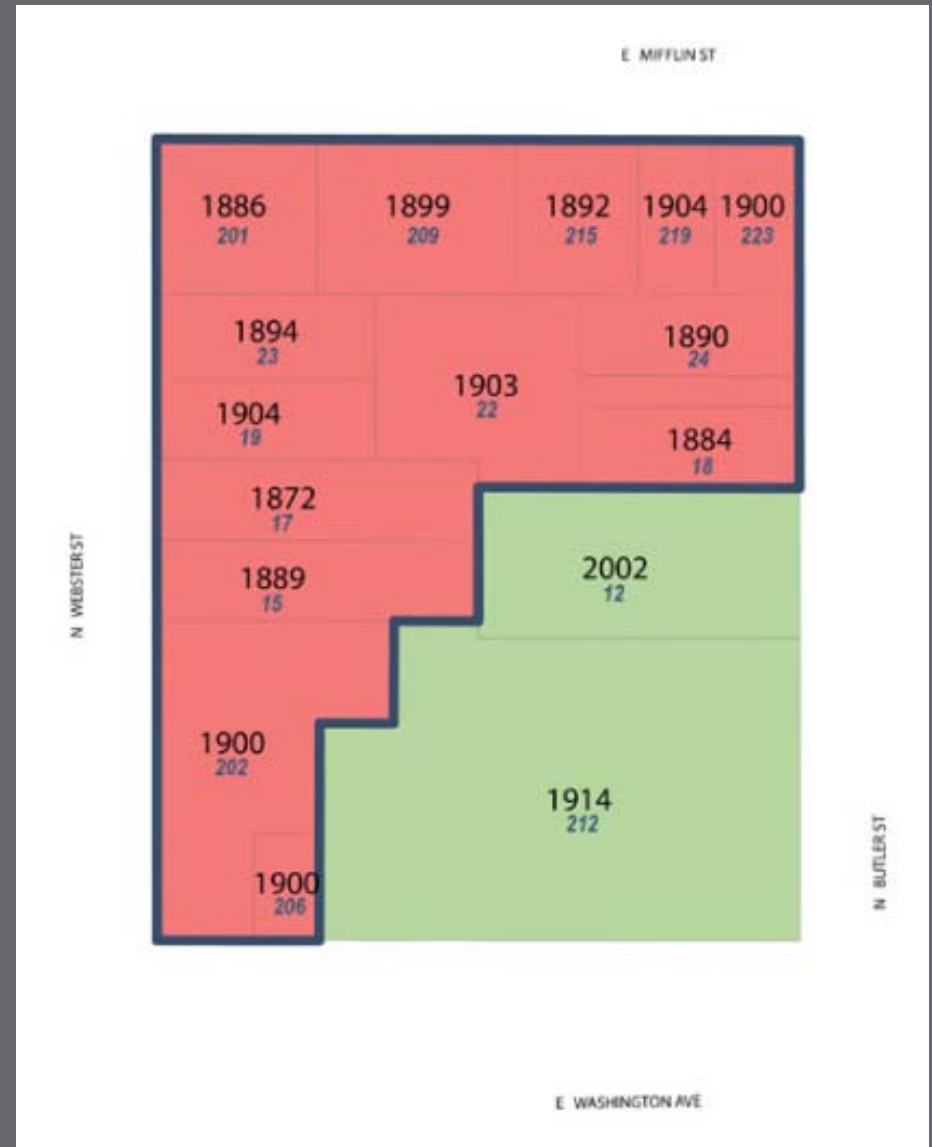
Preservation Proposal – Plan A

Plan A:

- Preservation areas in red
- Potential redevelopment areas in green (includes recent development)

Possible Implementation Options:

- Amend Downtown Plan
- Establish Local Historic District
- Establish National Register Historic District



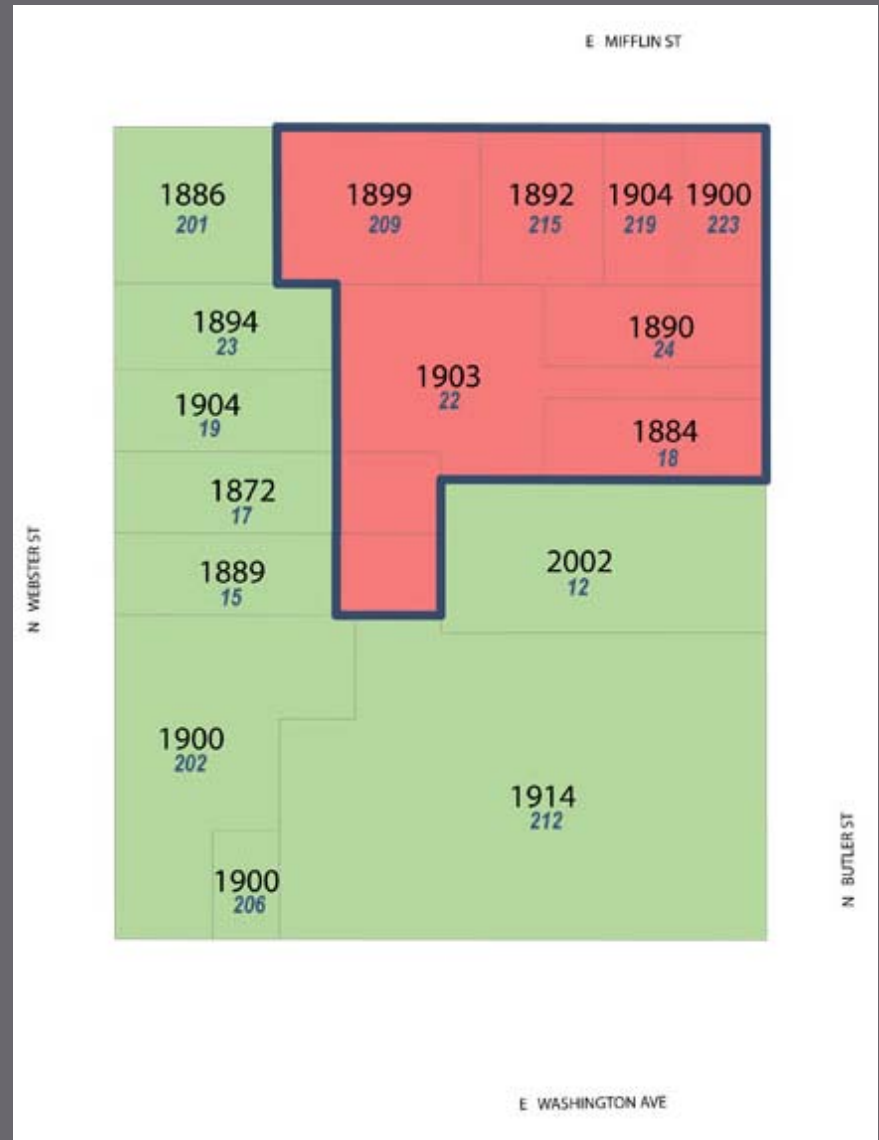
Preservation Proposal – Plan B

Plan B:

- Preservation areas in red
- Potential redevelopment areas in green (includes recent development)

Possible Implementation Options:

- Amend Downtown Plan
- Establish Local Historic District
- Establish National Register Historic District



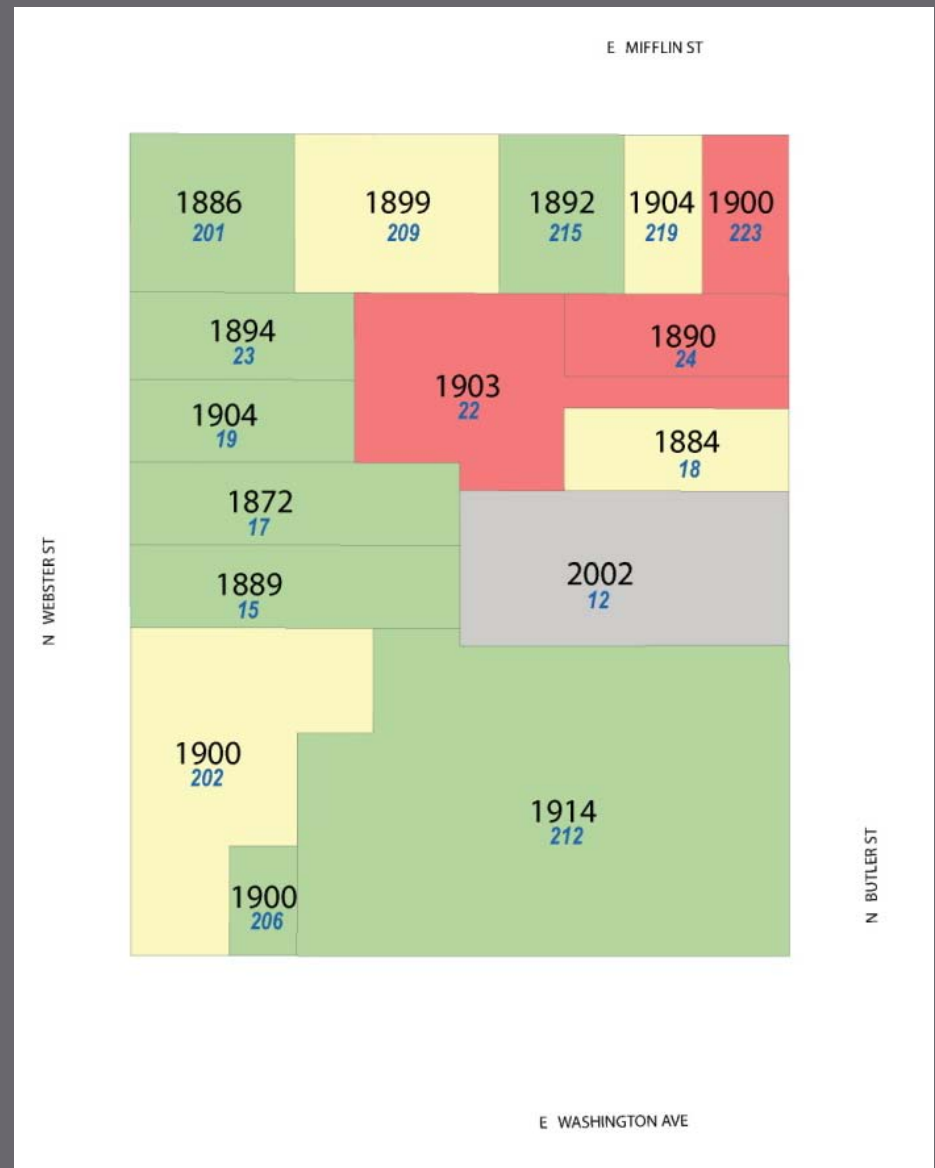
Preservation Proposal – Plan C

Plan C:

- Preservation areas in red
- Potential preservation areas in yellow
- Potential redevelopment areas in green (recent development in gray)

Possible Implementation Options:

- Amend Downtown Plan
- Establish Local Historic District
- Establish National Register Historic District



Redevelopment

East Washington Avenue Block Face Framework

1. Setbacks and/or stepbacks retained to preserve “light and air”
2. Require projects to provide shadow studies and gaps between buildings adequate for meaningful sunlight to reach the Lamp House
3. Step down along Webster Street to reduce shading of the house and begin to blend with height established for residential redevelopment on the Webster Street block face



East Washington Avenue Block Face

Height: 8+2 bonus stories across East Washington Ave.

- Light and air gaps over four to five stories
- Step down on Webster Street

Capitol View Height Limit



East Washington Avenue Block Face

Height: 8+2 bonus stories across East Washington Ave.

- Light and air gaps over four to five stories

Model illustrates 60 ft wide towers with 35 ft gap

- Step down on Webster Street

*Step down on
Webster Street*

35 foot wide gap at four stories allows light in



East Washington Avenue Block Face

Possible Implementation Options:

- Amend Downtown Plan
- Create Design Guidelines
- Amend Zoning Code
- Require shadow studies to demonstrate that new development will allow for meaningful sunlight to reach the Lamp House

Views to Lamp House Framework

Four main views into Lamp House from surrounding blocks

- Butler Street entrance has highest priority
- Views from Mifflin should remain, but can shift slightly from current locations
- View from Webster is more about light and air, than preserving a specific view

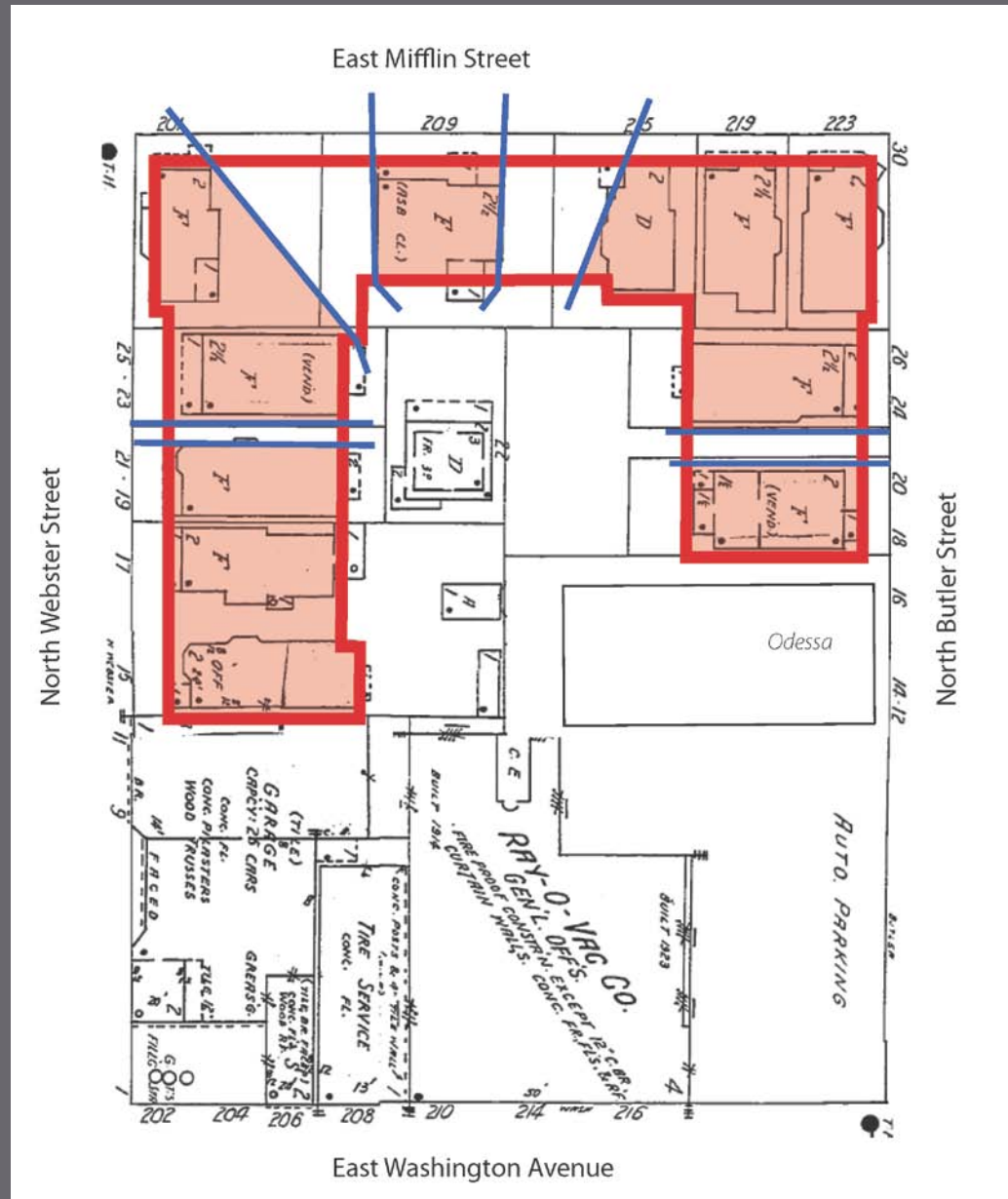


Lamp House “Outdoor Room”

Illustration of the “outdoor room” surrounding the Lamp House

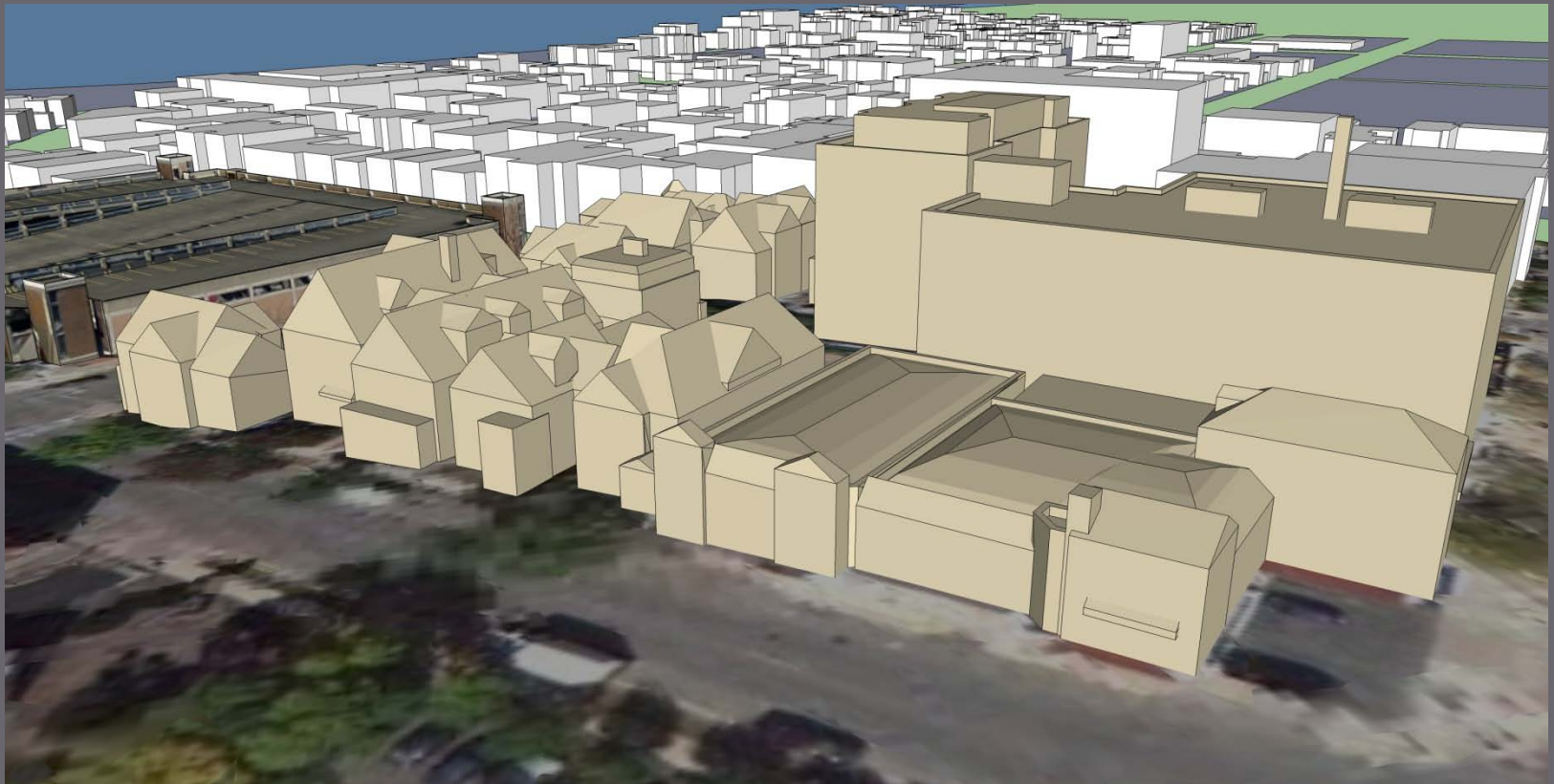
Blue Lines:
Views to Lamp House

Red Areas:
Potential redevelopment area
envelope to maintain outdoor
room



Webster Street Block Face Framework

1. Gap between buildings to maintain view in to Lamp House
2. Setbacks and/or stepbacks retained to preserve “light and air”
3. Design guidelines to maintain compatible residential character **



Webster Street Block Face

Approach #1:
4-story apartment buildings plus
pitched roof: 60 ft building width



Almost a full story can be gained
though topography

Webster Street Block Face



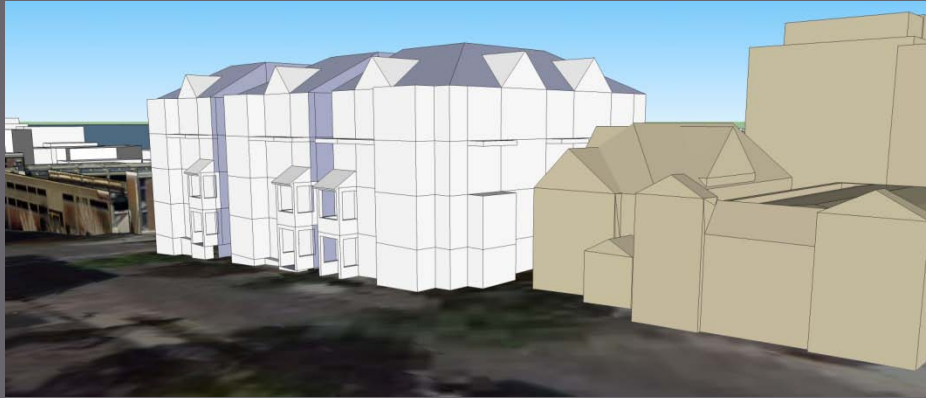
Approach #2:

“City Row” Project shown on site:

- *Approximately 90 ft Building width*
- *As shown, this exact building form would not fit on site, would require major modifications*
- *Residential character is gained through materials and shifts in façade planes and individual entrances to units.*

Webster Street Block Face

Approach #3: Tall Townhouse Type



Webster Street Block Face

Approach #4:
6-story apartment buildings
60 ft building width



Webster Street Block Face

Possible Implementation Options:

- Amend Downtown Plan
- Create Design Guidelines
- Amend Zoning Code
- Establish Local Historic District
- Require shadow studies to demonstrate that new development will allow for meaningful sunlight to reach the Lamp House

Mifflin Street Block Face Framework

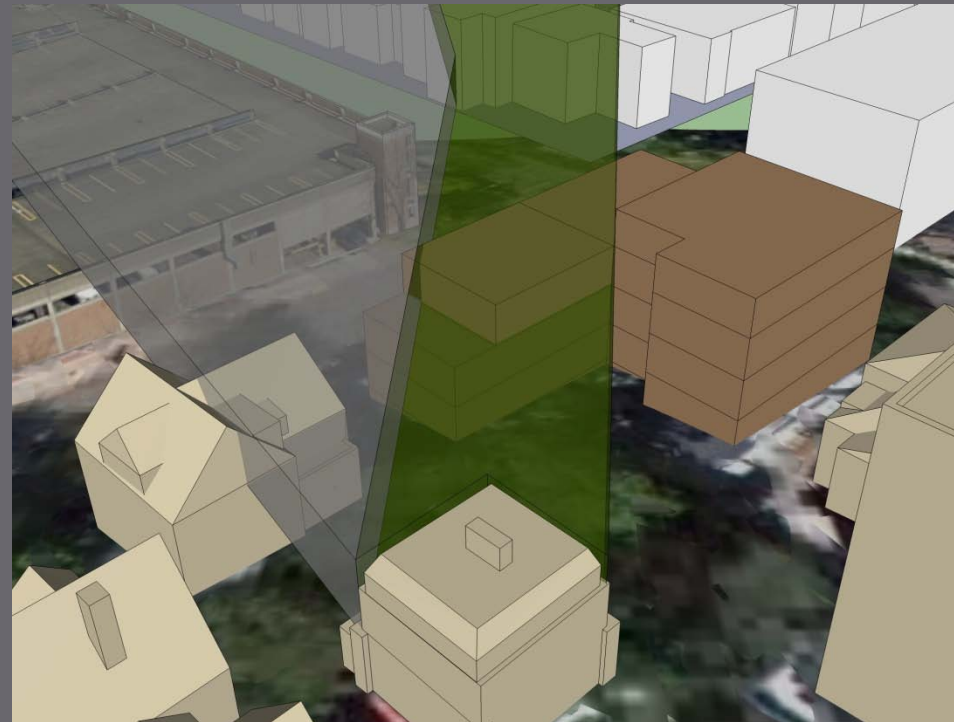
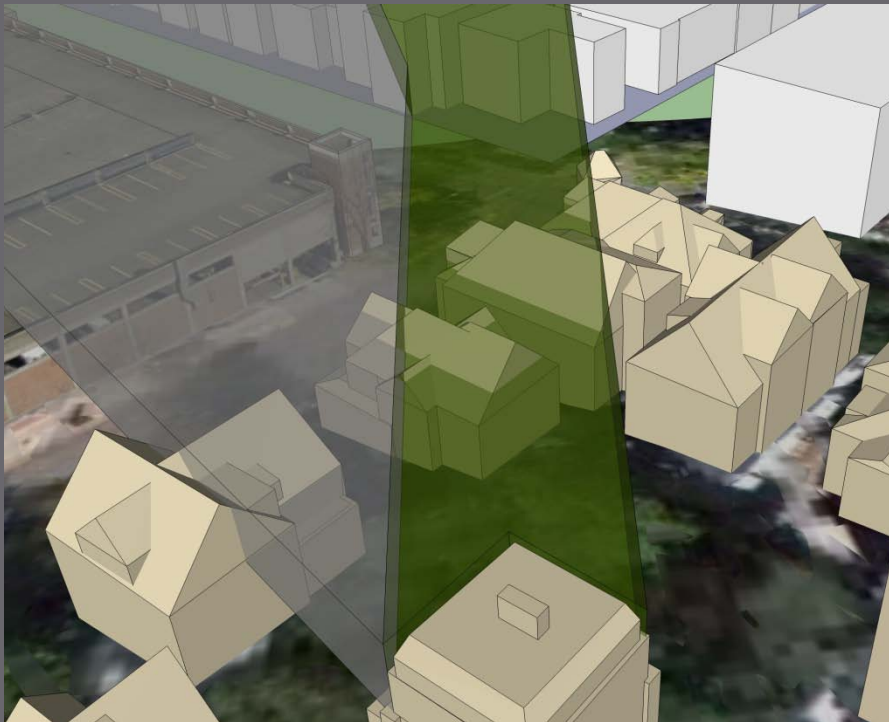
1. Retain gaps between buildings to preserve glimpses of the Lamp House
2. Establish roof heights to maintain current lake view
3. Design guidelines to maintain compatible residential character**



Mifflin Street Block Face Framework

Establish building heights that maintain current lake views:

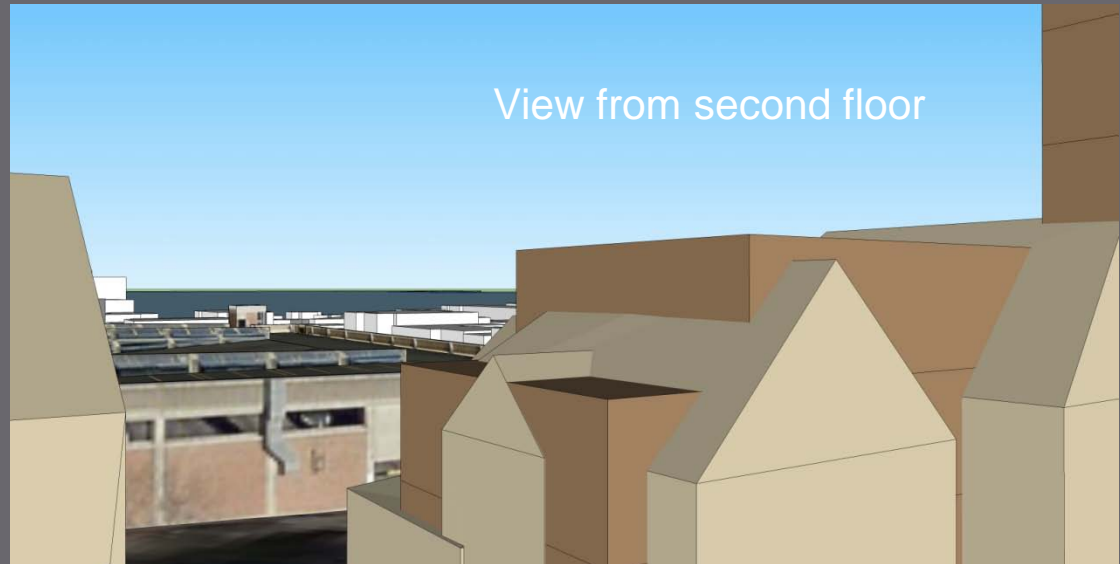
- Within green view cone on Lamp House Block: potential height limit of 3 stories (or less) depending on building design



Mifflin Street Block Face Framework

Establish building heights that maintain current lake views

- *Corner development proposals should maintain current lake view*
- *These images show new development overlaid on top of existing development*



Mifflin Street Block Face

Approach #1:

- DR1 – Townhouse option
- Roof heights maintain current lake view



Mifflin Street Block Face

Approach #2:

- Small apartment building option
- Roof heights maintain current lake view



Mifflin Street Block Face

Approach #3:

- Larger apartment building option
- Roof heights maintain current lake view



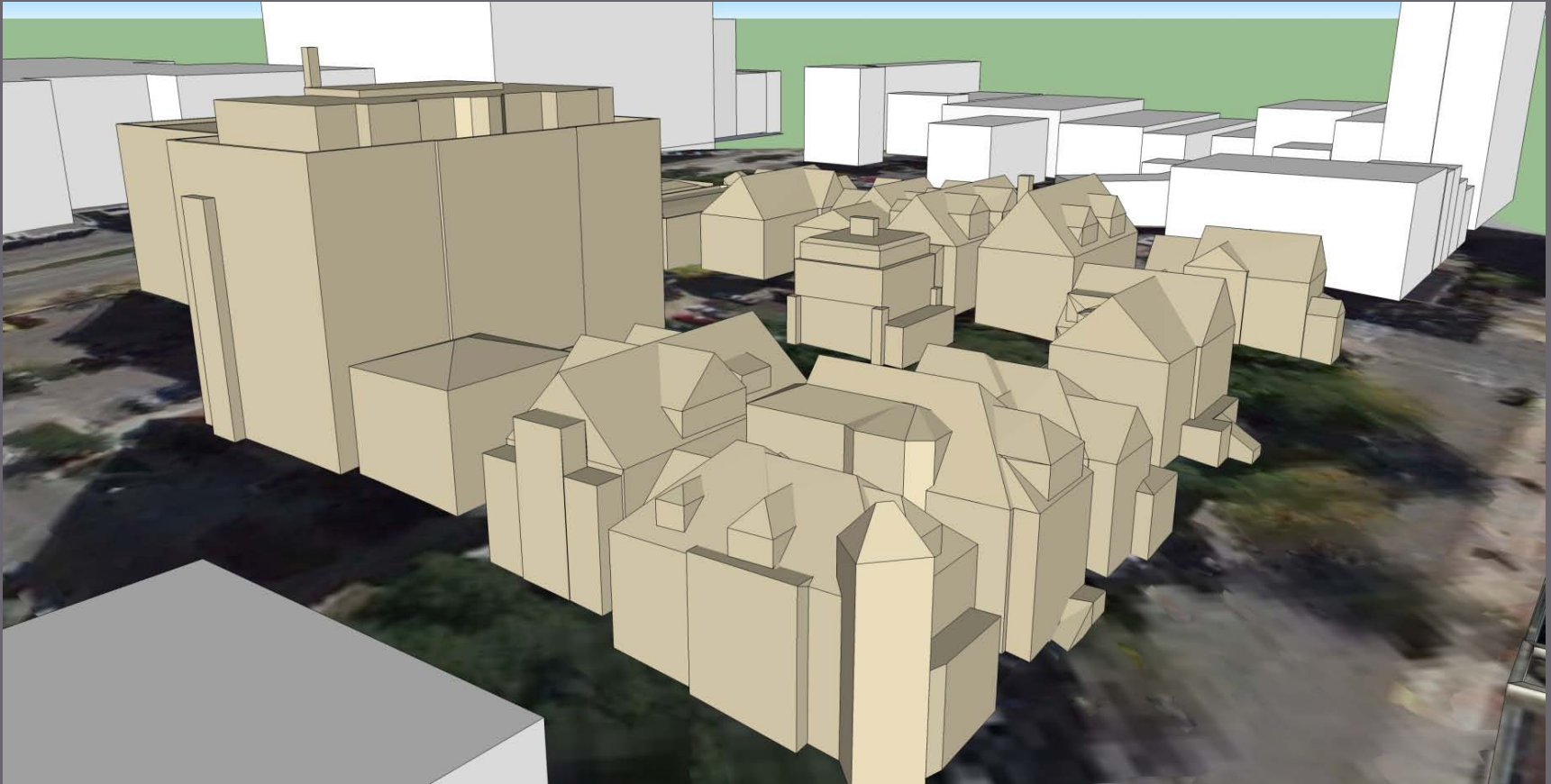
Mifflin Street Block Face

Possible Implementation Options:

- Amend Downtown Plan
- Create Design Guidelines
- Amend Zoning Code
- Establish Local Historic District
- Require shadow studies to demonstrate that new development will allow for meaningful sunlight to reach the Lamp House

Butler Street Block Face Framework

1. Preserve current entry location and view into the Lamp House
2. Corner development proposals should maintain current lake view
3. Design guidelines to maintain compatible residential character**



Butler Street Block Face

Approach #1: Small apartment/townhouse 4 stories in height



Butler Street Block Face

Possible Implementation Options:

- Amend Downtown Plan
- Create Design Guidelines
- Amend Zoning Code
- Establish Local Historic District
- Require shadow studies to demonstrate that new development will allow for meaningful sunlight to reach the Lamp House

Lake Mendota View From Lamp House Framework

- Existing view corridors
- Areas in gray affected by redevelopment of parking garage
- Areas in green affected by Lamp House block buildings and neighborhood beyond



Lake Mendota View From Lamp House

Issues:

- 8 stories on Parking Garage block removes large section of view corridor
- 4 stories throughout James Madison Park Neighborhood works well
- Buildings on Mifflin/Butler corner affect green view cone



Lake Mendota View From Lamp House

Establish building heights that maintain current lake views:

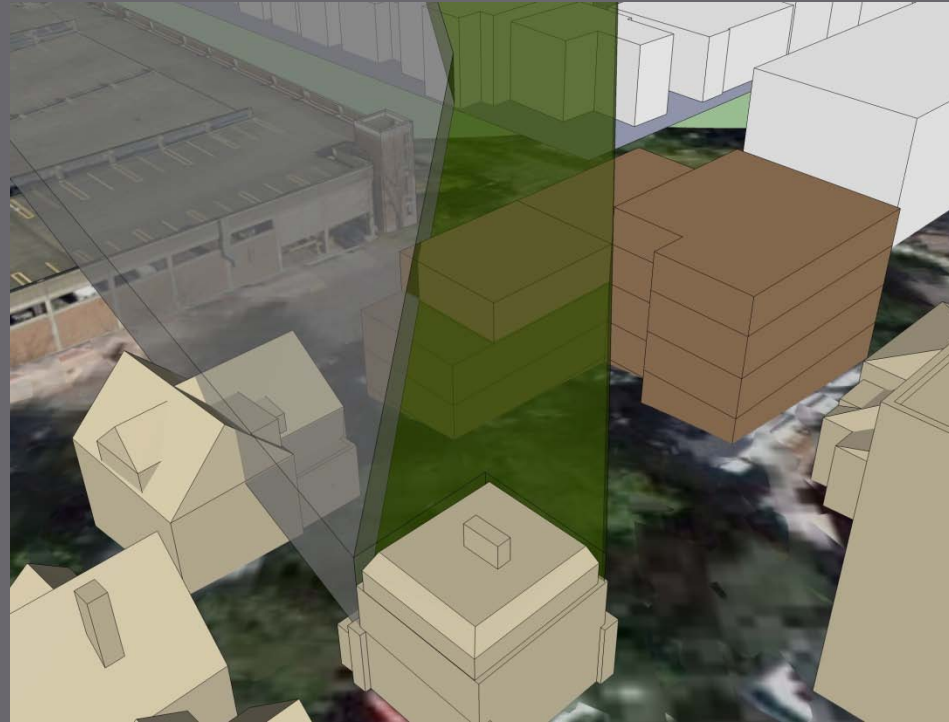
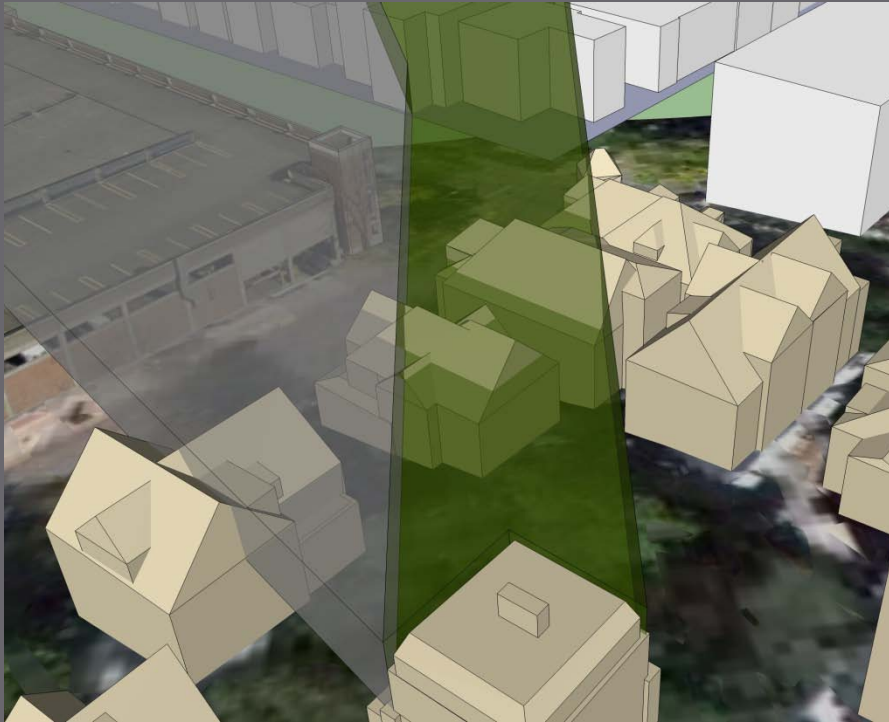
- 8 stories on only 1/2 of parking garage block
 - 4* stories throughout James Madison Park Neighborhood
- *Areas within “green” view cone may require conditional uses to preserve lake view



Lake Mendota View From Lamp House

Establish building heights that maintain current lake views:

- within green view cone on Lamp House Block: potential limit of 3 stories (or less) depending on building design



Lake Mendota View from Lamp House

Possible Implementation Options:

- Amend Downtown Plan
- Create Design Guidelines
- Amend Zoning Code

Final Report Elements

Final Report Elements

Outline of what might be included in a final report from the Lamp House Block Plan Ad Hoc Committee to the Plan Commission and Common Council.

The underlining indicates possible illustrations.

1. Brief description of why the committee was created and the process it followed (meetings, tour, charrette). Next steps for PC and CC.
2. Brief architectural history of the Lamp House
3. Important characteristics of “this important heritage block”
 - a. Historic Sanborn map, aerial view with topo lines
 - b. Current photos and views
4. List of significant issues that emerged during meetings and discussions
 - a. Staff create text (and append list) from charrette
 - b. Link to materials provided
5. Goals & Values relied on by the committee -- the “vision”
6. The committee’s recommendations and potential implementation strategies for a “special area plan”
 - a. The Lamp House parcel itself
 - i. Views in toward the house
 - ii. Views out from different levels of the house
 - b. The Lamp House block overall (from above)
 - c. Each block face
 - i. Building footprints (and buildable areas?)
 - ii. Building heights (and how to measure)
 - iii. Building form, massing, detail, materials (examples?)
7. Important areas beyond the block itself (in the current view shed)
 - a. Building heights to preserve current lake view from Lamp House
 - b. Possible design guidelines for buildings over 4 stories in



LAMP HOUSE

DECEMBER 17, 2013

Lamp House Block Ad Hoc Plan Committee