

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: December 18, 2013

TITLE: 901 East Washington Avenue – New Construction of a 5-Story Addition to the Klueter Grocery Warehouse and Parking Facilities in UDD No. 8. 6th Ald. Dist. (31109)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: December 18, 2013

ID NUMBER:

Members present were: Richard Wagner, Tom DeChant, Cliff Goodhart, Chair; Dawn O’Kroley, John Harrington.

SUMMARY:

At its meeting of December 18, 2013, the Urban Design Commission received an **INFORMATIONAL PRESENTATION** on new construction of a 5-story addition to the Klueter Grocery Warehouse and parking facilities in UDD no. 8.

Appearing on behalf of the project were Steve Harms, Curt Brink, Doug Harsh and Mike Schmidt.

The Secretary noted that there is no staff report as of yet where the project is evolving and will be presented on January 8 for formal approval.

Brink noted that the project provides for the demolition of a 1-story building, parking the Mautz factory building only at this time; the remaining buildings on the block outside of the Credit Union structure are to remain.

Doug Hursh explained it is a unique problem that the building wants to be a new building. Wants to be a separate piece. The “Klueter” building is setback from the existing corner building and these two sides of the building are covered by metal siding where the brick is deteriorating and must come off. On the back side we are plating the existing building where the addition extends from there. The building design renovates the existing industrial building, adds a gray metal panel as a buffer with existing brick, where the addition uses something that is different in texture not as rangy as the brick but bring back the whole again. Combination planes with punched windows and zinc panels along with framing members. A stair tower is located off of the corner of the addition off of East Washington Avenue or the northwest elevation, it takes you up to the roof and the mechanical penthouse. The part of the composition on the front in the two twin towers in the corners and you have the similar thing going but not as literal and symmetrical as the new addition. In the rear of the building we are replating the existing building with the solid element with the punched windows and the structural system that occurs in the addition is actually a stand that runs the entire length of the addition. This façade instead of ribbons then there is still a grid on the façade as well. The base of the building is shown as cast concrete. Large potential makers space on bottom floor here so that there is poured elements so that the rest of

building is free open space. The parking would occur on this level and the ground level would be raised up so eventually this would be encompassed by structured parking below. There is an existing loading dock at the rear of the building that would be repurposed into the outdoor space that could be used as a coffee shop or breakroom for outdoor space for the users of the building.

Staff reviewed the current proposal with the project team members, some concern was expressed with the dissimilarity between the brick color of the Klueter building and the additions; they need to have a kinship like a color that ties it all together rather than be dissimilar.

Brink noted that the graphics of the original building and the addition color will be designed to match. They recently submitted a new package to staff which integrates the colors better. They will incorporate what was discussed tonight and try to integrate with what they have now before next appearance before the Commission.

Comments by the Commission were as follows:

- Texture and range; need greater tie, a moving target, bring back more refined.
- In regards to the existing brick has tons of depth on that side and ledges, ½ inch?, holds snow; the new façade will look flat and clean; needs to relocate more to the existing structure.
- Brick for ledges. Trying to make it look and blend in. Want enough definition that it doesn't look flat.
- Look at State and Federal tax credits after this meeting with State Architect. Infill part here and was built with filler brick. This must meet ADA codes so entryway will have to be adapted. They have taken care of the ingress and egress so nothing will be changed on exterior. They meet all other criteria. The building will look exactly like it looked in 1915 without having to adapt the entryways. Adapt the interior without having to change the ingress and egress.
- Wonder about the masonry on front because you have a chance to open the whole floor plate up and provide lots of light.
- They have evolved this quite a bit. The building courtyard will come up 2 stories and another floor will have 2-story space and takes the dynamics of the core of the original building and those two things overlook it. The beauty of this is the light come through the whole site. This will be a lively space rather than a generic floor space.
- Don't replicate old construction to pretend it's old. This is a new opportunity and saving old fabric that does exist and tie them together.
- They will replace old windows in the building. Energy efficiency and solar control. They are trying to find some replica metal windows that are energy efficient. The windows will be important and when the building was built they had huge windows. Back then they needed the lighting to operate.
- This is two buildings rather than one building. The brick colors in proportions of the openings that bring some of the existing building into the new building. Overall an evolution. At this point a little too much of an abstraction.
- Like the idea of two buildings. The tower feature on the addition needs to relate architecturally with the tower features of the Klueter building.
- It's still two buildings but it wants to be a whole.
- See a nice building next to an old building. Sense of 2 buildings is fine. Problem with top of the tower. Too different than the other two existing towers. Difficult. Height and glass. Maybe the proportion of it

being very narrow. The northwest perspective from corner rather than elevation. Northwest elevation projects a little further without hat extension.

- Linkage where new touches the old. Sliver of glass may be too small of a gesture where the core touches. The metal is different. With the restoration credit increase you may want to move the core into your old building and get higher tax credit for it.
- Don't have access off of East Washington which may lead to difficulty, vehicular problems, right in right out. Staff explained that East Washington Build actually limits access to East Washington Avenue to the side and back streets. Go around Paterson or Main and get a visual queue that you are entering now for that building.
- There will be more landscaping as you come around. Wayfinding for that. Critical. Wide open right now. Stand alone temporarily. Enter off of Main or Paterson. Subtle as a queue. Working with parking and working way into other structures.

Ald. Rummel noted that there was a neighborhood meeting on the 5th and general support. Only design question was the stair tower, not so much the hat but the lighting and can you active the space.

ACTION:

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken.