

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: July 6, 2015

TITLE: 109 South Fair Oaks Avenue /
3244 Atwood Avenue – Historic
Landmark – Redevelopment of the
Garver Feed Mill building and parcel
and 5.45 acres of land area adjacent to
the parcel. 6th Ald. Dist.
Contact: D. L. Baum

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: July 6, 2015

ID NUMBER: 39060

Members present were: Stu Levitan, Chair; Christina Slattery, Jason Fowler, David McLean, and Marsha Rummel

SUMMARY:

Staff explained that items 8 and 9 can be discussed together. Staff provided an overview of the Garver redevelopment process to date. Staff explained that the process is complex and that there are numerous needed approvals. Staff suggested that the Commission allow the project team to work directly with staff on revisions as appropriate since staff is fully involved with internal discussions and because the project will be reviewed by the State Historic Preservation Office as a tax credit project. Staff explained that due to the potential changes to the tax credit program, the Baum team is trying to move the project forward to be able to work within the time frame to utilize the tax credits.

Bryant Moroder, registering in support and wishing to speak. Moroder explained that there is a sequence of events involving the Certified Survey Map and the replacement property transfer that affects the lease agreements for the project.

Lou Host-Jablonski, registering in support and wishing to speak. Host-Jablonski provided the history of the site and described the existing site conditions and configuration. He explained that the gable roofed utility sheds were functional buildings and that the historic precedent of that form would be proposed for the Olbrich cold storage building.

Moroder introduced the preservation experience and project vision of the Baum team. He explained that the intended use fits the existing building and therefore few alterations to the building are required. He explained that National Park Service standards will be used since they are pursuing tax credits. He explained that the project will include masonry restoration, roof reconstruction, window replacement, and the removal of the garage bay infill addition. Moroder explained that they are proposing to construct an entrance feature on the north elevation.

McLean asked if the entrance feature would alter the existing exterior brick wall. Host-Jablonski explained that the brick will be retained and the glass feature will celebrate the existing texture of the historic brick.

Staff explained that the mechanical equipment should be exposed as historically appropriate and not screened. Staff explained that some micro-lodges will be located on the landmark site. Staff explained the proposed land division to create lot 1 and 2 from lot 2 CSM 2030. The extents of the landmark site boundaries will not change. The lot is being subdivided for ground lease purposes.

Slattery asked if there was any risk in the future that lot 2 will be separated from lot 1. Staff explained that the division would need to be reviewed by the Commission.

Moroder explained the micro-lodge concept.

There was general discussion about the cold storage building design as a building adjacent to the landmark.

Rummel asked if a clerestory element was considered for the cold storage building. Host-Jablonski explained that the Parks Division recently requested skylights. Skylights would not affect the form like a clerestory would and allow the building to maintain a simple form like the historic precedent.

ACTION:

A motion was made by Rummel, seconded by McLean, to approve the certificate of appropriateness for the exterior alterations as submitted with the comments in the staff report. The motion passed by voice vote.

A motion was made by Rummel, seconded by Slattery, to recommend to the Plan Commission that the proposed cold storage building is not so large or visually intrusive as to adversely affect the historic character and integrity of the landmark site. The motion passed by voice vote.