

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> June 1, 2016
TITLE: 516 Grand Canyon Drive – “AmericInn Hotel” Exterior Building Façade Alteration. 19 <sup>th</sup> Ald. Dist. (43066)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: June 1, 2016	<b>ID NUMBER:</b>

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Members present were: Richard Wagner, Chair; Richard Slayton, Dawn O’Kroley, John Harrington, Cliff Goodhart, Michael Rosenblum, Lois Braun-Oddo and Sheri Carter.

**SUMMARY:**

At its meeting of June 1, 2016, the Urban Design Commission **REFERRED** consideration of an exterior building façade alteration located at 516 Grand Canyon Drive. Appearing on behalf of the project was Tom Peters, representing Keller, Inc. The project consists largely of painting the exterior of the building and updating the roofline. The hotel currently has a false mansard metal roof detail that would be eliminated and replaced with cornice detail.

The Secretary remarked that this is a period building, built at a time when EIFS was widely used and accepted; the only portion of the building that is not EIFS is the metal mansard roof proposed to be removed. There is no base, middle or top, or articulation outside of EIFS. These proposed changes do not comply with the requirements to screen all rooftop mechanicals per the Zoning Code. There may be an issue with signage; according to Code you can only use 4-feet above the roofline for a sign area. You can’t use the parapet to embellish your signage.

Comments from the Commission were as follows:

- The front parapet doesn’t return. An element like that needs to return. The building would be better off without it. It doesn’t align with the entrance of the building either. It could be relocated and integrated with the entrance.
- If you simplify the cornice could allocate some dollars to the base material.

**ACTION:**

On a motion by Slayton, seconded by O’Kroley, the Urban Design Commission **REFERRED** this item. The motion was passed on a vote of (7-0).

The motion to refer noted the need for the following information:

- The location of the rooftop mechanicals and how they are being screened.
- How the screen is architecturally compatible with the building.
- The applicant is encouraged to integrate a base material and some vertical masonry elements outside of 100% EIFS.
- The signable area can only use 4-feet above the roofline to meet code.