

# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100

PO Box 2985; Madison, Wisconsin 53701-2985

Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Submitted: 6/9/17

UDC Meeting Date: 6/28/17

Combined Schedule Plan Commission Date (if applicable): \_\_\_\_\_

Informational Presentation

Initial Approval ☒

Final Approval

Please complete all sections of the application, including the desired meeting date and the type of action requested.

107 - 113 King Street

1. Project Address: 111 - 117 S. Pinckney Street

Project Title (if any): King Street Arcade

2. This is an application for (Check all that apply to this UDC application):

☐ New Development ☐ Alteration to an Existing or Previously-Approved Development

## A. Project Type:

☐ Project in an Urban Design District\* (public hearing-\$300 fee)

☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)

☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)

☐ Planned Development (PD)

☐ General Development Plan (GDP)

☐ Specific Implementation Plan (SIP)

☐ Planned Multi-Use Site or Planned Residential Complex

## B. Signage:

☐ Comprehensive Design Review\* (public hearing-\$500 fee)

☐ Street Graphics Variance\* (public hearing-\$300 fee)

☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

## Other:

☒ Please specify: Facade Improvement Grant Program

## 3. Applicant, Agent & Property Owner Information:

Applicant Name: Melissa Destree

Street Address: 222 W. Washington Ave. #310

Telephone: (608) 268-1499 Fax: ( )

Company: Destree Design Architects, Inc.

City/State: Madison, WI Zip: 53703

Email: melissa@destreearchitects.com

Project Contact Person: Melissa Destree

Street Address: \_\_\_\_\_

Telephone: ( ) Fax: ( )

Company: \_\_\_\_\_

City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Project Owner (if not applicant): Fritz Properties

Street Address: 111 S. Pinckney St.

Telephone: (608) 575-9885 Fax: ( )

City/State: Madison, WI Zip: 53703

Email: benj.fritz@gmail.com

## 4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Kevin Firchow on 6/9/17.

(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Melissa Destree, AIA, IIDA Relationship to Property Project Architect

Authorized Signature [Signature] Date 6/9/17



June 8, 2017

Project Narrative:

**King Street Arcade**

107-113 King Street & 111-117 S. Pickney Street

Façade Renovation, Rehabilitation and Restoration

We are pleased to start the review process with the Urban Design Commission to renovate the two facades of the King Street Arcade on 107-113 King Street and 111 – 117 S. Pickney Street.

We are submitting this application in conjunction with an application to Landmarks Commission, a façade grant and potential retail grant. We are excited to propose the renovation of this property to continue its positive retail and business contributions to the downtown neighborhood, long into the future.

The building was built in 1927. It is the only existing example of an arcade building in Madison. I have enclosed the nomination description to this narrative. The building was constructed of cream city brick, marble and artificial cast stone. Our research uncovered that the building had material failures early in its life. The cast stone was cracking and the bricks were soft. At some point in the 1980's the building was skim coated. We investigated brick samples on the Pickney Street façade and we were unable to remove the cementitious material from the brick without damaging the soft face.

The design concept is to rehabilitate and restore the historic storefronts, windows, brick/skim-coat and all discovered historic fabric related to the original two story structure. Please review the enclosed historic conditions and scope report dated May 31, 2017 for more analysis and specific scope of work for each area of the building.

We look forward to your feedback on the proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Destree", is written over a light blue horizontal line.

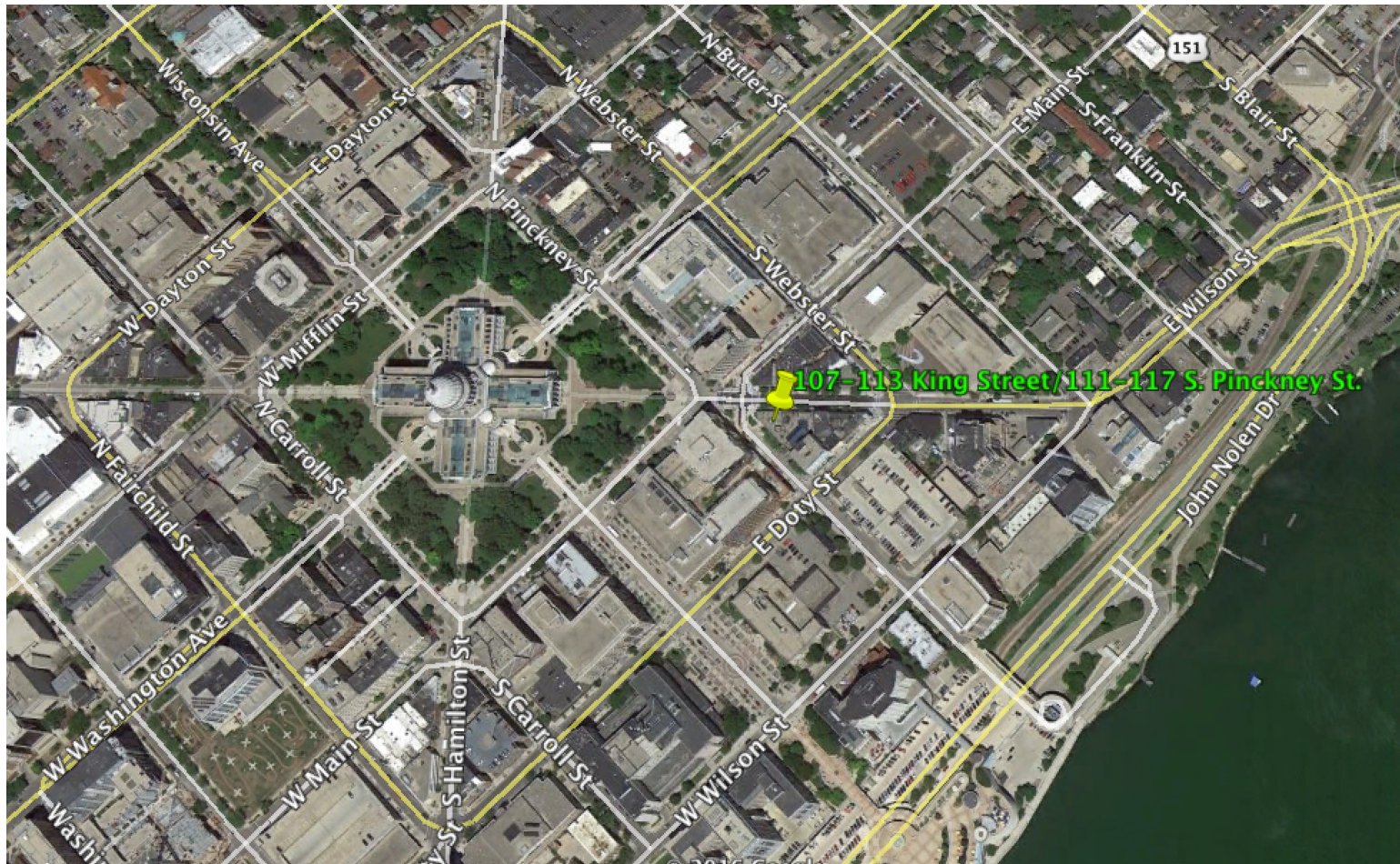
Melissa Destree, AIA, IIDA  
Destree Design Architects, Inc.



## King Street Arcade

## Locator Map

6/8/17





## Arcade Building

107-113 King Street

111 South Pickney

Historic Condition Report & Recommendations – May 31, 2017







Knock-down stucco, re-skim-coat and re-paint stucco

Recommendation to refurbish signage band below Context – to historic proportion

Window – existing wood trim prep and paint

Exterior pillar lights to be replaced with Historic light per image

Parapet cracking – historic balustrade buried in parapet wall (refer to historic Photo)

'Artificial Stone' Cornice band painted. Paint is failing. Assuming it is a cast concrete product. Cast stone will be repaired and stabilized, skim-coated, and re-painted

Arch is painted brick. Paint is failing. Stabilize and re-paint

Storefront base – Appears to be Marble (drawings state Marble) with paint (failing). Option to remove paint and restore Marble.

Paint scheme – Propose new paint scheme for monochromatic 'original' tone





Metal trim piece (lintel) is collapsing – wet entered top side of deck. Corner with cracking at brickline. Stabilization is required immediately.

2<sup>nd</sup> floor door not historic – This is used as an exiting 'jump balcony'. The door will be replaced with a new 36" wide door that mimics the original 2ft wide door and sidelight. Interior partition work may be required to access the replacement.

Aluminum storefront at entry doors to be replaced with historically accurate system, wood doors and element that acknowledges the original revolving door. Add historic gold painted signage on window.

Reinstall the 'hotel' historic marker into the interior of the arcade.

Reinstall the 'Arcade' historic marker with the refurbishment of the column/stucco.





#### Close-up of Condition

Metal trim piece is collapsing – wet entered top side of deck. Corner with cracking at brickline  
Balcony structure to be reviewed – need access to topside  
Possible rusted off clips.



Operable transoms were original to building  
Refurbish wood trim and paint





Knock-down stucco, re-skim-coat and re-paint stucco  
 Recommendation to refurbish signage band to historic proportion  
 Window – existing wood trim prep and paint  
 Exterior pillar lights to be replaced with Historic light per image  
 Parapet cracking – historic balustrade buried in parapet wall (refer to historic Photo)  
 'Artificial Stone' Cornice band painted. Paint is failing. Assuming it is a cast concrete product. Cast stone will be repaired and stabilized, skim-coated, and re-painted  
 Arch is painted brick. Paint is failing. Stabilize and re-paint  
 Storefront base – Appears to be Marble (drawings state Marble) with paint (failing). Option to remove paint and restore Marble.  
 Paint scheme – Propose new paint scheme for monochromatic 'original' tone  
 Update Signage  
 Aluminum storefronts to remain





Suggestion for Aluminum drip cap to align wood and alum trim.  
Remove paint from marble  
Replace Wood doors with New Oak stained doors to match Historic profile with ADA hardware (quantity = 3)





Secondary façade on Pickney Street –

Knock-down stucco, re-skim-coat and re-paint stucco

Recommendation to refurbish signage band to historic proportion

2<sup>nd</sup> floor screening to be removed and historic transoms replaced with Graham alum system

Exterior pillar lights to be replaced with Historic light per image

'Artificial Stone' Cornice band painted. Paint is failing. Assuming it is a cast concrete product. Cast stone will be repaired and stabilized, skim-coated, and re-painted

Storefront base – maintenance to 117 wood storefront

Arcade Entry Storefront - Aluminum storefront at entry doors to be replaced with historically accurate system, wood doors and element that acknowledges the original revolving door. Add historic gold painted signage on window.

Paint scheme – Propose new paint scheme for monochromatic 'original' tone

Update Signage at Arcade Entry (remove awning)

Remove large chimney



Image cementitious material. Knock-down and re-skimcoat





Pickney stucco texture/cementitious material is very 'loose' compared to King Street texture. Recommendation to retain material, skim coat with 'smoother' texture, similar to King Street.



Area to Test the removal of the cementitious material. Hard fired brick face has spalled off while removing concrete product. This product is not stucco.



Historic vestibule – flooring is not original. Recommendation to create a perimeter mosaic tile with walk-off carpet inset at both vestibules on Pickney and King Street. Replace ceiling light with new historic acorn style light.



# King Street Facade



- SW 7530
- SW 0024
- SW 7068
- SW 6992

**City of Madison Landmarks Commission**  
**LANDMARKS AND LANDMARK SITES NOMINATION FORM (1)**

***Name of Building or Site***

*Common Name*

*Historic Name (if applicable)*

King Street Arcade

King Street Arcade

***Location***

*Street Address*

*Aldermanic District*

107-113 King Street

District 6

***Classification***

*Type of Property (building, monument, park, etc.)*

Building

*Zoning District*

*Present Use*

PUDSIP

Retail/Offices

***Current Owner of Property (available at City Assessor's Office)***

*Name(s)*

J. Richard Fritz

*Street Address*

*Telephone Number*

P. O. Box 6067  
 Madison WI 53716

***Legal Description (available at City Assessor's Office)***

*Parcel Number*

*Legal Description*

0709-242-0304-8

Part of Lots 1 & 2, Block 104,  
 Original Plat, described as

follows: Certified Survey Map No. 6758 recorded in Dane County Register of Deeds in Volume 33, page 304 of Certified Surveys.

***Condition of Property***

*Physical Condition (excellent, good, fair, deteriorated, ruins)*

Excellent

*Altered or Unaltered?*

*Moved or Original Site?*

Exterior essentially intact but windows have been altered.  
 Interior is also essentially intact as well.

Original Site

*Wall Construction*

Stucco over building tile



**City of Madison Landmarks Commission**  
**LANDMARKS AND LANDMARK SITES NOMINATION FORM (2)**

***Historical Data***

*Original Owner*

J. N. Hobbins

*Original Use*

Retail Stores/Offices

*Architect or Builder*

Charles Huart

*Architectural Style*

Twentieth Century Commercial

*Date of Construction*

1927

*Indigenous Materials Used*

not applicable

***List of Bibliographical References Used***

*Capital Times*, March 11, 1927.

City of Madison Real Estate Tax Rolls.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington D.C.: The Preservation Press, 1987.

*The Master Builder*, March 1927, p. 32.

Madison City Directories, 1925-1939.

Sanborn-Perris Co. Fire Insurance Maps of Madison, WI. New York: Sanborn-Perris Map Co. 1908, 1942.

***Form Prepared By***

*Name and Title*

Timothy F. Heggland

*Organization Represented (if any)*

Department of Planning and Development

*Address*

6391 Hillsandwoods Rd., Mazomanie, WI 53560

*Telephone Number*

608-795-2650

*Date Nomination Form Was Prepared*

September 7, 2001

**City of Madison Landmarks Commission**  
**LANDMARKS AND LANDMARK SITES NOMINATION FORM (3)**

*Describe Present and Original Physical Construction and Appearance.*

The still largely intact King Street Arcade building was built in 1927. It is the only Madison example of a building type that was more typically found in much larger cities during this period. Arcades of this type are usually large buildings that contain multiple rental spaces organized around a covered and sky lit inner court. The King Street Arcade building, while a relatively small example of this type, is also an unusual one due to the complexity of its site. Placed in the center of a triangular block that is bounded by King, S. Pinckney and E. Doty streets, and located just a half block from the Capitol Square, the two-story Arcade Building has a principal facade facing north onto King Street and a secondary principal facade facing southwest onto S. Pinckney Street. In addition, when the new building was built, two older buildings were demolished for the purpose that had both been bordered by other buildings that remained in place after the demolition was complete. This gave the new Arcade Building a five-sided site having exposure on two sides of the block and adjoining buildings on its three remaining sides. Consequently, organizing a satisfactory arrangement of retail spaces within the five-sided envelope that resulted meant that the interior space had to be arrayed around a dogleg-shaped interior court that was lit by a large skylight above.

The two main facades of the King Street Arcade building are both organized into linear arcades (an arcade of this type being a series of arches supported on piers or columns) that consist of two-story segmental-arched bays that are separated from one another by two-story paneled pilaster strips. The King Street facade of the building is four-bays wide, the S. Pinckney Street facade two-bays-wide. The wall surfaces that enframe these bays are covered in stucco and rise to a tall parapet that hides the roof from view. The first stories of three of the four King Street bays contain large rectangular openings that are each filled with a storefront that has a canted and centered entrance flanked by display windows. The first story of the fourth bay (the second bay from the left) consists of another rectangular opening that contains the now recessed main entrance to the inner court.

Placed in the second story of each of these four bays and separated from the first story by a stucco-coated spandrel is a large segmental-arched window opening that contains three large windows, above each of which is a three-light arched transom. The same design is also used on the two-bay S. Pinckney Street facade as well, with the left-hand bay of this facade containing the now recessed main entrance to the inner court.

Over the years since it was built the exterior of the King Street Arcade has undergone a number of mostly cosmetic exterior changes that have since been largely reversed by an extensive recent renovation and restoration project. As part of this renovation, all of the windows on the King Street facade and all of the much altered first story storefronts were replaced with modern equivalents that approximated the appearance of the originals. As a result, this facade now looks more like it did originally than it has for several decades. In addition, the inner court has also been renovated. As part of this project, the paint that once covered the large skylight that admits natural light into the court was removed and the broad staircase that leads to the second story was once again made the centerpiece of the space. Consequently, the King Street Arcade is beginning to wake up from its long slumber and is once again becoming a vital part of Madison's downtown commercial life.



**City of Madison Landmarks Commission**  
**LANDMARKS AND LANDMARK SITES NOMINATION FORM (4)**

*Significance of Nominated Property and Conformance to Designation Criteria.*

The King Street Arcade Building represents a unique property type in Madison. It was designed to house a group of smaller stores within it that each would open onto the two streets bordering the building and also onto an inner two-story covered court or arcade. Today, of course, buildings using this concept are commonplace but in 1927, when the King Street Arcade was built, only the largest cities could boast of such buildings. The King Street Arcade is therefore believed to be eligible for designation as a Madison Landmark under Criterion 3, as a unique property type in the city and as a fine, largely intact example of the twentieth century commercial style. The King Street Arcade is also the only identified Madison work of architect Charles Huart.

The King Street Arcade was built in 1927 as an investment by Madison realtor J. N. Hobbins, a member of one of Madison's oldest families. In March of 1927, the demolition of the buildings that had previously occupied the site began and a notice in the monthly *The Master Builder* magazine had the following to say about the project:

Construction will be started soon on the King St. Arcade, a new Madison business building which will house twenty-three concerns. The arcade will have a frontage of 78 feet on King St. and 45 feet on S. Pinckney St. It will be two stories high. A huge sky-light roof will cover the entire length of the structure. The building will be put up by J. N. Hobbins, realtor. He has engaged the services of Charles Huart as architect. From nine to ten business establishments can be accommodated on the ground floor and about fourteen on the second.

Why Hobbins chose Charles Huart, who was not a local practitioner, to be his architect is not known nor is anything more known about Huart other than this project. Regardless of the reasons, though, Huart turned out a capable design considering the oddly shaped lot he was given, and the new building was opened later in the year. The exterior design of the King Street Arcade building is a good example of what Richard Longstreth, in his ground-breaking book entitled *The Buildings of Main Street*, called an "arcaded block." which he defined as follows:

Characterized by a series of tall, evenly spaced, round-arched openings extending across a wide facade with no separate bracketing elements at the ends, the arcaded block is generally two or three stories high. The type is ultimately derived from loggias—great arcaded porches—built in Italian cities during the Renaissance. Most arcaded blocks date from the first three decades of the 20th century. They were designed primarily for banks and large retail stores.

The building type itself was new to Madison as well. An arcade is a covered walk or passageway that is lined with shops or offices on one or more levels. Grand examples had been built throughout the major capitols of Europe and in America's larger cities during the nineteenth century. Viewed as a real estate venture, an arcade of the King Street type is essentially a large building whose space is organized around an indoor court that has been roofed over with one or more skylights. This space is then divided into smaller units that are rented to individuals and companies for retail outlets and offices, much like today's shopping malls.

*Statement of Significance - page 2*

Just how successful the new building was as an investment is not known, but opening just two years before the onset of the Great Depression meant that the building did not reach its full potential until the advent of World War II. It was designed for a time when Madisonians did most of their shopping downtown, which proved to be a liability as shopping gradually shifted to the new suburbs that began to ring Madison after the war. Since the war, the building has had a wide variety of tenants but in general, retail stores tended to occupy just the first floor while the second floor was given over to offices and non-retail commercial operations such as hair styling salons, music studios, and the like. Parts of the first story have also been historically connected to businesses that were headquartered in the building next door at 101 King Street such as Norris Lea Furs and the Capital City Bank, which occupied some of the first story space by 1931. The bank's president at that time was William J. Hobbins, a possible relative of the owner.

Today, thanks to an excellent recent renovation that has replaced missing storefronts on the King Street facade, opened up the painted-over skylights, and spruced up the faded interior spaces, the King Street Arcade is once again operating much as its original owner intended. It is positioning itself to be a participant in the commercial rebirth that is currently transforming Madison's downtown.



## Lighting Options

<https://www.acuitybrands.com/products/detail/249156/Antique-Street-Lamps/EAB5-Wall-Brackets/Eurotique-EAB5-Large-Pendant-Wall-Brackets-Cast-Aluminum>

<https://www.rejuvac>

[enation.com/catalog/products/medford](https://www.rejuvac.com/catalog/products/medford) \$170 on sale



## Product Specifications

### Specification

#### Detail

Item #	A1950
Web Configuration ID	4f830e60e694aa13aa00003e
Finish	Black Enamel
Socket Type	Incandescent
Selected Shade(s)	B9164 OP 10 in
Max Wattage Per Socket	100 W
UL Listing	UL Listed Wet
Canopy Width	6-3/4"
Overall Width	12.18"
Overall Length	15.53"
Overall Projection	18.7"
Shade Height	9"

Exterior and Interior Vestibule:

<https://brasslightgallery.com/lighting/carlton-one-light-semi-flush-ceiling-fixture-with-3-14-shade-holder>

Finish black

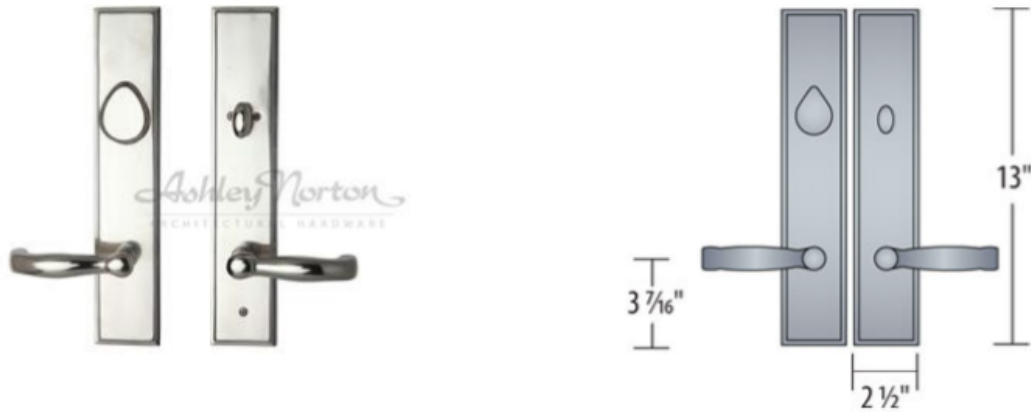




## Hardware

Dark Bronze Ashley Norton

<http://www.ashleynorton.com/product-details/Tubular-Entrysets-SQLES-Escutcheon.aspx>



Lever Colonial #490 with 13" backplate and dead bolt at retail entry doors. 8" high bronze kick plate both sides, flat head screws, Bronze hinges with round finial. Coordinating Push/Pull #1155 with deadbolt on Arcade entry doors.

### 1155 Pull Handle

15" x 2 3/8"

Shown in dark bronze patina



### Colonial (490) lever

5 3/8" length

Shown in dark bronze patina

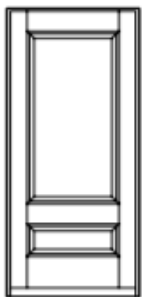


<http://www.baldwinhardware.com/products/details/accessories/door-accessories/kick-plate-2000-102>



Entry doors:

Andersen Rectangular #193 or equal – 2 1/4" red oak, beveled glass – custom Size, ORB closers



193

Stain Dark Oak satin – Sikkins





## HIN4545

Shown in dark bronze patina

4 ½" x 4 ½"

0.134" thickness

Supplied with #12 x 1 ¼" screws

Hinge supplied with flat ends but can be ordered with any one of the finials as shown below the hinge

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## Options

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Available in 3 standard patinas, with your choice of levers or knobs.

Visit [www.ashleynorton.com](http://www.ashleynorton.com) to view more options.



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## Available Patina Options

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Dark Bronze (BZ)



Light Bronze (LT)



White Bronze (WL)

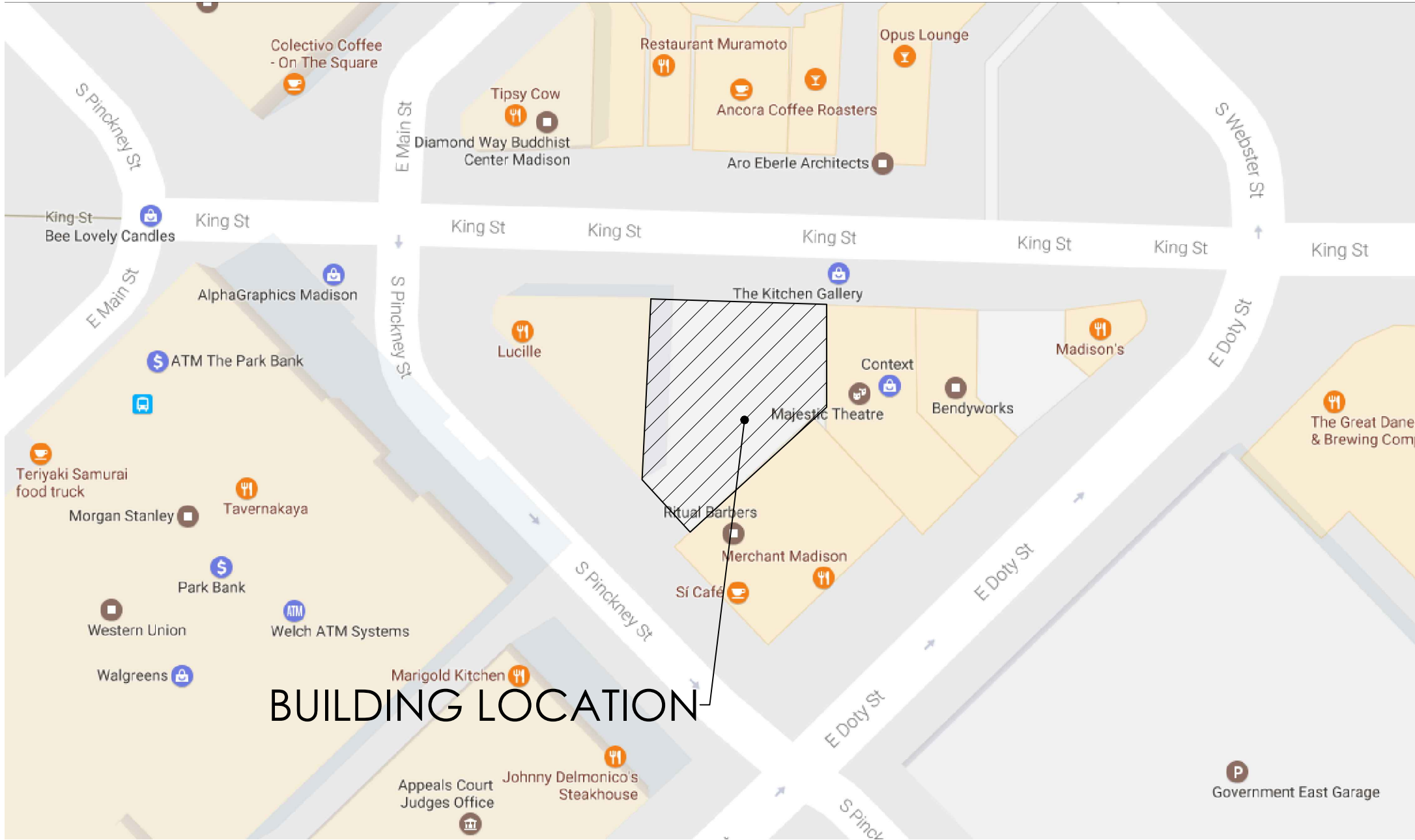
(973) 835-4027 [ashleynorton.com](http://ashleynorton.com) [info@ashleynorton.com](mailto:info@ashleynorton.com)

# Pickney Street Facade



- SW 2839
- SW 7530
- SW 0024
- SW 7068
- SW 6992



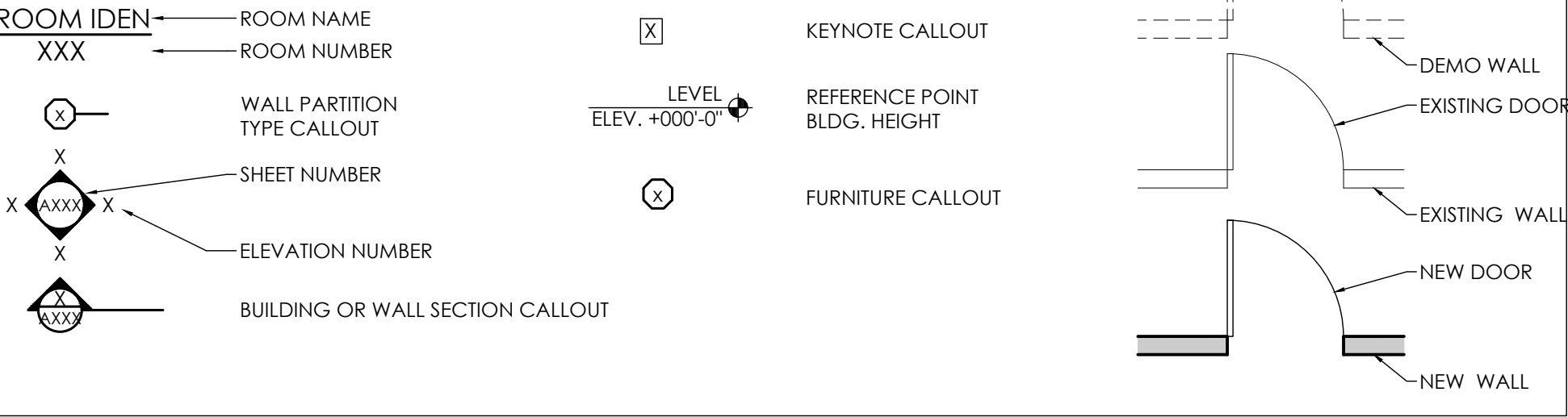


KEYPLAN  
NOT TO SCALE

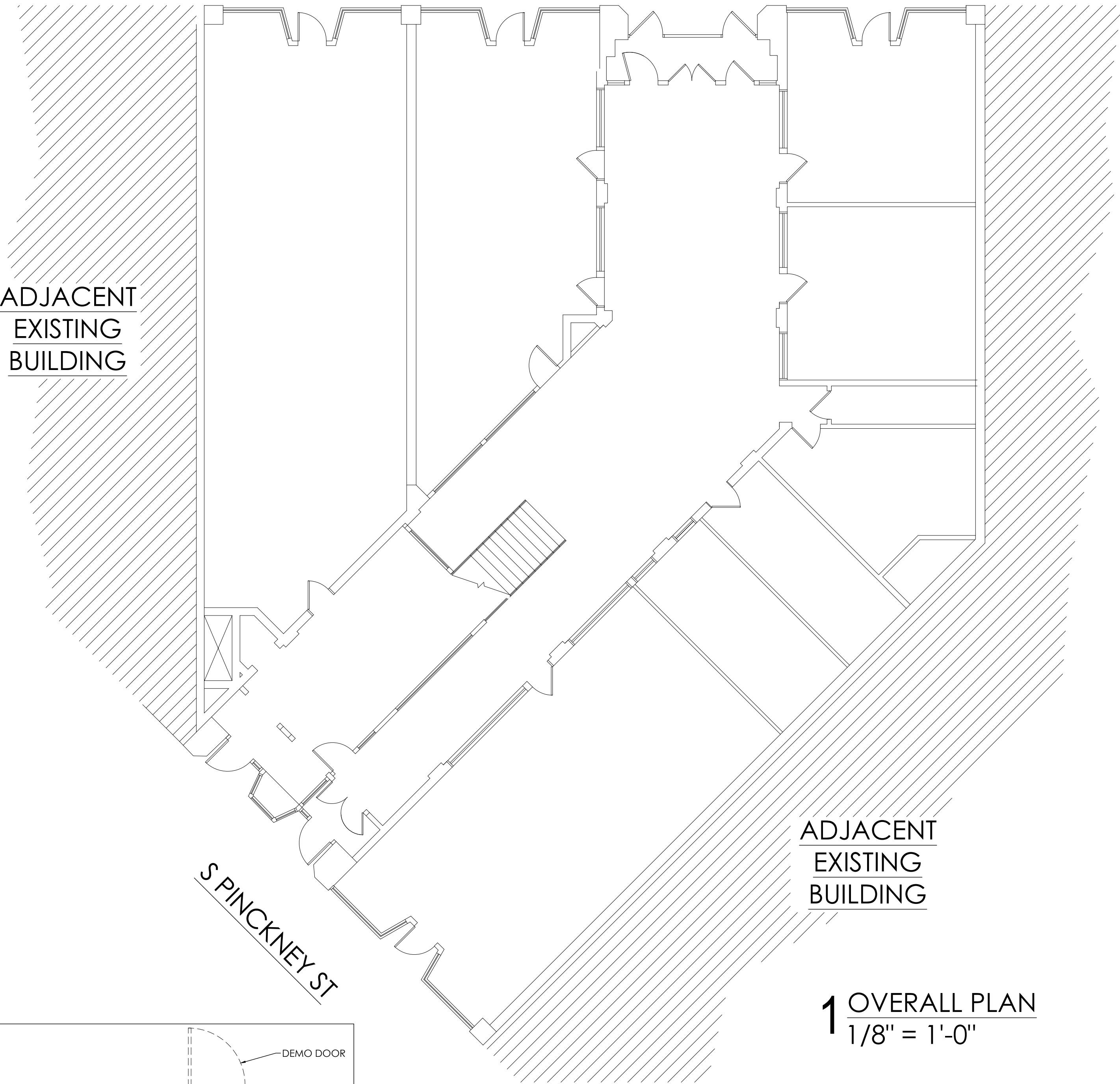
DEFINITIONS:

AFF	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
AL/ALUM	ALUMINUM
BLDG	BUILDING
CAB	CABINET
CPT	CARPET
CSWK	CASEWORK
CLG	CEILING
CL	CENTERLINE
CM	CONSTRUCTION MANAGEMENT
COOR	COORDINATE
DEMO	DEMOLITION
DBL	DOUBLE
EW	EACH WAY
ELEV	ELEVATION
EQ	EQUAL
XTG	EXISTING
FRP	FIBERGLASS REINFORCED PLASTIC
FEC	FIRE EXTINGUISHER CABINET
FD	FLOOR DRAIN
FLUOR	FLUORESCENT
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER, INSTALLED BY OWNER
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALL BOARD
HDWD	HARDWARE
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
HGT	HEIGHT
HM	HOLLOW METAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OVHG	OVERHANG
PT	PAINT
PLAM	PLASTIC LAMINATE
REQ	REQUIRED
SS	STAINLESS STEEL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WDB	WOOD BASE
WD	WOOD/WOOD VENEER

SYMBOL LEGEND:



ADJACENT  
EXISTING  
BUILDING



ADJACENT  
EXISTING  
BUILDING

1 OVERALL PLAN  
1/8" = 1'-0"

**ARCHITECT:**  
DESTREE DESIGN ARCHITECTS, INC.  
222 WEST WASHINGTON AVE. SUITE 310  
MADISON, WI 53703  
PH: 608.268.1499  
FAX: 608.268.1498  
WWW.DESTREEARCHITECTS.COM

**SHEET INDEX:**

TITLE  
T000 COVER

**ARCHITECTURAL**

A100 PLANS  
A300 EXTERIOR ELEVATIONS  
A301 EXTERIOR ELEVATIONS



222 WEST WASHINGTON AVE. SUITE 310  
MADISON, WI 53703  
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KING STREET ARCADE  
FACADE RENOVATION  
107-111 KING STREET & 111-117 S PINCKNEY ST  
MADISON, WI

ISSUANCES:

LANDMARKS/UDC 06.19.17

Schematic Design Phase:

This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

PROJECT #: 170427.00  
SHEET NUMBER

T000

GENERAL NOTES

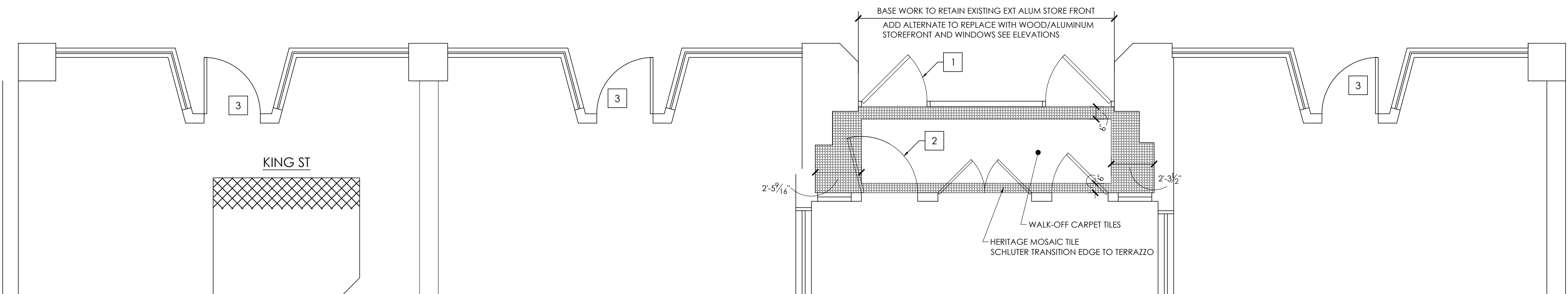
- 1. SEE T000 FOR OVERALL FLOOR PLAN
- 2. SEE 1/A301 FOR PROPOSED ENTRY ALTERNATE ELEVATION

KEYNOTES - FLOOR PLAN

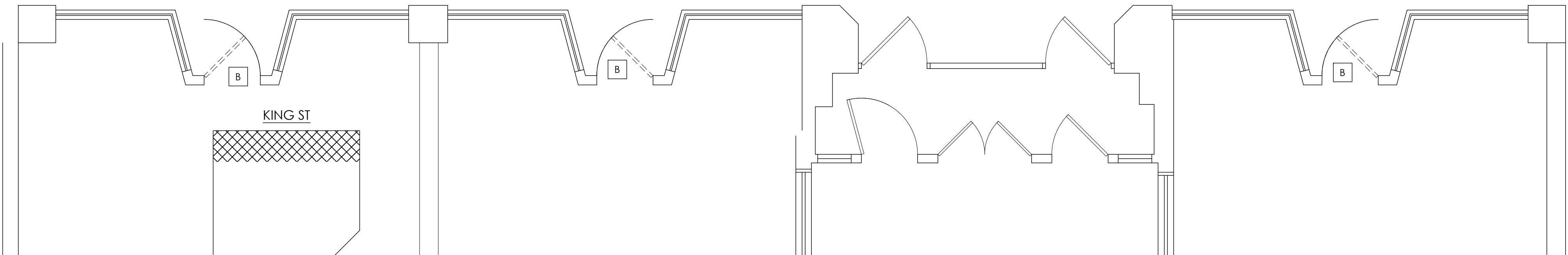
- 1 ROUGH IN FOR FUTURE ADA OPERATOR
- 2 XTG DR REMAIN OPEN
- 3 NEW DOOR
- 4 NEW 40" DOOR

KEYNOTES - DEMO PLAN

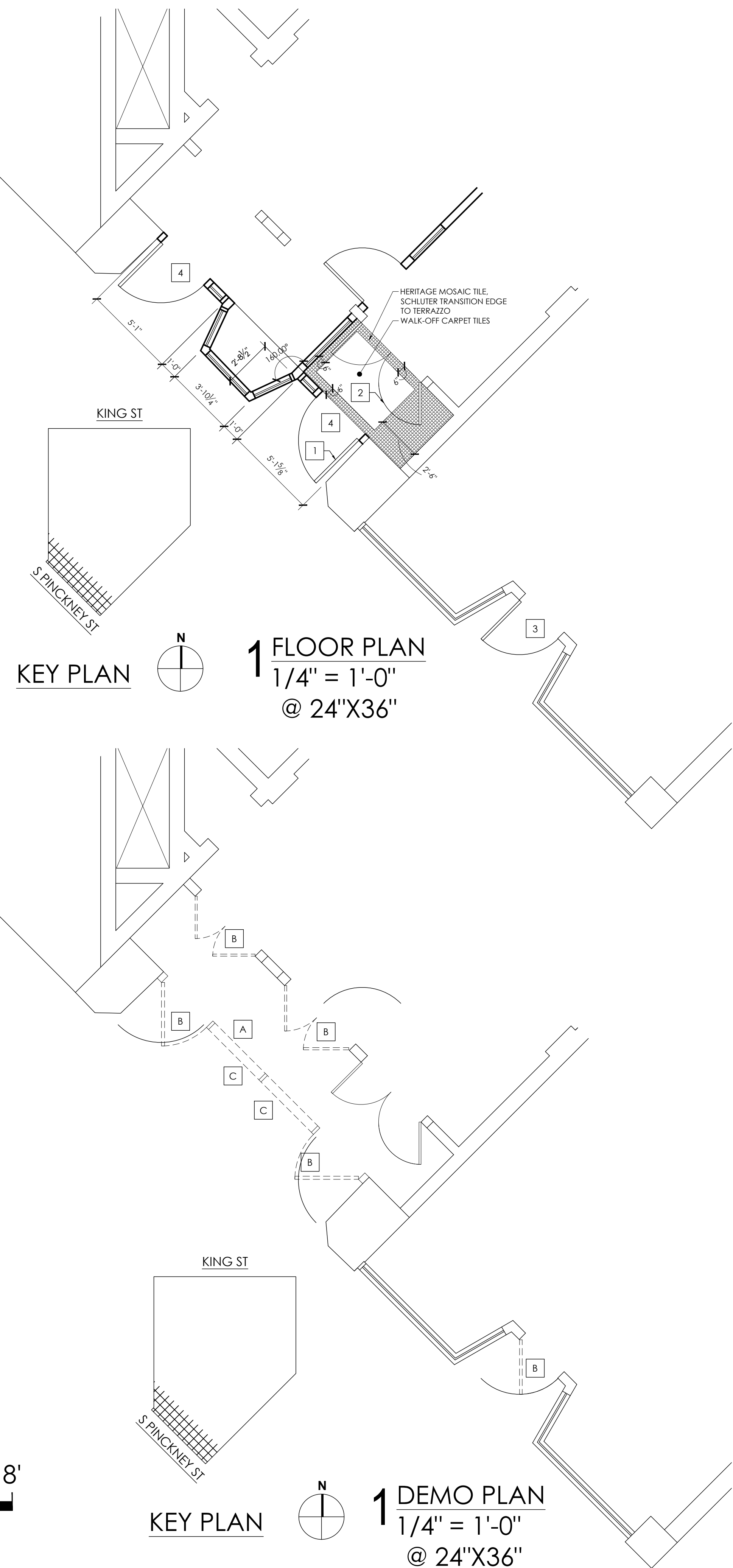
- A DEMO WALL
- B DEMO DOOR
- C DEMO WINDOW



KEY PLAN  
1 FLOOR PLAN  
1/4" = 1'-0" @ 24"X36"



KEY PLAN  
1 DEMO PLAN  
1/4" = 1'-0" @ 24"X36"



**DESTREE**  
architecture & design

222 WEST WASHINGTON AVE, SUITE 310  
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KING STREET ARCADE  
FACADE RENOVATION  
107-111 KING STREET & 111-117 S PINCKNEY ST  
MADISON, WI

ISSUANCES:

LANDMARKS/UDC 06.19.17

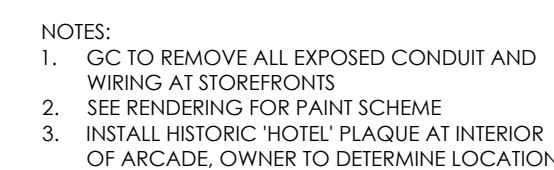
**Schematic Design Phase:**

This drawing indicates the scale and relationship of the project components. This drawing is not for construction.

PROJECT #: 170427.00  
SHEET NUMBER  
**A100**



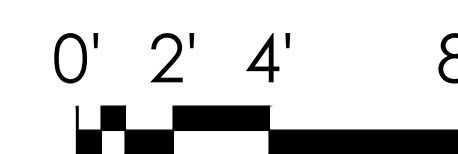
1. SEE T000 FOR OVERALL FLOOR PLAN
2. SEE 1/A301 FOR PROPOSED ENTRY ALTERNATE ELEVATION



2 KING STREET ELEVATION - PROPOSED  
1/4" = 1'-0" @ 24"X36"

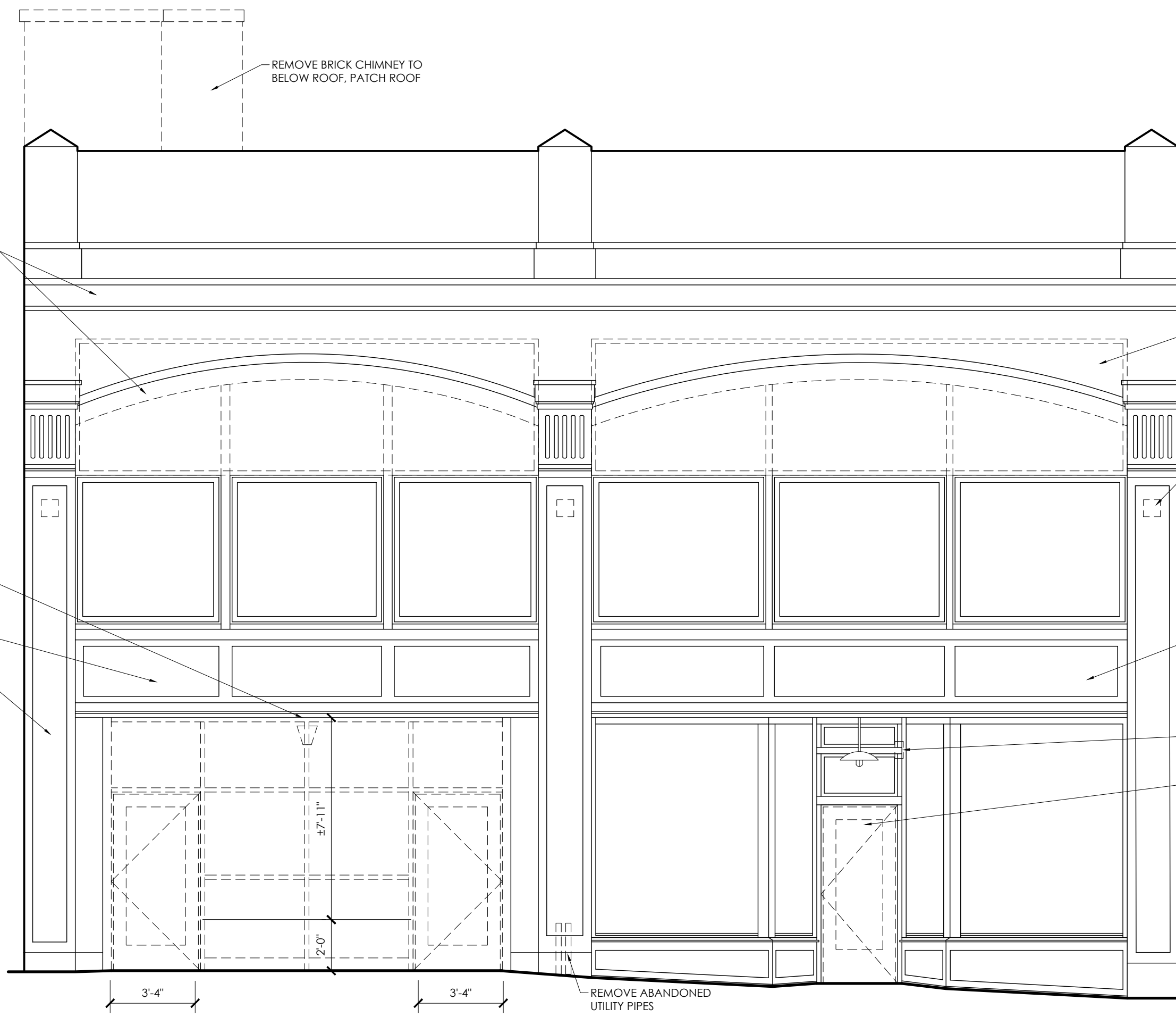


1 KING STREET ELEVATION - DEMO  
1/4" = 1'-0" @ 24"X36"





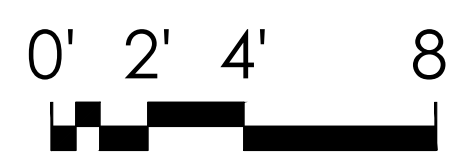
3 S PINCKNEY ST ELEVATION - PROPOSED  
1/4" = 1'-0" @ 24"X36"



2 S PINCKNEY ST ELEVATION - DEMO  
1/4" = 1'-0" @ 24"X36"



1 KING STREET ELEVATION - PROPOSED ENTRY ALTERNATE  
1/4" = 1'-0" @ 24"X36"



ISSUANCES:

LANDMARKS/UDC 06.19.17

**Schematic Design Phase:**

This drawing indicates the scale and relationship of the project components. This drawing is not for construction.