

## AGENDA # 2

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

**PRESENTED:** 31 July 2017

TITLE: 801 Williamson Street - Third Lake Ridge  
Historic District - Demolish current structure,  
replace with a new mixed-use building. 6th Ald.  
Dist.

**REFERRED:**

**REREFERRED:**

CONTACT: Jim Glueck; Glueck Architects

**REPORTED BACK:**

AUTHOR: Amy Scanlon, Secretary

**ADOPTED:**

**POF:**

DATED: 7 August 2017

**ID NUMBER:** 43805

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Members present were: Stuart Levitan, Chair; David WJ McLean, Richard Arnesen, Lon Hill, and Katie Kaliszewski. Excused were Marsha A. Rummel and Anna V. Andrzejewski, Vice Chair.

### **SUMMARY:**

*Jim Glueck, registering in support and wishing to speak.*

*Brandon Cook, registering in support and available to answer questions.*

*John Martens, registering in opposition and wishing to speak.*

Levitan opened the public hearing.

Glueck explained that there are multiple design options for the proposed structure and provided drawings. In response to the height issue discussed at the last meeting, he sent around a perspective rendering showing the proposed building in the existing context. Levitan explained that there are significant differences between the rendering provided by Glueck and the rendering provided by Martens.

There was discussion about height measurements. There may be 12 inches in disagreement between the renderings. There are 8 foot ceiling heights with a 9 foot ceiling on the first floor in the proposed building

Glueck asserted that the rendering Martens provided looks off and is from a different viewpoint.

Levitan indicated that no HVAC equipment can be visible at the street face. The Mitsubishi system needs to be landscaped at the rear or be on the roof and screened.

Kaliszewski commented that she would prefer masonry on the side instead of siding. Glueck responded that they may take the brick back further or, if budget allows, make the entire side brick.

McLean asked if the material of the bays help offset the costs of the brick. There was discussion about the face brick options. Arnesen said he preferred to increase the brick return and that siding would be fine along the side elevation, since very little of the side will be visible.

Glueck explained that a short retaining wall is needed at the bike parking and some regrading would be necessary to pitch the grade away from the building. He mentioned that the Martens representation does not show the proposed final grading. The sidewalk will be 4.8%, and since it's not considered a ramp, rails won't be needed.

Arnesen asked what the bay color will be. Per Glueck, it'll be contrasting complementary colors. Arnesen asked about the windows. Glueck responded that they'll be fiberglass in a sandstone or bronze color. They will not be white.

John Martens explained that the plan does not show a depressed floor at the lower level apartment, and that other details are not shown. He asserted that more details are needed to show the actual project. He feels that the proposed structure is too large for the site, and that the masses & spaces are significant to the character in this historic district. He believes that the proposed structure is bigger than anything related to the lot size.

Martens commented that authentic neighborhood style has been preserved and that historic district standards were created to continue preserving historic character. He went on to say that now, sub-standard buildings are being sold for redevelopment and the redevelopment proposals build lot line to lot line for the maximum cost and economic gain. He would like to see costs and economically feasible alternatives for this site and proposal. He feels that other options could be explored and that due diligence has not been undertaken.

Martens asserted that his documents were accurate within to within an inch. He passed around photos of buildings in the visually compatible area.

McLean asked what the floor to floor heights were for the proposed building. Glueck responded that there is an 8 foot ceiling height, which is 6 inches below the code standard. There is a 20 inch floor depth at the trusses at the first floor ceiling. They will make the building as low as possible, given code and construction requirements.

There was general discussion about finding extra inches.

Arnesen indicated that the Applicant was already making compromises about heights. He feels that they shouldn't also have to compromise floor space or structural efficiency.

There was general discussion about lot size and the rhythm of building masses and spaces.

Martens believes that the masses and spaces is the predominant characteristic in the historic district.

There was general discussion about the visual compatibility map and proposed setbacks.

Martens explained that he remembers reading a recent document describing variety and scale in the district. Martens went on to talk about the character of the district and the overall feeling of variety.

Arnesen said he had a slightly different view of the district. There are many buildings that are close to the lot line and have large gross volume.

McLean asked what the existing distance was between buildings (801 to 805 Williamson Street). An actual dimension was not discussed, but Glueck and Martens agreed that it is close in its current form.

Arnesen commented that street corners/intersections tend to be more commercial in nature in the historic district.

Levitan asked which was more important; the height of the building or its footprint. Martens responded that it is the gross volume, which is a combination of height and footprint.

There was general discussion regarding the lot and its size.

Levitan closed the public hearing.

Hill indicated that he felt the previously proposed building looked big, and that the brick feels better without the bays. Kaliszewski concurred, and commented that the side seems better.

Arnesen indicated that he prefers the design without the bay on the front and is indifferent about the bay on the side elevation.

McLean commented that he would prefer the exterior to be entirely brick, and would like to see both bays removed, as they are vertical elements and contribute to excessive detail on the façade. He went on to say that the lot is small, and a house would have a similarly sized footprint. The visual compatibility map shows closeness between buildings. He would encourage creative ways to find efficiency in the heights related to the structural system.

There was general discussion about height, ways to reduce it and ways to construct with that reduction. Arnesen said that the Commission should ask the Applicant to come back with specifics instead of tweaking the design during the meeting.

There was discussion about the building being 33 feet and 4 inches tall. Glueck indicated that it would not be over 33 feet from the Williamson Street sidewalk.

Levitan asked the Commission for its thoughts about the side bay. Arnesen and Kaliszewski were indifferent, other than to say it should not be white.

Martens commented that water should not drain onto 805 Williamson Street. Glueck responded that code will not allow for that to happen anyway, and that water will drain to the front. He suggested that property owners consider a combined swale between the buildings.

### **ACTION:**

**A motion was made by Arnesen and seconded by McLean to approve the request for the Certificate of Appropriateness with the stipulations that there be a side bay and not a front bay, that the brick should be extended to windows on the side, that the building not exceed 33 feet in height, and that the Applicant should work with Staff to review colors for the project. The motion passed on a voice vote.**