



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 101 N. Hamilton Street
Application Type: Exterior Modifications in DC (Downtown Core) Zoning
Initial/Final Approval is Requested
Legistar File ID # [67493](#)
Prepared By: Kevin Firchow, Acting UDC Secretary

Background Information

Applicant | Contact: Emily Mader-Kiley, Angus-Young Associates

Project Description: The applicant is seeking initial/final approval for exterior façade renovations to a designated landmark building. The scope of work includes the addition of five new window openings along the E. Mifflin Street frontage, painting the entire building in a beige color palette to match the original sandstone and masonry, replacement of doors on E. Mifflin Street to match the entry door at the front of the building, the addition of a limestone base, and the addition of a composite sign band and a cast stone band.

Project Schedule:

- The Landmarks Commission granted a Certificate of Appropriateness on August 25, 2021 (Legistar #[66291](#))

Approval Standards:

The Urban Design Commission is an **approving body** on this request. Section 28.074(b) states that all major exterior alterations, new buildings, or additions that are less than twenty-thousand (20,000) square feet and are not approved as a minor alteration shall be approved by the Urban Design Commission based on the design standards in [Sec. 28.071\(3\)](#) if and the [Downtown Urban Design Guidelines](#).

Summary of Design Considerations and Recommendations

The UDC should review this request based on the aforementioned advisory Downtown Urban Design Guidelines. Staff notes that the aforementioned code requirements only apply to new construction and additions and therefore, do not apply to this review.

Multiple alterations are included in this request including:

- Repainting the already painted masonry exterior
- Creating new window openings on the Mifflin Street façade
- Filling a previously wood-filled window opening with brick
- Replacing various doors and windows
- Installing a limestone base along the E Mifflin Street façade
- Installing a belt band on the side of the stone structure and a signage band on the brick structure
- Removing an existing patio at the front corner of the building and replacing it with a ground-level planter and new entrance platform
- Adding a panel signage board on the brick structure and a projecting sign on the side of the stone structure

Planning Division staff have reviewed this request against the aforementioned guidelines and believe that the proposed alterations can be found consistent with that document. Staff notes that both the UDC and Landmarks Commission are approving bodies on this request, with the Landmarks Commission approving a Certificate of Appropriateness at their August 16, 2021 meeting.