

5. 37498 2131 Chadbourne Avenue - University Heights Historic District - Convert a sleeping porch into a conditioned space, convert an enclosed porch into an open porch, and other exterior alterations. 5th Ald. Dist.
Contact: Tracy & Cayle Tompkins

Cayle Tompkins, registering in support and wishing to speak.
Darren Vollmer, registering in support and available to answer questions.

A motion was made by McLean, seconded by Rummel, to approve the certificate of appropriateness for exterior alterations to the front porch including the replacement of the doors, the removal of the later windows, removal of the existing parapet, the installation of a simple coping on the front porch as submitted. The motion passed by voice vote.

6. 39057 646 East Gorham Street - National Register of Historic Places - Porch enclosure and restore original features of the house. 2nd Ald. Dist.
Contact: Dawn O'Kroley

Dawn O'Kroley, registering in support and wishing to speak.

A motion was made by Slattery, seconded by Fowler, to approve the certificate of appropriateness with comments in the staff report. The motion passed by voice vote.

7. 38523 121 South Hamilton Street - Installation of glass block windows to a designated Madison Landmark, The Baskerville. 4th Ald. Dist.
Contact: Samantha Crownover, The Baskerville Condo Assn.
David Baskerville, registering in support and wishing to speak.

A motion was made by McLean, seconded by Slattery, to approve the certificate of appropriateness for the glass block infill of window locations 1 and 3 as submitted and the comments in the staff report. The motion passed by voice vote.

8. 39060 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

Staff explained that items 8 and 9 can be discussed together.

Bryant Moroder, registering in support and wishing to speak.
Lou Host-Jablonski, registering in support and wishing to speak.

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.

ADVISORY RECOMMENDATION

9. 39069 109 South Fair Oaks Avenue - Historic Landmark - Certified Survey Map for Garver Feed Mill Redevelopment. 6th Ald. Dist.
Contact: Kay Rutledge, City of Madison Parks Division

A motion was made by Slattery, seconded by McLean, to recommend to the Plan Commission that the proposed land division does not negatively impact the historic character and significance of the landmark site. The motion passed by voice vote.

NEW BUSINESS: POSSIBLE RECONSIDERATION OF ITEM

The Commission stood informal for a five-minute break.

10. 37499 906-910 Williamson Street - Third Lake Ridge Historic District - Demolition of existing building and Construction of a new 4-story apartment building. 6th Ald. Dist.
Contact: Randy Bruce

Michael Christopher, representing Louis Fortis, and registering in support.
Lou Fortis, registering in support and wishing to speak.
Lawrence Hands, registering in support and available to answer questions, but choosing to speak on this item.
Anne Walker, registering in opposition and wishing to speak.
Lynn Lee, representing the Marquette Neighborhood Association (MNA), registering in support and wishing to speak.
Karen Hendrick-Hands, registering in support and wishing to speak.
Jesse Pycha-Host, representing the MNA, registering in support and wishing to speak.

A motion was made by Rummel, seconded by Slattery to reconsider the Certificate of Appropriateness for demolition of 906 Williamson. Motion passed by voice vote.

Lynn Lee, Marquette Neighborhood Association (MNA), registering in support and wishing to speak.
Michael Christopher, representing Louis Fortis, registering in support and wishing to speak.
John Coleman, registering in opposition, but not present to provide comments.
Peter Wolff, registering in opposition and wishing to speak.
David Lohrentz, registering in support and wishing to speak.
Anne Walker, registering in opposition and wishing to speak.
Janine Glaeser, registering in support and available to answer questions.
Randy Bruce, registering in support and wishing to speak.
Peter Bock, registering neither in support nor opposition and wishing to speak.
Scott Freeman, registering in support and wishing to speak.
Steve Gallo, registering in support.
Karen Kendrick-Hands, registering in support and wishing to speak.



Project Name/Address: 3244 Atwood Avenue, Garver Feed Mill
Application Type: Certificate of Appropriateness for exterior alterations to a landmark and landmark site
Legistar File ID # 39060
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: June 30, 2015

Summary

Project Applicant/Contact: D.L. Baum
Requested Action: The Applicant is requesting a Certificate of Appropriateness for exterior alterations to a landmark building and landmark site.

Background Information

Parcel Location: The subject site is a designated landmark site located in Olbrich Park.

Relevant Ordinance Sections:

33.19(5)(b)4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:

- a. Whether in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done;

28.144 DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.

Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

Analysis and Conclusion

The Garver Feed Mill was constructed in 1906 as the Unites States Sugar Company. The Sugar Company closed in 1924 and Garver purchased the property in 1929. The feed mill operated here until the mid 1990s. Olbrich Botanical Society purchased the Garver site in 1997 and conveyed the property to the City. The Baum Development team is proposing the adaptively reuse the Garver Building and landmark site with a modern use that is similar to the historic use. Their proposal would use the building as a food production facility and parts of the landmark site would be used for micro-lodges. Adjacent to the landmark site, a cold storage building would be constructed for use by Olbrich/Parks storage needs and more micro-lodges would be placed.

The Commission shall determine if the proposed treatments to the landmark building and site would detrimentally change, destroy or adversely affect the landmark. In addition, the Commission should determine

if the proposed adjacent cold storage building and adjacent micro-lodges are so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark.

Staff understands that the applicant is pursuing historic tax credits. The proposed project may be revised to meet the State and Federal requirements for the tax credit program. The applicant is proposing to retain the majority of the building with the exception of the garage addition on the west elevation which is proposed to be demolished. The applicant is also proposing to construct an entrance addition on the north elevation. In addition, the existing masonry openings are being opened and new windows will be installed to replicate the original window types and configurations.

The micro-lodges are "temporary" structures with individual foundations and utilities. The Urban Design Commission will review the varying designs of the micro-lodges. Some of the micro-lodges will be placed on the landmark site, but will be buffered from the Garver building by significant space and landscaping.

The cold storage building is similar to the out buildings that historically existed on the site.

Recommendation

Due to the tax credit review process for the Garver building, revisions to the current proposal are likely. Staff requests that the Commission allow the applicant to work with staff on the review and approval of revisions and the conditions of approval below. Staff has the discretion to send the revisions to the Commission for review and approval if necessary.

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the following conditions of approval:

1. The Applicant shall provide information about the seating terrace appearance and perimeter materials.
2. The Applicant shall provide window materials and details.
3. The applicant shall provide door details.
4. The applicant shall provide details regarding brick repair.
5. The applicant shall provide details for the entrance addition.
6. The applicant shall confirm that the brick hatch shown on the elevations on drawing A-1.1 does not indicate a larger scale masonry infill material.
7. The proposed mechanical equipment should be exposed (not screened).

Due to the varying nature of the designs of the micro-lodges, staff requests that the Commission allow the applicant to work with staff on the review and approval of the designs of the structures related to the adjacency issues and the landmark site compatibility issues. Staff has the discretion to send the revisions to the Commission for review and approval if necessary.

Staff believes the cold storage building is not so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark. Staff requests that the Commission allow the applicant to work with staff on the review and approval of the design of the storage building related to the adjacency issues. Staff has the discretion to send the revisions to the Commission for review and approval if necessary.