



Historic Preservation Commission  
COA Application Staff Report

Meeting Date: May 11, 2021

**APPLICATION INFORMATION**

**ADDRESS:** 131 N. Second Street

**APPLICANT:** Consolidated Holdings, Inc.

**BRIEF DESCRIPTION:** construction of a primary structure (final review)

**APPLICABLE GUIDELINES:**

A. *Madison Design Criteria* - New Construction

B. *Madison Preservation Manual p. 112-115* - New Construction: Buildings, Outbuildings, Additions and Other Changes in Traditionally Commercial and Industrial Areas

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**STAFF COMMENTS:**

**Analysis:**

**Site Planning.** The proposed construction appears to meet the criteria for Placement, Orientation, Coverage, and Site Features.

**Architectural Design.**

**Scale.** The use of the stepped parapet reduces the overall mass and creates a transition to the neighboring residential character.

**Form.** The proposed building uses a stepped parapet form in seen historically in similar locations downtown - on a secondary street within a block of the main commercial street. Historic examples include the Fitzpatrick Warehouse (First Street next to the Cotton Seed House), the Duckworth Garage (151 N. First Street, Bank of Madison Annex), the Variety Works office (no longer extant, located next to entrance to Round Bowl Springs).

**Materials.** The Barker Tractor and Equipment Co. building (398 Park Street), another example of the form though further from downtown, uses a brick front and metal on the sides and rear.

**Facade, and Details** appear to be appropriate. Confirm details of window lintels and sills.

**Recommendation:** Approval recommended.

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**PROJECT DESCRIPTION: 131 N. Second Street**

The applicant proposes constructing a building patterned after the building in 100 block of S. First Street (behind 140 W. Washington). The building is 50'x 50' with a height at center front of 26' and at center rear 30' due to drop in grade. The front elevation is brick whereas the side and rear elevations are steel. The roof is flat.

The front will have four 1/1, dhs, wood windows with segmental arches. At center will be a segmentally arched opening with steps leading to the first floor.

The side elevations will have four horizontal fixed windows at the basement level; 1/1, dhs, wood windows on the first floor; and aluminum sliding doors on the second floor. The latter open onto a rooftop deck and are partially hidden by the parapet.

The rear elevation has a daylight basement. Two vehicle doors and an entry door. At the first floor level are partially integrated porches with shed roofs, square wood columns, and metal railings.

**COMMISSIONER WORK SHEET**

**Setback:**

Front Yard \_\_\_\_\_  
Side Yard \_\_\_\_\_  
Rear Yard \_\_\_\_\_

**Materials:**

Roofing \_\_\_\_\_  
Siding \_\_\_\_\_  
Windows \_\_\_\_\_  
Doors \_\_\_\_\_  
Lighting \_\_\_\_\_  
Foundation \_\_\_\_\_  
Porches \_\_\_\_\_  
Decking \_\_\_\_\_  
Steps \_\_\_\_\_  
Ornament \_\_\_\_\_

**Hardscape (size, design, placement, materials):**

Walks \_\_\_\_\_  
Drives \_\_\_\_\_  
Fencing \_\_\_\_\_  
Lighting \_\_\_\_\_

**Notes:**

**I move to [approve, approve w/ conditions, or deny] the application dated 5/11/2021 for [state proposed, either all or part] at 131 N. Second Street [as submitted or with the following conditions agreed to by the applicant:**

**I find [compliance or noncompliance] with the following guidelines: [refer to guidelines referenced in staff report or any that came up in discussion] and [state the following only if applicable] the following circumstances unique to the property: [unique features allowing the decision].**