



**Historic Preservation Commission
COA Application Staff Report**

Meeting Date: February 14, 2023

APPLICATION INFORMATION

ADDRESS: W. Washington Street M09-007 et al

APPLICANT: Michael Torino

BRIEF DESCRIPTION: construction of a primary structure (conceptual 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

STAFF COMMENTS:

As a conceptual review staff will note areas of concern, in need of discussion, possible alternatives, and additional items required for final review. NOTE: THIS IS A PRECONDITION FOR A COMPLETE COA APPLICATION OF PRIMARY NEW CONSTRUCTION. THEREFORE, IS NOT A COA APPLICATION.

The concept appears to meet the character of the area. The form references traditional industrial buildings with rectilinear forms and openings. The horizontal mass is broken up by deeply offsetting the two halves of the building and with corners and midsections of glass. These breaks in the building and identifies the structure as new construction while maintaining overall compatibility. The stone foundation at the rear, if granite, is similar to portions of the Ice House building.

The height is greater than existing historic industrial resources in the area although the Gate City Cotton Gin (located where Tickled Pig is now) was 2 1/2 stories and sat on higher ground. The building takes advantage of topography to lower its perceived height. It is also noted that the building is setback from Washington Street with structures (some yet to be built) between.

The east (facing the railroad) elevations of both sections and west elevation of the rear section maintain similar openings but, in the same manner as Town 220 and Parkview Lofts, uses a dark painted material with some brick to lessen the impact when viewed through the trees bordering Tanyard Branch. A sample of this material should be provided at final review.

Application should include:

Scaled site plan

Scaled for drawings of all four elevations.

All exterior materials (doors, windows, siding material, etc.). Sample board encouraged.

Window and door design.

All exterior lighting.

PROJECT DESCRIPTION: W. Washington Street M09

The applicant proposes constructing a three/four-story loosely based on a traditional industrial building. It is executed in two halves deeply offset from each other.

The corners are clad with dark panels with large windows. The north, south, and west elevations of the front section and the north and south elevations of the rear section are clad in brick. The east elevation of the front section and the west and east elevation of the rear section are clad in the same material as the corners. The foundation of the rear section is shown as random ashlar stone.

Windows are fairly evenly spaced with some larger windows. There is under building parking, which is a basement level on the east, west, and south sides of the rear section. This floor is open but enclosed with black metal fencing.

Roof access with decking is shown but will most likely be deleted.

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 2/14/2023 for [state proposed, either all or part] at W. Washington Street M09-007 et al [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].