

STAFF REPORT: MARCH 8, 2023 REGULAR MEETING

PREPARED BY: T. BOSCARINO

APPLICATION NUMBER: 23-8232

ADDRESS: 1407 RANDOLPH (HINZ BUILDING)

HISTORIC DISTRICT: MADISON-HARMONIE

APPLICANT: ROMAN BONISLAWSKI

PROPERTY OWNER: RANDOLPH CAPITAL PARTNERS LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: FEBRUARY 13, 2023

DATE OF STAFF SITE VISIT: FEBRUARY 21, 2023

SCOPE: ALTER STOREFRONT, ADD PATIO

EXISTING CONDITIONS

The Hinz Building is a three-story, red brick, commercial building built in 1908. The building sits across from, and facing, Harmonie Park. Occupying a triangular lot, its east (Randolph) façade is articulated into a seven-bay storefront, with bays of windows separated by pilasters and culminating in segmental arches at the third floor. Stone, geometric and shield medallions on the façade show a commercial Arts and Crafts influence. The ground floor level was altered with new metal, wood, and tile storefronts in the 1990s. The storefronts alternate between bays of fixed windows (4) and bays with operable doors (3).



View from intersection of Randolph St. looking west towards front façade of building. Note alternating fixed and operable storefronts. February 2023 photo by staff.



Fixed and operable storefronts at the north end of the facade. February 2023 photo by staff.



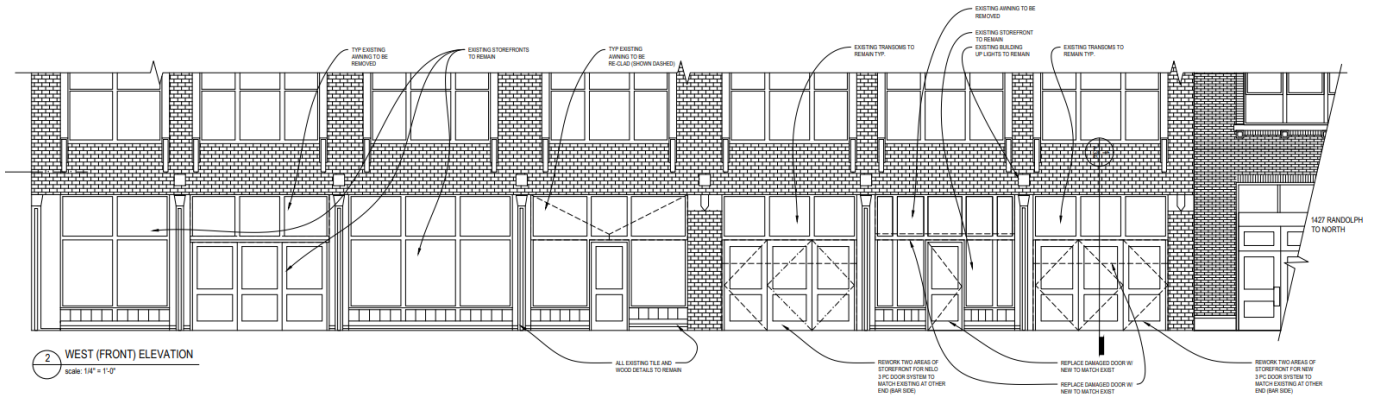
Fixed and operable storefronts at the south end of the facade. February 2023 photo by staff.

PROPOSAL

The application proposes three related work items:

New openings

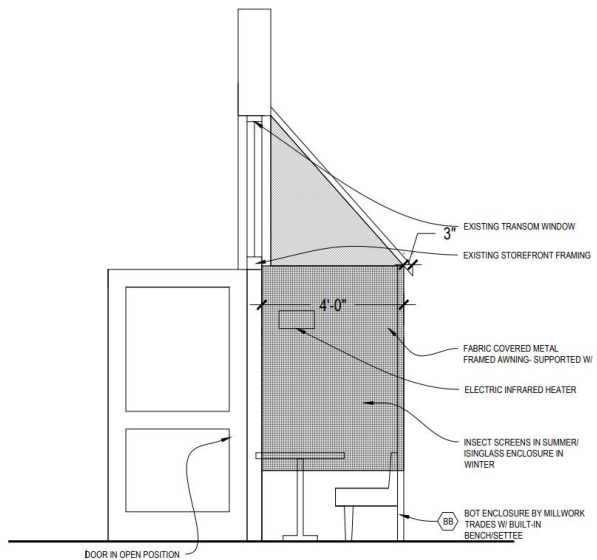
The applicant proposes to replace two (2) of the building's four (4) fixed storefront bays with operable doors "to match existing." The southernmost operable opening, shown at the left of the photo above, is the model for the two new storefronts.



Elevation from application documents showing reconfigured storefronts and awnings.

New outdoor seating enclosures

The applicant proposes to enclose the new storefront openings with fabric-covered, metal-framed projections (described as “bump-outs” or “patios”) projecting four feet (4’0”) from the façade. The frames will support an opaque fabric lower portion and a transparent upper portion (insect screens or vinyl panels, depending on the season). They will be topped by a sloped, upper fabric awning. The color is not specified.



Proposed projecting enclosure as shown in application documents.

Awnings

The applicant proposes to re clad the three-faceted awning over the central bay in an unspecified material, and remove the remaining two awnings from side bays (one of these was already missing at the time of the staff site visit). Due to the new enclosures described above, the end result will leave the total number of awnings unchanged, though the placement will differ.

STAFF OBSERVATIONS AND RESEARCH

- The Madison-Harmonie Historic District was enacted by Ordinance 11-88 in 1988. The Historic Designation Advisory Board Final Report mentions sixteen contributing buildings from 1895 through 1924, suggesting a Period of Significance. 1407 Randolph, the subject building, is listed as a contributing resource. The Final Report emphasizes the architectural significance of the buildings of the district and their spatial relationship to Harmonie Park, which sits directly across from the subject building. The report states that many buildings in the area, including the subject building, are significant as being designed by architect Richard E. Raseman.
- The storefront is not historic. The Final Report notes that the original storefront had already once been replaced by 1988; the storefront was again replaced in 1995. The three-faceted awning was added in 1998. The latter items were given a Certificate of Appropriateness.
- The present 1995-1998 storefront configuration is appropriate with respect to architectural style, massing, and color. It is composed of aluminum, wood, and tile. The proposed configuration does not substantially alter the existing character.
- The proposed awning placement covers a transom, which is generally not supported by the *Sign and Awning Guidelines* (revised 2013). However, the proposed location is consistent with existing awning location previously approved.
- The proposed work is reversible and does not alter or damage the building façade.
- Although the pedestrian experience and the spatial relationship between the building and Harmonie Park is an important aspect of the district's character, staff does not believe that the proposed projections, due to their placement and small scale, will impair this relationship. The new work is "compatible with the massing, size, [and] scale" of the façades (Standard #9) and does not "alter features or spaces that characterize the property" (Standard #2).

ISSUES

- The color and material of the proposed fabric enclosures and awnings is not specified. Staff recommends that a dark or earth tone color would be a compatible choice.

RECOMMENDATION

Section 21-2-78: Determination of Historic District Commission

Staff recommends that the Commission issue a Certificate of Appropriateness for the proposed work, as it meets the Secretary of the Interior's Standards for Rehabilitation and the Madison-Harmonie Historic District Elements of Design with the following condition:

- The fabric color and material will be subject to approval by staff.