

STAFF REPORT (ADDENDUM) 12-13-2023 MEETING

PREPARED BY: G. LANDSBERG

APPLICATION NUMBER: 23-8515

ADDRESS: 300 MADISON

HISTORIC DISTRICT: MADISON-HARMONIE HISTORIC DISTRICT

APPLICANT: JOHN P. BIGGAR/STUDIOZONE, LLC

ARCHITECT: TOD WILLIAMS BILLIE TSIEN ARCHITECTS LLP

OWNER: MUSIC HALL CENTER FOR THE PE ET AL

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08-21-2023

DATE OF STAFF SITE VISIT: 09-01-2023

SCOPE: ERECT BUILDING



View of the Music Hall (350 Madison), looking towards the south. Development site for the new building/addition is visible at the right in this image, across an intervening alley. Staff photo, September 1, 2023.

BACKGROUND – APPLICATION HISTORY

At the September 13 Regular Meeting of the Historic District Commission, your body approved the application to erect a new building at 300 Madison with two conditions, as such:

- The final design of the screen for the building will be presented to staff and the Historic District Commission
- A feasibility study on the roof pitch subject to mechanical constraints and other building constraints will come back to the Historic District Commission

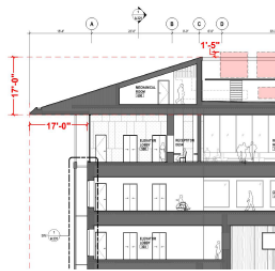
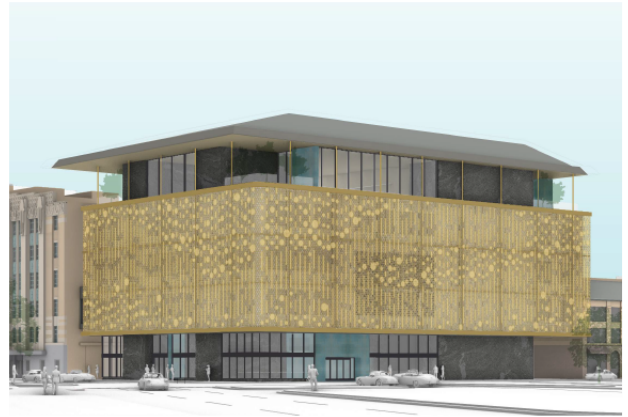
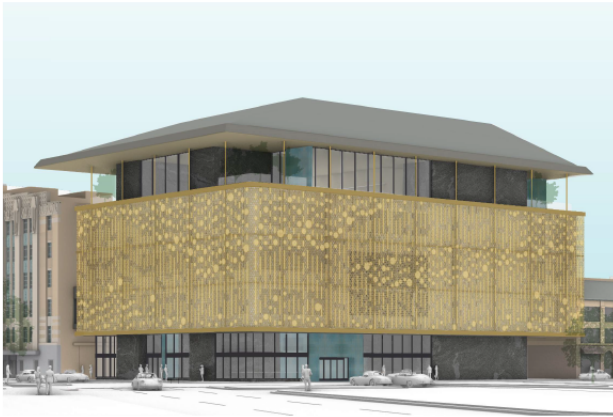
The applicant has provided updated materials to the Commission, in response to these conditions. The original staff report is also available on the website.

PROPOSAL – NEW INFORMATION

The applicant has provided an updated design for both the roof and the ornamental screen proposed for the new building.

Roof.

The roof has now been modified to rise at a lower pitch, via reconfiguration of the rooftop mechanical area. This has lowered the roof height by four feet. The cantilevering element has been reduced by three feet, so that it no longer extends past the street curb.



100% SD ROOF DESIGN

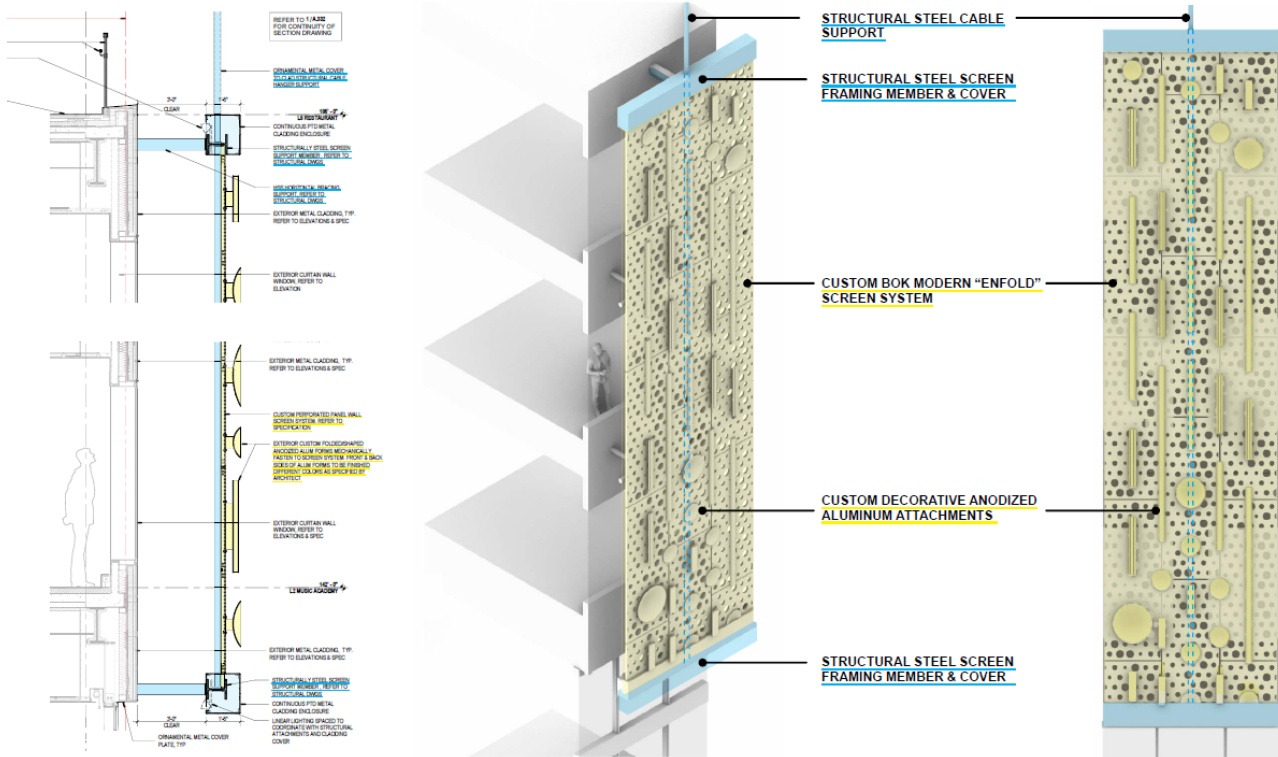


REDUCED ROOF

Ornamental Sun Screen.

The screen has been modified to incorporate custom decorative anodized aluminum attachments in a variety of abstract shapes representing “musical elements that act as embellishments hinting at the creative program within the building,” integrated into an anodized aluminum perforated panel system. The perforation patterns will “will adapt as the design progresses, relating to general constructability, engineering loads, visibility from the interior of the building, decorative attachment detailing, and overall design aesthetics.”

SCREEN DESIGN



ISSUES

- Staff recommends that the changes and new information are satisfactory for a finding of historic appropriateness, and that the Commission should find the conditions fulfilled. No additional issues.

RECOMMENDATION

Staff recommends to the Commission that it finds the approval conditions to be satisfied and that the Certificate of Appropriateness should be issued based on this revised design.