



# City of Madison

City of Madison  
Madison, WI 53703  
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## Meeting Minutes - Draft LANDMARKS COMMISSION

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Monday, December 13, 2010

4:45 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-110 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

Present: 7 -

Stuart Levitan; Christina Slattery; Bridget R. Maniaci; Daniel J. Stephans;  
Robin M. Taylor; Michael J. Rosenblum and Erica Fox Gehrig

### APPROVAL OF MINUTES

**A motion was made by Gehrig, seconded by Slattery, to APPROVE the November 8, 2010 minutes.**

**The motion passed by a voice vote/other.**

### PUBLIC COMMENT

There was no public comment.

### DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

**A motion was made by Levitan, seconded by Rosenblum, to take the agenda items out of order.**

**There was no comment from the public, so the motion passed by a voice vote/other.**

### NEW BUSINESS

6. [20053](#) Information and Discussion on the Draft Recommendations for the Downtown Plan.

Ledell, Zellers, 510 North Carroll, registered to speak in support of the Downtown Plan. She explained that the Downtown Plan is crucial to the future of preservation issues and she asked that the Landmarks Commission pay close attention to the height recommendations. She handed out a letter from National Guardian Life that requested an increase in allowable building heights. She handed out the prepared comments from Capital Neighborhoods (Legistar 20053) and briefly discussed a comment related to Mansion Hill that suggested the addition of language which would not allow demolition of pre 1950/historic building stock.

Fred Mohs, Wisconsin Avenue, registered to speak in support of the Downtown Plan. He asked that the Landmarks Commission consider the strengthening of historic districts and the need for building setbacks.

**A motion was made by Levitan, seconded by Taylor, to TABLE the discussion on this matter until later in the meeting.**

The motion passed by a voice vote/other.

## CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

2. [20712](#) 2113 Kendall Avenue - University Heights Historic District - exterior alteration involving construction of new basement window and area way.  
Mr. Ernest Holstein, 6513 Aspen Court, Waunakee, presented the proposed window well project.

**A motion was made by Rosenblum, seconded by Taylor, to APPROVE the Certificate of Appropriateness for the area way on the front elevation of the residence. The material of the area way shall be masonry of the Applicant's choice and shall not have a plastic cover. The final details shall be reviewed and finalized with Staff.**

The motion passed by a voice vote/other.

## PUBLIC HEARING - CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

1. [20242](#) 517 South Baldwin - Third Lake Ridge Historic District - Partial demolition and exterior alterations.  
Contact: Kristofer Nonn
- Mr. Kristofer Nonn, 517 South Baldwin, presented the proposed project. Mr. Nonn explained that the project has been presented to the neighborhood association and neighbors and that some neighbors sent emails of support. Staff distributed these emails to the Commissioners. Mr. Nonn reviewed the issues in the staff report. As suggested in the staff report, he agreed to match the ridge heights, to investigate and replicate as possible the bay details that are under the existing siding, to use the existing foundation stone as a stone veneer on the new foundation, to make the new foundation to siding relationship more historically appropriate, to retain the window size in the kitchen area, and to use historically appropriate details for the rear porch closest to Spaight Street.
- Mr. Levitan asked if the project would be successful without the repurposed cylindrical mass. Mr. Nonn explained that because of the floor plan, there would need to be a mass in that location regardless of the final shape. Mr. Levitan asked if the use of the cylindrical mass was consistent with the language in the Ordinance. Mr. Nonn explained that in his interpretation of the Ordinance, the appropriateness of the street elevations were more important than the rear elevations and that Queen Anne style turrets were approved by the Ordinance. Ms. Slattery asked if the height of the cylindrical mass could be reduced. Mr. Nonn explained that the height as shown in the submission materials was necessary to maintain functional interior space. Mr. Levitan complimented the Applicants on their complete and understandable submission materials.
- Mr. Rob Kennedy, 511 South Baldwin Street, registered to speak in support of the project. Mr. Kennedy explained that he is happy that the Applicants are willing to undertake this improvement project and that the condition of the existing house is poor and could be considered dangerous. He said that he found the cylindrical mass to be unobtrusive and would support it as part of the project.
- Alder Rummel spoke in support of the project. Mr. Levitan stated that the cylindrical mass is appropriate in an eclectic neighborhood, but not in a historic district. Mr. Stephens explained that he appreciated the reuse of the silo. Ms. Gehrig explained that she appreciated that the cylindrical mass was being located so that it is not really visible from the street and that the new design respects the existing building. Mr. Rosenblum explained that the location of the cylindrical mass is palatable and the massing is appropriate. He is encouraged by the tremendous support of the neighbors. Ms. Taylor appreciates the functional use of the repurposed silo and how the new design is respectful to the existing house. Ms. Slattery appreciates the reuse and preservation of the historic agricultural element, but that the element is not appropriate in this context.
- For the demolition, a motion was made by Levitan, seconded by Maniaci, to APPROVE a Certificate of Appropriateness for the demolition of the existing house as proposed.**

The motion passed by a voice vote/other.

For the exterior alterations, a motion was made by Levitan, seconded by Rosenblum, to APPROVE a Certificate of Appropriateness for the exterior alterations to the c. 1868 portion of the existing house with the following conditions:

- 1. The ridge height of the c. 1868 portion shall be raised to match the ridge height of the new construction.
- 2. The altered bay shall have details that more closely resemble the existing and historic details. The proposed details shall be reviewed and finalized with Staff.
- 3. An appropriate relationship between the foundation and the siding shall be detailed and be reviewed and finalized with Staff.
- 4. The Conditions relating to both exterior alteration and new construction are listed in the motion below.

The motion passed by a voice vote/other.

For the new construction, a motion was made by Levitan, seconded by Maniaci, to APPROVE a Certificate of Appropriateness for the new construction of the kitchen wing without the cylindrical mass with the following conditions:

- 1. The existing foundation stones shall be used on the new foundation as veneer. A sample shall be reviewed by Staff.
- 2. The northeast porch shall be more traditional in form and detailing. Details shall be reviewed and finalized with Staff.
- 3. The final details including, but not limited to porch and railing details, eave and cornice details, chimney materials, window and trim details, door and trim details, siding details, and roof details shall be reviewed and finalized with Staff or by the Landmarks Commission at staff's discretion.

The motion passed by a voice vote/other.

For the new construction, a motion was made by Maniaci, seconded by Taylor, to APPROVE a Certificate of Appropriateness for the cylindrical mass.

The motion passed by the following vote:

**Ayes:** 4 - Maniaci; Taylor; Rosenblum and Gehrig

**Noes:** 2 - Levitan and Slattery

**Abstentions:** 1 - Stephans

**CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS**

- 3. [20714](#) 1722 Summit Avenue - University Heights Historic District - exterior alteration involving the replacement of windows and doors

Mr. Jeff Gaard, 1722 Summit Avenue, presented the proposed window and door replacement project. Mr. Gaard explained that he would like to remove the door replacement from the proposal and instead of replacing the French doors, he would repair them. He also stated that he would be agreeable to using new wood windows.

Commissioners briefly discussed the proposal. Mr. Stephans suggested that a LowE window with high iron content be used as a way to make the glass color more historically appropriate. Ms. Gehrig suggested that Mr. Gaard get quotes for window repair work to compare to the cost of window replacement. Mr. Stephans provided an example of a project where historic windows were removed

and replaced with new windows. After 10 years the replacement windows were being replaced again and he wished the original windows had previously been repaired instead of replaced.

**A motion was made by Taylor, seconded by Levitan, to APPROVE the Certificate of Appropriateness for the repair of existing French doors and the replacement of casement and doublehung windows with the following conditions:**

- 1. The LowE windows shall have a high iron content to provide a more historically appropriate color.**
- 2. The new windows shall have simulated divided lights to replicate the muntin configurations on the existing windows.**
- 3. The Applicant will consider getting estimates to have the existing windows repaired in lieu of replacement.**

**The motion passed by a voice vote/other.**

## OLD BUSINESS

4. [17835](#) Landmarks Ordinance Revisions

Staff explained that the City Attorney would like to attend a future meeting to discuss the Landmarks Ordinance revisions to date with emphasis on the variance section. Mr. Levitan requested that the City Attorney prepare a memo describing the discussion points for the packets before the meeting.

5. [19902](#) Landmark plaque procedure

Staff requested that the Landmarks Commission endorse the Plaque Procedure.

**A motion was made by Slattery, seconded by Gehrig, to APPROVE the Plaque Procedure dated December 13, 2010.**

**The motion passed by a voice vote/other.**

## NEW BUSINESS

**A motion was made by Levitan, seconded by Rosenblum, to take item ID 20053 off the table for further discussion.**

**The motion passed by a voice vote/other.**

6. [20053](#) Information and Discussion on the Draft Recommendations for the Downtown Plan.

Planning Staff presented the Downtown Plan Overview & Draft Recommendations and explained that Staff is currently receiving comments about the Plan.

Mr. Levitan suggested that page 19, item 3.2 should be clarified to refer to the map on page 12. Mr. Stephens suggested that an asterisk be placed on Big Ideas #5 and #7 to indicate sustainable practices. Mr. Levitan expressed his concern for the historic buildings located on the 100-200 blocks of North Bedford Street. Staff explained that the Plan proposes that those historic buildings be relocated. Staff discussed the differences between historic districts and conservation districts. It was suggested that National Register Sites be shown on the Maximum Building Height Map.

**There was no action taken.**

7. [17150](#) Buildings proposed for demolition - 2010

There was discussion about the technical demolition and the probable relocation of 315 North Carroll Street which is a Madison designated landmark known as the Steensland House.

8. [07804](#) Secretary's Report

There were no issues to report.

**ADJOURNMENT**

**A motion was made by Levitan, seconded by Taylor, to ADJOURN at 7:00 P.M.  
The motion passed by a voice vote/other.**