



Department of Planning & Community & Economic Development

## Planning Division

**Heather Stouder, Director**

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February 12, 2019

Michael Sturm

City of Madison Parks Division

210 Martin Luther King, Jr. Blvd., Ste. 104

Madison, WI 53703-3342

Re: Certificate of Appropriateness for improvements at 1820 E Washington Ave

This letter will serve as the "Certificate of Appropriateness" for the project described above. Please also see the attached memo discussing the conditions of approval.

Please note that any scope of work or design changes from the alterations approved herein must receive approval by the Landmarks Commission, or staff designee, prior to commencing with the work. This Certificate is valid for 24 months from the date of issuance.

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$500 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Chapter 41, Historic Preservation Ordinance).

Please contact me at 608-266-6552 or [landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com) with any questions.

Sincerely,

Heather L. Bailey, Ph.D.

Preservation Planner

City of Madison Planning Division

cc: City preservation property file



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February 12, 2019

To: Urban Design Commission; City of Madison Parks Division; City Preservation File  
From: Heather L. Bailey, Ph.D., Preservation Planner

RE: Review of Improvements to Burr Jones Field, 1820 E Washington Ave

### Background

Staff has reviewed the project and supporting documentation. The Yahara River Parkway is designated as being significant for its landscape architecture, which is in the Prairie style and characterized by native plantings and natural landscape features. Per the 1906 O.C. Simonds landscape plan for the Yahara Parkway, the property that now encompasses Burr Jones Park included approximately 100-feet of dedicated parkway on its southwestern edge. That boundary was used as the justification for the Madison Landmark designation in 1995. However, the City's dedication of the parkway in 1903 only specifies a 67-foot wide strip of land along the river for this parcel to be used for park purposes and the remainder for a roadway that ultimately did not take place. The discrepancy between the dedication of only 67 feet of the 100 feet for park purposes and the subsequent 1906 parkway plan is unclear.

A 1937 aerial image of the property shows a distinct boundary between the field on the northeastern 2/3rds of the property and the parkway area along the river's edge. That boundary, which appears to be a significant change in grade, roughly corresponds to proposed Simonds boundary for the parkway. Since that time, the field area of Burr Jones has migrated towards the river's edge and there is no longer a distinct boundary between the manicured, level sports field and the rolling landscape of the Prairie-style river parkway. Currently the area along the river that appears to be parkway is only 30 to 40-feet in width.

The encroachment of the active sports field into the designated landmark space has negatively impacted the integrity of the historic site. This encroachment has gradually happened over time due to a lack of demarcation between the active sports field and the parkway.

### Analysis

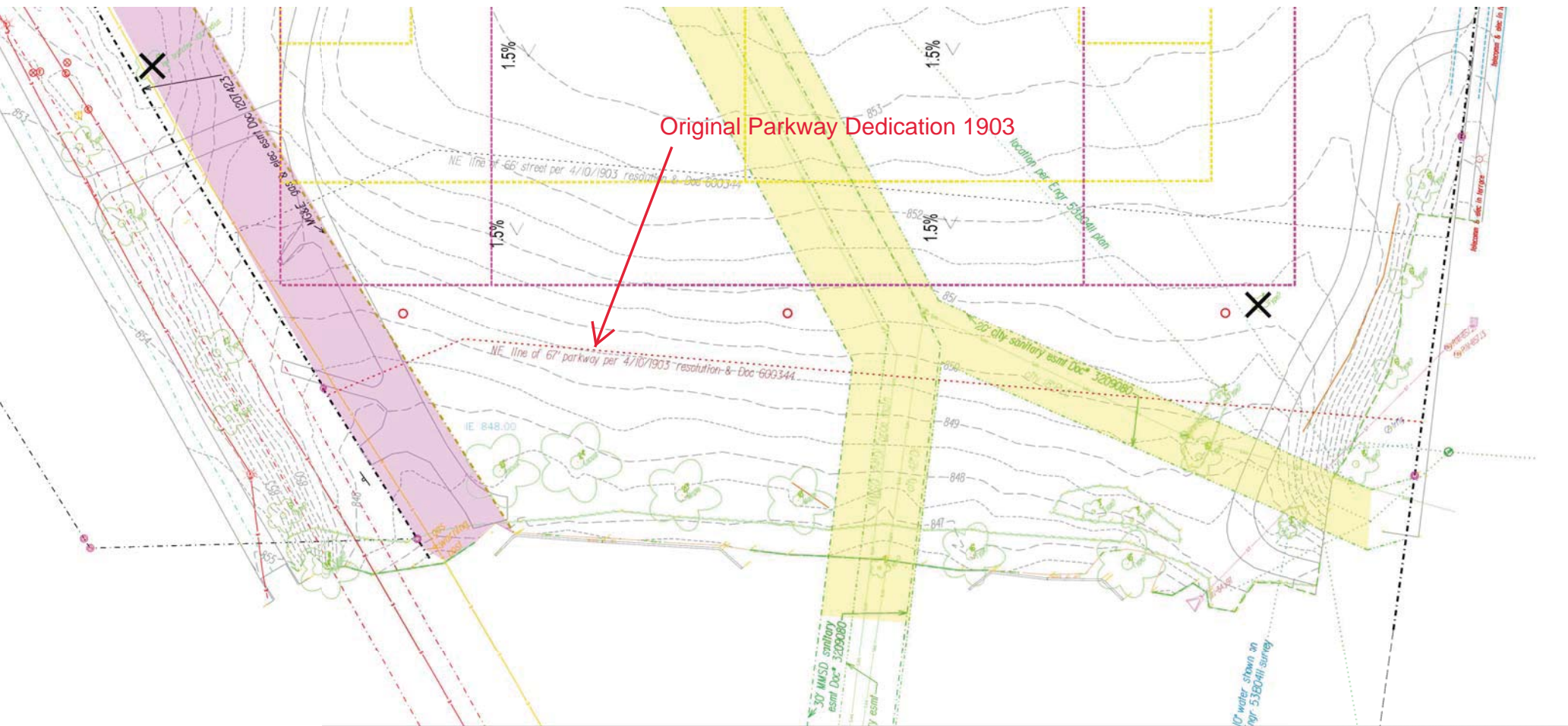
For the new proposal, portions of the western-most Ultimate Frisbee field and three of the light poles are within the boundaries of the landmark designation. However, this space has already lost its historic character and the resulting improvements will not significantly change the appearance of the what is already used as an active sports field. Light poles are found within the Yahara River Parkway, and the proposed light poles for this project are similar to light poles in Tenney Park, which is an associated landmark property connected to the parkway and was also designed by Simonds.

**Basis for Review**

1. As development on a landmark site, this project requires a Certificate of Appropriateness, per MGO 41.09.
2. As a development on property adjacent to a landmark that is being reviewed by the Urban Design Commission, it must have approval from the Landmark Commission, per MGO 28.144.
3. This project is eligible for administrative approval per MPO 41.17(4), as it meets the criteria in the *Landmarks Commission Policy Manual* for the “designee review process” of Category 3 type projects 5 and 10.

**Conditions of Approval**

In order to prevent future encroachment into the Yahara River Parkway landmark site, the development must include a landscape buffer to serve as a demarcation between the active sports use of Burr Jones Park and the Prairie-style designed landscape of the Yahara River Parkway.





April 10 1903

(1902-1903)  
Pg. 196

sewer in Water street district in the city of Madison.

The Common Council of the city of Madison, deeming it necessary for the public health to cause a sewer to be constructed in the Water street district of said city, do hereby order as follows:

That a sewer be constructed according to the general plan of the sewerage system of the city of Madison as adopted by the Common Council thereof, and now on file in the office of the city clerk, for that portion of the city of Madison known as the Water street district, and along the following streets: Along Morrison street between Baldwin and Dickinson streets, and along Dickinson street between Rutledge street and Lake Monona.

The construction affecting the following named parcels of property situated in the aforesaid Water street sewerage district.

Lots one (1) to nine (9) inclusive in block 207, lots nine (9) to eighteen (18) inclusive in block 208, lots one (1) and eighteen (18) block 231 and lot one (1) in block 232, according to the recorded plat of the city of Madison.

Said sewer to be built at the cost and expense of the owners of buildings, houses and lots intended to be benefited thereby under and in pursuance of the charter of the city of Madison, as amended by chapter 195 of the laws of 1885.

Referred to the Committee on Streets.  
**ORDINANCES AND RESOLUTIONS.**

By Alderman Kroncke:

An ordinance for the construction of a sidewalk on the east side of Brooks street, between Washington avenue and Chandler street.

Read first and second times and referred to the Committee on Streets.

By Alderman Schubert:

Whereas, It is proposed by the Madison Park and Pleasure Drive association to improve the Yahara river and connect Lakes Monona and Mendota, according to the terms and conditions of the subscription contract, a true copy of which is hereto attached and marked Exhibit A and made a part hereof; and,

Whereas, the Hausmann Brewing company, a corporation organized under and according to the laws of Wisconsin, has agreed, in writing, with the Madison Park and Pleasure Drive association to convey to it in trust for the city of Madison and the people thereof, for park purposes, according to the terms and provisions of Chapter 55 of the general laws of Wisconsin enacted in the year 1899, a strip of land 100 feet in width along the northeasterly bank of the Yahara river, described as follows: Commencing at a point seventy-five feet from the east fence that surrounds the enclosure within which are located the buildings constituting and known as the malt house of the Hausmann Brewing company, and extending thence easterly along the Yahara river to the right of way of the Chicago & Northwestern

Railway company, the southwesterly line of said strip of one hundred feet being the edge of the bank along the northeasterly side of said Yahara river, all of said land being within the city limits of said city of Madison; upon the condition, that the northeasterly thirty-three feet of said strip of one hundred feet should be conveyed subject to an easement thereon and thereover for a public street, said Hausmann Brewing company having further agreed to dedicate for a public street an additional strip of land thirty-three feet in width along and adjoining the northeasterly side thereof the whole length of said one hundred foot strip of ground; and,

Whereas, the city of Madison is the owner of the land extending easterly from the right of way of the Chicago, Milwaukee & St. Paul Railway company along the northeasterly bank of said Yahara river to East Washington avenue; and,

Whereas, it is very desirable that the whole of the northeasterly bank of said Yahara river should be parked and that there should be uniformity in the treatment of said bank of said river through to said East Washington avenue.

Now, therefore, be it resolved, that the city of Madison does hereby permit and authorize the said Madison Park and Pleasure Drive association to improve for park purposes a strip of ground sixty-seven feet in width extending from the right of way of the Chicago, Milwaukee & St. Paul Railway company easterly along the northeasterly bank of said Yahara river to East Washington avenue, the southerly line of said strip of ground being the northerly edge of the northeasterly bank of said Yahara river.

Be it resolved further, that upon the completion of said improvement of said Yahara river according to the terms of said subscription contract, hereto attached, there shall be conveyed by the city of Madison to said Madison Park and Pleasure Drive association, to be held in trust for the city of Madison and the people thereof, for park purposes, said strip of ground above described.

Be it resolved further, that upon the completion of said improvement there shall be set aside by said city as and for street purposes an additional strip of ground sixty-six feet in width lying directly northeasterly of and adjoining said strip of ground sixty-seven feet in width above described.

On motion of Alderman Schubert the resolution was adopted unanimously, on call of the ayes and noes.

By Alderman Voss:

Resolved, That there be and hereby is appropriated the sum of six hundred and eighty-two (\$682) to pay the inspectors of election, clerks of election and ballot clerks in the several precincts for services as board of registry and election officers for the election held April 7, 1903, and the mayor and city clerk are hereby authorized to draw warrants on the city treasurer, payable to the proper parties



The labor of securing these subscriptions is not especially pleasant, has been very great the present season, and has necessarily fallen upon a few. This year the burden of the work was assumed by Grant Thomas. The association owes him a debt of gratitude for the excellent service he has rendered. He has received valuable assistance from George W. Levis, Harry H. Hobbins, James M. Sexton, John A. Aylward, Harry Purcell and John Corscot, and among the University contributors by Charles Slichter, L. S. Smith and Paul S. Reinsch.

#### Donations of Land Along the River.

The contributions we have received this year do not consist wholly of money. It was considered of vital importance to the proposed improvement that control should be obtained of the shores of the Yahara river, on each side, from one lake to the other. On the northeasterly side of the river there are, as yet, no buildings, except the malt house of the Hausmann Brewing Company and the buildings connected therewith. Commencing at a point 75 feet east of the fence surrounding these buildings, and extending east along the river to the right of way of the Chicago & Northwestern Railway tracks, a distance of about 1,650 feet, the Hausmann Brewing Company has agreed, in writing, to convey a strip of land 100 feet in width for park purposes, the association agreeing, however, to dedicate the north 33 feet of said strip for street purposes, the Hausmann company further agreeing to dedicate an additional 33 feet for street purposes, thus making 133 feet in width for the street and park strip. After a macadam street is constructed, there would be left not less than 85 feet between the macadam street and the edge of the river for park purposes.

The city owns the land between the railway right of way and East Washington avenue, and at the last meeting of the council, held April 10, a resolution was unanimously adopted by the council setting aside for street and park purposes a strip of ground of the same width as that agreed to be conveyed by the Hausmann Brewing Company. If the Hausmann Brewing Company should some day remove the malt house and the buildings connected therewith, and plat this property for residence purposes, then this proposed street would be extended through to the Westport road, and we should have a beautiful street, 66 feet in width, extending from the Westport road through to East Washington avenue, with a park strip between it and the river; and, upon the construction of a new bridge over the river on Johnson street, this strip would be connected directly with Tenney Park at two points, and would in fact be a part thereof.

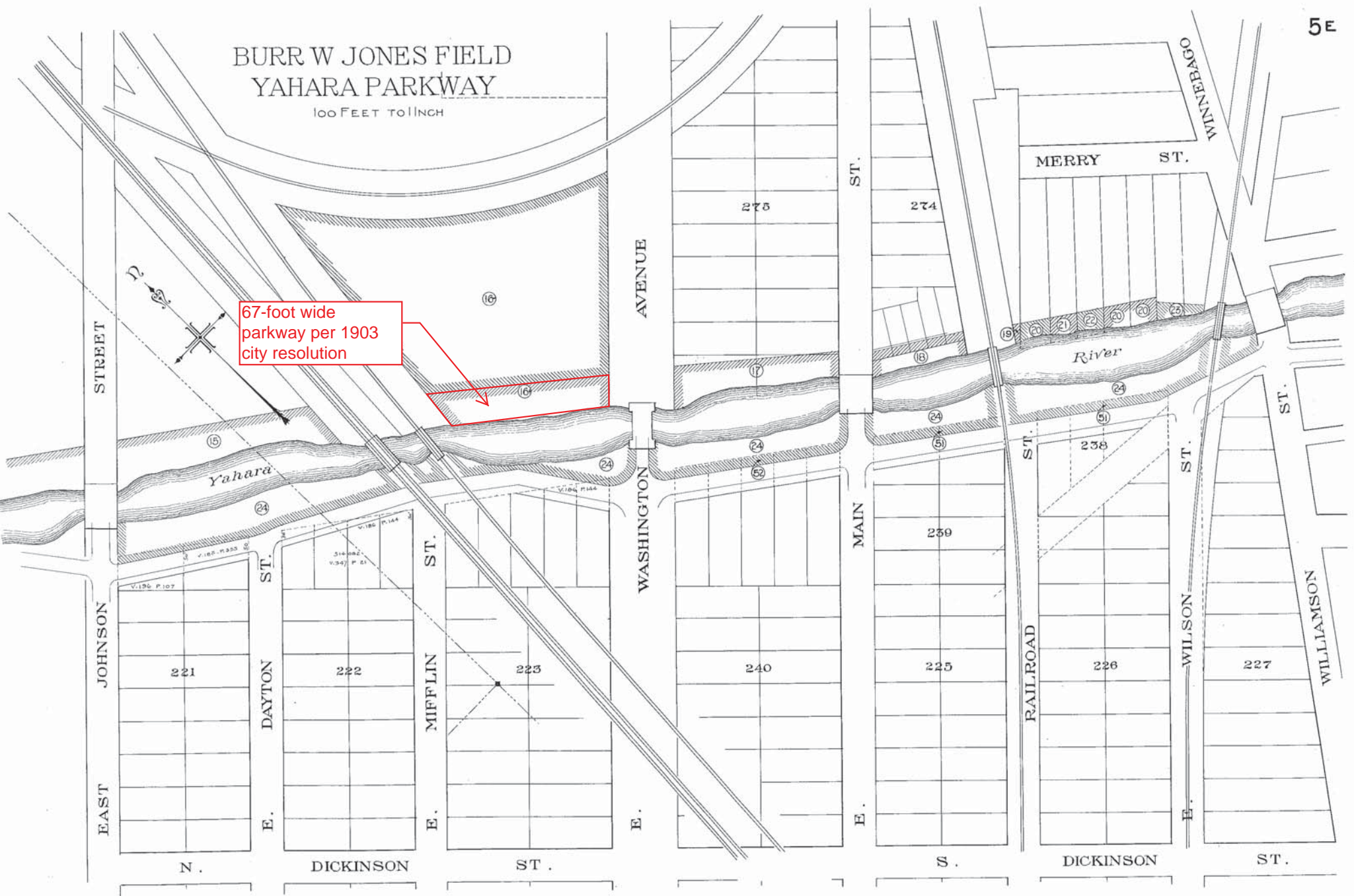
Between East Washington avenue and Main street Mr. Cooley owns the land on the northeast shore of the river. He has agreed to convey for park purposes a strip next the river 50 feet in width, besides contributing \$250 for the improvement. Between Main street and Clymer street, a short block, the land is owned by Mr. Voss. We have not, as yet, been able to negotiate any agreement with him. Between Clymer street and Williamson street, being block 1 in Monona subdivision, contracts have been secured for a park strip 50 feet in width, with the exception of one lot owned by Mr. Hopkins. It is hoped we shall be able yet to agree with Mr. Voss and Mr. Hopkins. If, however, no reasonable agreement can be made with these parties, then certainly it will be the duty of the city to proceed to condemn a strip of land 50 feet in width on the southerly end of



# BURR W JONES FIELD YAHARA PARKWAY

100 FEET TO 1 INCH

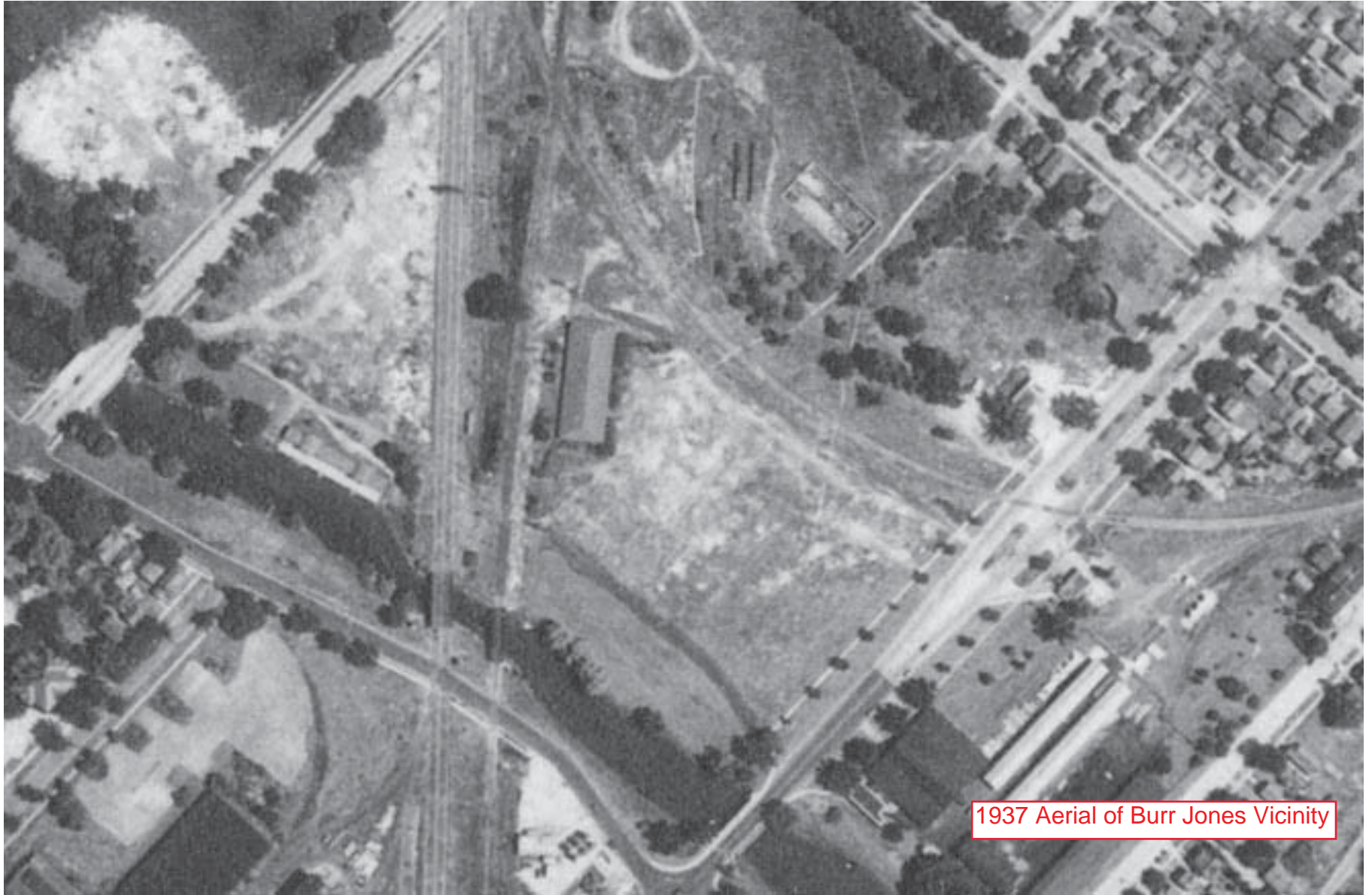
67-foot wide  
parkway per 1903  
city resolution











1937 Aerial of Burr Jones Vicinity





2018 Aerial of Burr Jones Vicinity



0710-063-1504-0

All lands within 100 feet of the Yahara River on the following described parcel: Farwell Addition beginning at the intersection of the Northeasterly bank of the Yahara River and the Northwesterly line of E. Washington Avenue; thence Northeasterly along Northwesterly line of East Washington Avenue to the Southwesterly line of the Chicago and North Western Railroad right-of-way, thence Northerly along said right-of-way to the Southeasterly line of the former Chicago Milwaukee St. Paul and Pacific Railroad right-of-way; thence southerly along last mentioned right-of-way to the Northeasterly bank of the river; thence Southeasterly along river to point of beginning. Parts of Section 6 & 7, T7N, R10E and Lots 88 and 89 Blocks 276 and 277 Farwells Replat and Addition.

0710-072-0914-3

All of the parcel, described as follows: Original plat, part of vacated Block 240 lying East of Thornton Avenue and part of Block 275 described as follows: Beginning at a point 14.5 feet East of East corner Lot 28; thence West to Yahara River; thence North along River to North line Lot 1; thence East to a point 27 feet East of North corner Lot 1; thence Southeast to point of beginning.

0710-072-0824-4

All of the parcel, described as follows: Part of Farwell Addition beginning on Southeast line of Main Street, 866 feet Southwest of First Street; thence Southwest on Main Street to Yahara River; thence Southeast along Northeast bank of said river to right-of-way of the Chicago and North West Railroad; thence Northwesterly 281 feet to point of beginning; being part of Lots 1, 2, 3, 4, and 5 and 30 feet of private roadway as platted in Voss Subdivision.

0710-072-0712-1

All of the parcel, described as follows: Original plat - that part of Northwest 1/4 of Section 7 lying between Thornton Avenue & Yahara River Northeast of Blocks 227, 238, 239, 240 known as Yahara Parkway.

0710-072-0637-1

Part of the land owned by Chicago & North Western Railroad Company in Blocks 274, 275, 276, 285, 283 and 287 Farwell Addition described as follows: All lands between S. Thornton Avenue and a line 65 feet more or less Northeast of the Yahara River.



YAHARA RIVER PARKWAY  
BOUNDARIES OF LANDMARK NOMINATION  
1995

TENNEY PARK LAGOON

YAHARA RIVER

STREETS: SHERMAN AV, MARSTON AV, N BALDWIN ST, SIDNEY ST, ELIZABETH ST, E JOHNSON ST, E DAYTON ST, N DICKINSON ST, E WASHINGTON AV, S DICKINSON ST, E MAIN ST, S FIRST ST, S SECOND ST, S THIRD ST, S FOURTH ST, S FIFTH ST, S SIXTH ST, S SEVENTH ST, S EIGHTH ST, S NINTH ST, S TENTH ST, S ELEVENTH ST, S TWELFTH ST, S THIRTEENTH ST, S FOURTEENTH ST, S FIFTEENTH ST, S SIXTEENTH ST, S SEVENTEENTH ST, S EIGHTEENTH ST, S NINETEENTH ST, S TWENTIETH ST, S TWENTY-FIRST ST, S TWENTY-SECOND ST, S TWENTY-THIRD ST, S TWENTY-FOURTH ST, S TWENTY-FIFTH ST, S TWENTY-SIXTH ST, S TWENTY-SEVENTH ST, S TWENTY-EIGHTH ST, S TWENTY-NINTH ST, S THIRTIETH ST, S THIRTY-FIRST ST, S THIRTY-SECOND ST, S THIRTY-THIRD ST, S THIRTY-FOURTH ST, S THIRTY-FIFTH ST, S THIRTY-SIXTH ST, S THIRTY-SEVENTH ST, S THIRTY-EIGHTH ST, S THIRTY-NINTH ST, S FORTIETH ST, S FORTY-FIRST ST, S FORTY-SECOND ST, S FORTY-THIRD ST, S FORTY-FOURTH ST, S FORTY-FIFTH ST, S FORTY-SIXTH ST, S FORTY-SEVENTH ST, S FORTY-EIGHTH ST, S FORTY-NINTH ST, S FIFTIETH ST.