



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved LANDMARKS COMMISSION

Monday, July 6, 2015

4:45 PM

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

CALL TO ORDER / ROLL CALL

Present: 5 - Marsha A. Rummel; David W.J. McLean; Stuart Levitan; Jason T. Fowler and Christina Slattery

Excused: 2 - Michael J. Rosenblum and Erica Fox Gehrig

APPROVAL OF JUNE 15, 2015 MINUTES

A motion was made by Rummel, seconded by Slattery, to Approve the Minutes of the meeting of June 15, 2015. The motion passed by voice vote.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

Levitan explained that he is on the Board of Directors of the Madison Development Corporation and the MDC has hired Randy Bruce to provide architectural services for a housing project, but this will not affect his ability to serve as a commissioner or chair.

** Levitan explained that with the consent of the Landmarks Commission, the possible reconsideration of item 37499 will be discussed first so that people waiting to discuss this item will know the outcome of the reconsideration vote. There was discussion about the process of reconsideration and taking the possible reconsideration discussion first. There was general consensus.**

PUBLIC HEARING - REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

1. [38968](#) 409 East Main Street - First Settlement Historic District - variance request from the Landmarks Ordinance for a new third floor addition to the rear of the building and façade restoration. 6th Ald. Dist.
Contact: Bill Parsons, Hawks Quindel
Melissa Destree, representing Hawks Quindel, registering in support and wishing to speak.
Bill Parsons, registered in support and available to answer questions.
Dan O'Brien, registered neither in support nor opposition, and available to answer questions.

Bert Stitt, registered in support and available to answer questions.
Aaron Halstead, registered in support and available to answer questions.
Jim Skrentny, registered in support and available to answer questions.

A motion was made by Slattery, seconded by Rummel, to grant a variance related to 33.19(15)(c)1 which would vary standards 33.19(14)(d)10 and 14 to approve the certificate of appropriateness for exterior alterations with the conditions in the staff report. The motion passed by voice vote.

2. [39043](#) 423 North Carroll Street - Mansion Hill Historic District - Demolish Garage and other exterior alterations. 2nd Ald. Dist.
Contact Dan Seeley, Steve Brown Apartments
Dan Seeley, registering in support and available to answer questions.
Shane Fry, registering in support and available to answer questions.
Franny Ingebritson, registering neither in support nor opposition, and wishing to speak.

A motion was made by Slattery, seconded by Rummel, to approve the certificate of appropriateness for the demolition and another certificate of appropriateness for the exterior alterations with the conditions in the staff report and with the understanding that evidence of the existing concealed gutters will be maintained as possible. The motion passed by voice vote.

REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

3. [39061](#) 5 North Spooner Street - University Heights Historic District - Installation of egress window, railing repair and window/siding improvements. 5th Ald. Dist.
Contact: Peter Lemberger, Tallard Apartments, LLC
Matt McGrady, registering in support and available to answer questions.

A motion was made by McLean, seconded by Fowler, to approve the certificate of appropriateness for exterior alterations with the comments in the staff report and with the retention of the door opening by installing a panel below the proposed windows. The motion passed by voice vote.

4. [39058](#) 852-854 Williamson Street - Third Lake Ridge Historic District - Restoration of historic building. 6th Ald. Dist.
Contact: Holly Alexander
Holly Alexander, registering in support and available to answer questions.

A motion was made by Rummel, seconded by McLean, to approve the certificate of appropriateness for exterior alterations with the comments in the staff report. The motion passed by voice vote.

5. [37498](#) 2131 Chadbourne Avenue - University Heights Historic District - Convert a sleeping porch into a conditioned space, convert an enclosed porch into an open porch, and other exterior alterations. 5th Ald. Dist.
Contact: Tracy & Cayle Tompkins
Cayle Tompkins, registering in support and wishing to speak.
Darren Vollmer, registering in support and available to answer questions.

A motion was made by McLean, seconded by Rummel, to approve the certificate of appropriateness for exterior alterations to the front porch including the replacement of the doors, the removal of the later windows, removal of the existing parapet and the retention of the front porch hip roof as submitted. The motion passed by voice vote.

6. [39057](#) 646 East Gorham Street - National Register of Historic Places - Porch enclosure and restore original features of the house. 2nd Ald. Dist.
Contact: Dawn O'Kroley
Dawn O'Kroley, registering in support and wishing to speak.

A motion was made by Slattery, seconded by Fowler, to approve the certificate of appropriateness with comments in the staff report. The motion passed by voice vote.

7. [38523](#) 121 South Hamilton Street - Installation of glass block windows to a designated Madison Landmark, The Baskerville. 4th Ald. Dist.
Contact: Samantha Crownover, The Baskerville Condo Assn.
David Baskerville, registering in support and wishing to speak.

A motion was made by McLean, seconded by Slattery, to approve the certificate of appropriateness for the glass block infill of window locations 1 and 3 as submitted and the comments in the staff report. The motion passed by voice vote.

8. [39060](#) 109 South Fair Oaks Avenue/3244 Atwood Avenue - Historic Landmark - Redevelopment of the Garver Feed Mill building and parcel and 5.45 acres of land area adjacent to the parcel. 6th Ald. Dist.
Contact: D. L. Baum
Staff explained that items 8 and 9 can be discussed together.

Bryant Moroder, registering in support and wishing to speak.
Lou Host-Jablonski, registering in support and wishing to speak.

A motion was made by Rummel, seconded by McLean, to approve the certificate of appropriateness for the exterior alterations as submitted with the comments in the staff report. The motion passed by voice vote.

A motion was made by Rummel, seconded by Slattery, to recommend to the Plan Commission that the proposed cold storage building is not so large or visually intrusive as to adversely affect the historic character and integrity of the landmark site. The motion passed by voice vote.

ADVISORY RECOMMENDATION

9. [39069](#) 109 South Fair Oaks Avenue - Historic Landmark - Certified Survey Map for Garver Feed Mill Redevelopment. 6th Ald. Dist.
Contact: Kay Rutledge, City of Madison Parks Division
- A motion was made by Slattery, seconded by McLean, to recommend to the Plan Commission that the proposed land division does not negatively impact the historic character and significance of the landmark site. The motion passed by voice vote.**

NEW BUSINESS: POSSIBLE RECONSIDERATION OF ITEM

The Commission stood informal for a five-minute break.

10. [37499](#) 906-910 Williamson Street - Third Lake Ridge Historic District - Demolition of existing building and Construction of a new 4-story apartment building. 6th Ald. Dist.
Contact: Randy Bruce
- Michael Christopher, representing Louis Fortis, and registering in support.
Lou Fortis, registering in support and wishing to speak.
Lawrence Hands, registering in support and available to answer questions, but choosing to speak on this item.
Anne Walker, registering in opposition and wishing to speak.
Lynn Lee, representing the Marquette Neighborhood Association (MNA), registering in support and wishing to speak.
Karen Hendrick-Hands, registering in support and wishing to speak.
Jesse Pycha-Host, representing the MNA, registering in support and wishing to speak.
- A motion was made by Rummel, seconded by Slattery to reconsider the Certificate of Appropriateness for demolition of 906 Williamson. Motion passed by voice vote.**
- Lynn Lee, Marquette Neighborhood Association (MNA), registering in support and wishing to speak.
Michael Christopher, representing Louis Fortis, registering in support and wishing to speak.
John Coleman, registering in opposition, but not present to provide comments.
Peter Wolff, registering in opposition and wishing to speak.
David Lohrentz, registering in support and wishing to speak.
Anne Walker, registering in opposition and wishing to speak.
Janine Glaeser, registering in support and available to answer questions.
Randy Bruce, registering in support and wishing to speak.
Peter Bock, registering neither in support nor opposition and wishing to speak.
Scott Freeman, registering in support and wishing to speak.
Steve Gallo, registering in support.
Karen Kendrick-Hands, registering in support and wishing to speak.

Louis Fortis, registering in support and wishing to speak.

A motion was made by Rummel, seconded by Slattery, to approve the COA for demolition contingent on the approval of COA for new development. The motion was approved 3:2 (Ayes: Fowler, Rummel. Noes: McLean, Slattery. Levitan voted Aye to break the tie).

A motion was made by Rummel, seconded by McLean, to refer the discussion of the new development to a future meeting. The motion was approved 4:0 (Levitan does not vote).

REGULAR BUSINESS

11. [07804](#) Secretary's Report

 Levitan explained that the LORC has completed their work on the Ordinance and has done a good job. The ordinance will be before Council on July 21.

12. [36427](#) Buildings Proposed for Demolition - 2015

 There were no demolition requests to be discussed.

ADJOURNMENT

A motion was made by McLean, seconded by Fowler, to Adjourn the meeting at 10:10 p.m.. The motion passed by voice vote.