

## 2021 Van Hise Avenue Information Packet: Regarding Reconsideration of Previously Denied Certificate of Appropriateness

Attached is a packet of information including all plan submittals, meeting agendas and minutes, and submitted public comments the three previous Landmarks Commission meetings where this project has been discussed.

- Section #1: Reconsideration Hearing: November 16, 2009
- Current Staff Report
  - Specific Landmarks Ordinance language pertaining to this project
  - Current Applicant Submittal
- Section #2: Motion to Reconsider: November 2, 2009  
Result: Commission approved motion to reconsider at subsequent meeting
- Draft 11/02/09 Minutes
- Section #3: Second Hearing: October 19, 2009  
Result: Commission denied Certificate of Appropriateness
- Commission 10/19/09 Agenda
  - Staff Report
  - Applicant Submittal
  - Public Comments
  - Approved 10/19/09 Minutes
- Section #4: Public Hearing: September 14, 2009  
Result: Referred to future meeting to allow applicant to address concerns
- Commission 9/14/09 Agenda
  - Staff Report
  - Applicant Submittal
  - Public Comments
  - Approved 9/14/09 Minutes
- Section #5: Informational Presentation: July 27, 2009  
Result: No action by Commission
- Commission 7/27/09 Agenda
  - Staff Report
  - Applicant Submittal
  - No separate public comments were submitted
  - Approved 7/27/09 Minutes



**Section #1:** 2021 Van Hise Avenue  
Reconsideration Hearing: November 16, 2009

- Current Staff Report
- Specific Landmarks Ordinance language pertaining to this project
- Current Applicant Submittal



Note to Commission:  
2021 Van Hise Avenue  
University Heights Local Historic District

11/10/09

During the discussion to reconsider on November 2, 2009, Chairperson Stephans asked staff to put together a comprehensive list of the Ordinance language for the University Heights Historic District that pertains to this specific project. That language is attached.

The Commission has commended, on several occasions, the architectural detail of the proposal which pertain to most of the applicable sections of the University Heights Historic District language. However, staff still feels that there are two particular sections of this ordinance that are most relevant to the current concerns of the Commission, the side addition and the garage. Since the applicant's revisions have evolved to include a detached garage, staff feels that they should be dealt with separately:

33.19(12)(d) 6. Additions Visible from the Street and Alterations to Street Facades:

“...Side additions shall not detract from the design composition of the original facade...”

33.19(12)(f) New Construction:

2. Accessory Buildings. Accessory buildings, as defined in Section 28.03(2) of the Madison General Ordinances, shall be compatible with the design of the existing buildings on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory building shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal buildings as set forth in Section 33.01(12)(f)1.c.(g)

**The most recent motion on the Certificate of Appropriateness (from October 19<sup>th</sup>, 2009) included the following language: (*The motion failed by a 4-3 vote.*)**

There was a motion by Maniaci to approve the Certificate of Appropriateness, with the following conditions, seconded by Taylor for discussion purposes.

1. The windows sills on the addition are to be raised to match the other windows as recommended in the staff report.
2. The more modern railing is okay as designed.
3. The eastern facade ‘bump-out’ between the original house and the addition is to be removed to create a better separation.
4. The garage is to be pushed back an additional 10 feet.

Respectfully submitted,  
Rebecca Cnare and Bill Fruhling  
November 10, 2009

## **Landmarks Ordinance applicable sections:**

### **33.19 (5)(b)4c: Powers and duties:**

4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:
  - c. Whether, in the case of any property located in an Historic District designated pursuant to the terms of Subsection (6)(d) hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.

### **33.19 (12) University Heights Historic District**

#### **33.19(12) (d) Criteria for the Review of Additions, Exterior Alterations and Repairs in R2 and R4AZoning Districts.**

1. Height. All additions shall be no higher than the existing building; however, if the existing building is already a nonconforming one, no addition shall be made thereto except in accordance with Section 28.05(3)(c) of the Madison General Ordinances. Roof additions resulting in an increased building volume are prohibited unless they meet the standards in Section 33.01(12)(d)7 and are permitted under Chapter 28 of the Madison General Ordinances, or approved as a variance pursuant to Sections 28.08(2)(e) and 28.12(8)(d) or approved as a conditional use or as part of a planned residential development in accordance with Section 28.085(e).
2. Second Exit Platforms and Fire Escapes. *Not applicable.*
3. Repairs. Materials used in exterior repairs shall duplicate the original building materials in texture and appearance, unless the Landmarks Commission approves duplication of the existing building materials where the existing building materials differ from the original. Repairs using materials that exactly duplicate the original in composition are encouraged. (Renum. by ORD-08-00122, 11-22-08)
4. Restoration. Projects that will restore the appearance of a building or structure to its original appearance are encouraged and will be approved by the Landmarks Commission if such projects are documented by photographs, architectural or archeological research or other suitable evidence. (Renum. by ORD-08-00122, 11-22-08)
5. Re-Siding. *Not applicable.*
6. Additions Visible from the Street and Alterations to Street Facades. Additions visible from the street, including additions to the top of buildings or structures, and alterations to street facades shall be compatible with the existing building in architectural design, scale, color, texture, proportion of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations and additions shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing building or of other buildings in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and the design of architectural details used in the existing building where the existing building materials and architectural details differ from the original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features

are prohibited. Side additions shall not detract from the design composition of the original facade. (Renum. by ORD-08-00122, 11-22-08)

7. Additions and Exterior Alterations Not Visible from the Street. *Not applicable.*

8. Roof Shape. The roof shape of the front of a building or structure shall not be altered except to restore it to the original documentable appearance or to add a dormer or dormers in a location and shape compatible with the architectural design of the building and similar in location and shape to original dormers on buildings of the same vintage and style within the district. Alterations of the roof shape of the sides or back of a building or structure shall be visually compatible with the architectural design of the existing building. (Renum. by ORD-08- 00122, 11-22-08)

9. Roof Material.

a. If the existing roof of a building or structure is tile, slate or other material that is original to the building or structure and/or contributes to its historic character all repairs thereto shall be made using the same materials. In addition, in all cases any such roof must be repaired rather than replaced, unless the documented cost of repair exceeds the documented cost of re-roofing with a substitute material that approximates the appearance of the original roofing material as closely as possible, in which case re-roofing with a material that approximates the appearance of the original roofing material as closely as possible will be approved by the Landmarks Commission.

b. If the existing roofing material is asphalt shingles, sawn wood shingles or a nonhistoric material such as fiberglass, all repairs shall match in appearance the existing roof material; however, if any such roof is covered or replaced, re-roofing must be done using rectangular sawn wood shingles or rectangular shingles that are similar in width, thickness and apparent length to sawn wood shingles, for example, 3-in-1 tab asphalt shingles. Modern style shingles, such as thick wood shakes, dutch lap, french method and interlock shingles, that are incompatible with the historic character of the district are prohibited.

c. Rolled roofing, : *Not applicable:*

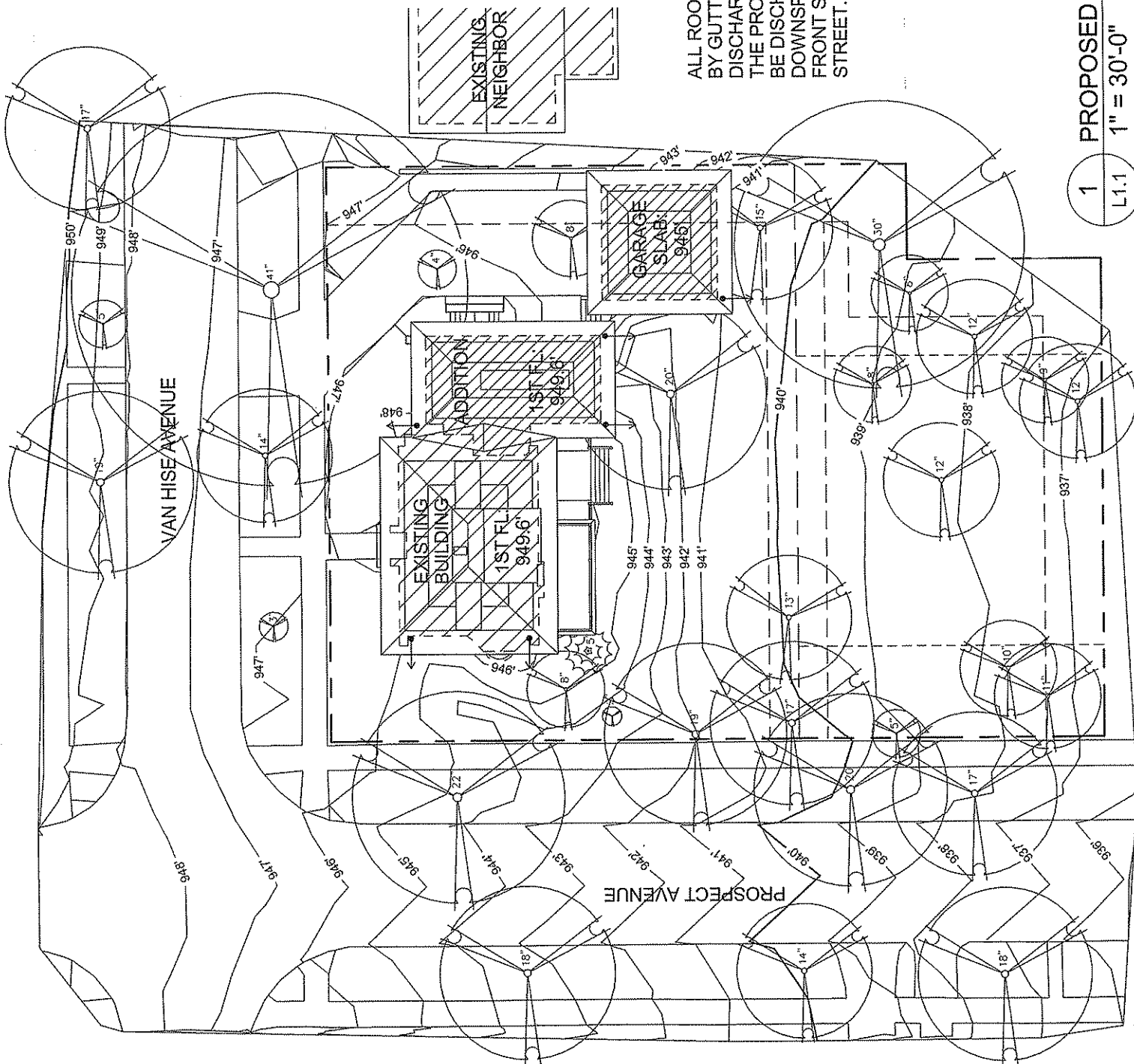
**33.19(12) (f) Criteria for the Review of New Construction in the R2, R4, R4A, R5, R6, C1, C2 and OR Zoning Districts**

1. Principal Buildings. *Not applicable:*

2. Accessory Buildings. Accessory buildings, as defined in Section 28.03(2) of the Madison General Ordinances, shall be compatible with the design of the existing buildings on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory building shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal buildings as set forth in Section 33.01(12)(f)1.c.(g) Conformance with Regulations, Maintenance of the District, Conditions Dangerous



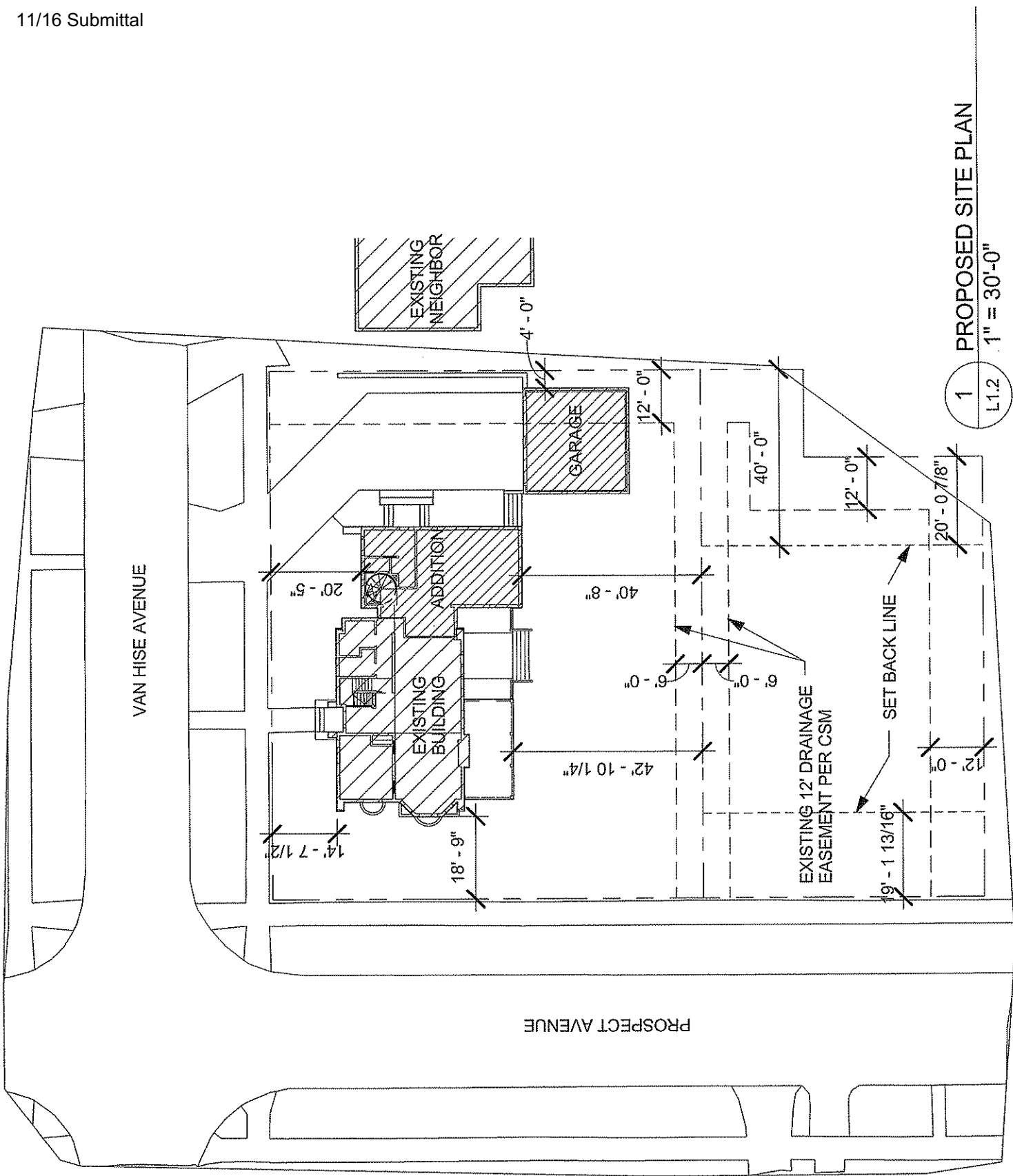




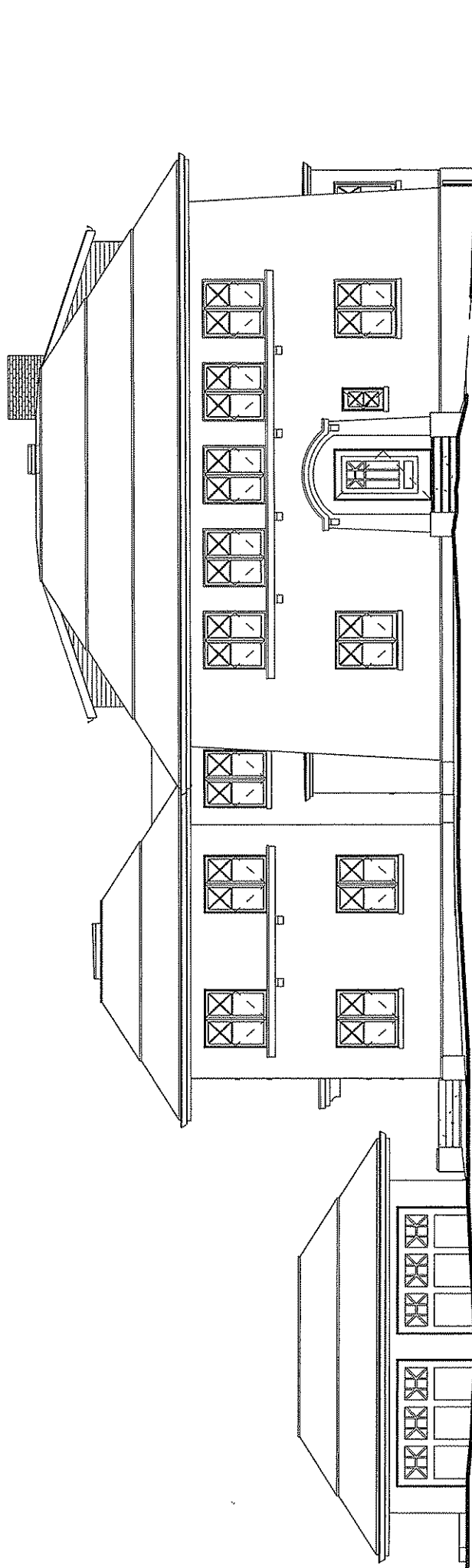
ALL ROOF DRAINAGE WILL BE HANDLED BY GUTTERS AND DOWNSPOUTS, DISCHARGING TO THE FRONT OR REAR OF THE PROPERTY. NO ROOF WATER SHALL BE DISCHARGED TO THE EAST SIDE YARD. DOWNSPOUTS DISCHARGING TO THE FRONT SHALL DIRECT RUNOFF TO THE STREET.

1 PROPOSED SITE PLAN

L1.1 1" = 30'-0"

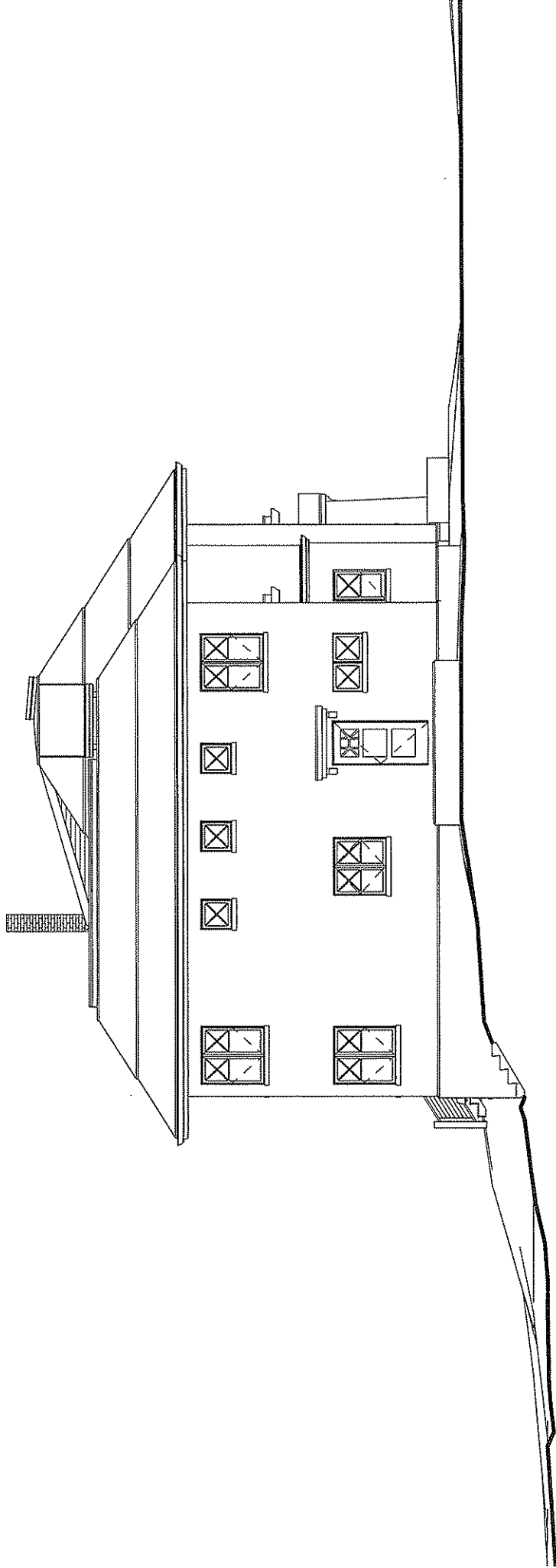


1 PROPOSED SITE PLAN  
L1.2 1" = 30'-0"

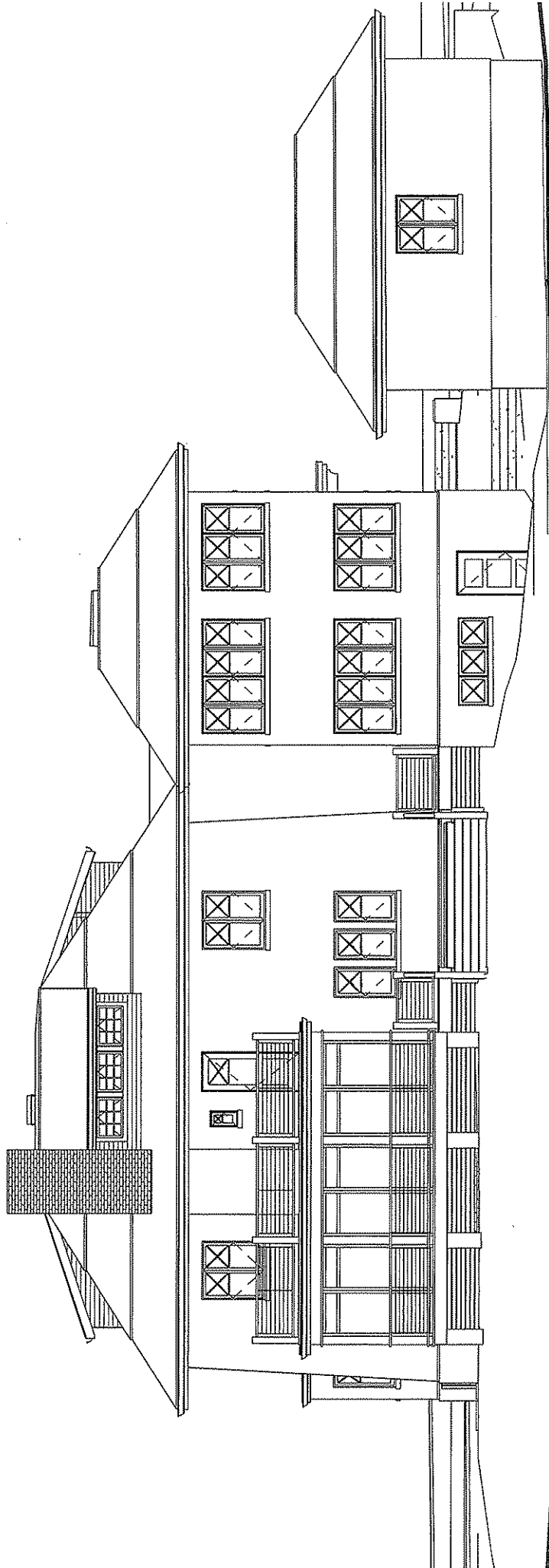


1 PROPOSED NORTH ELEVATION

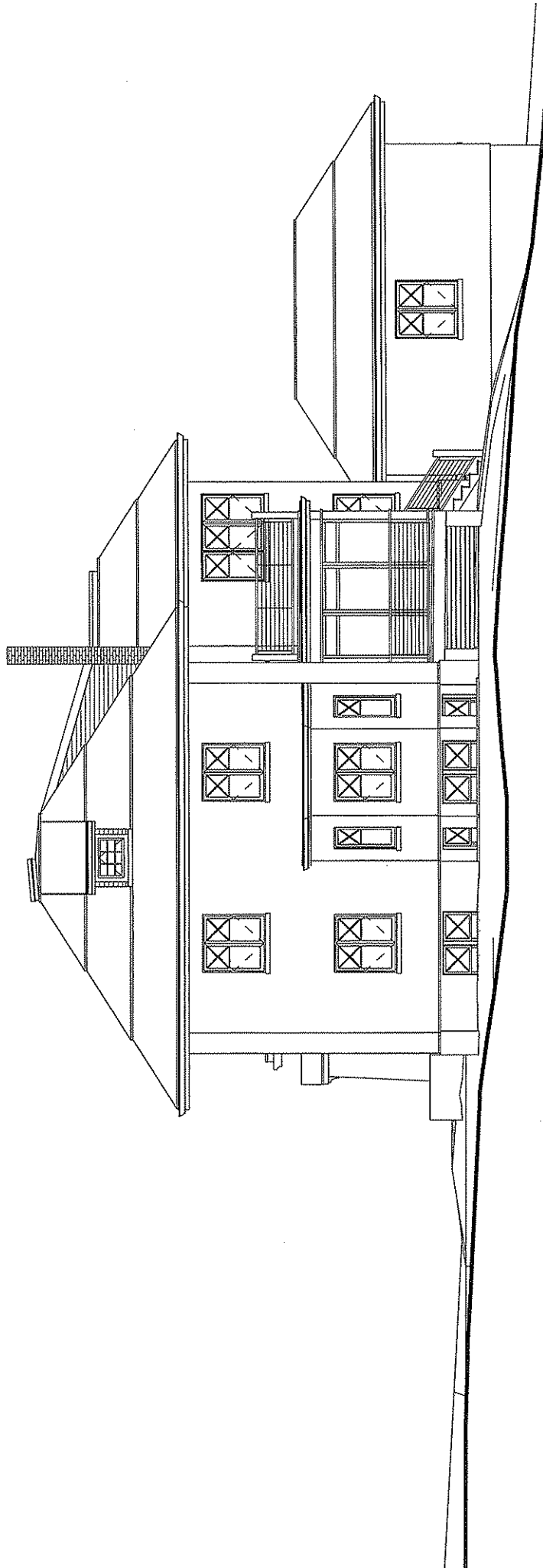
L4.1 3/32" = 1'-0"



1 PROPOSED EAST ELEVATION  
L4.2 3/32" = 1'-0"

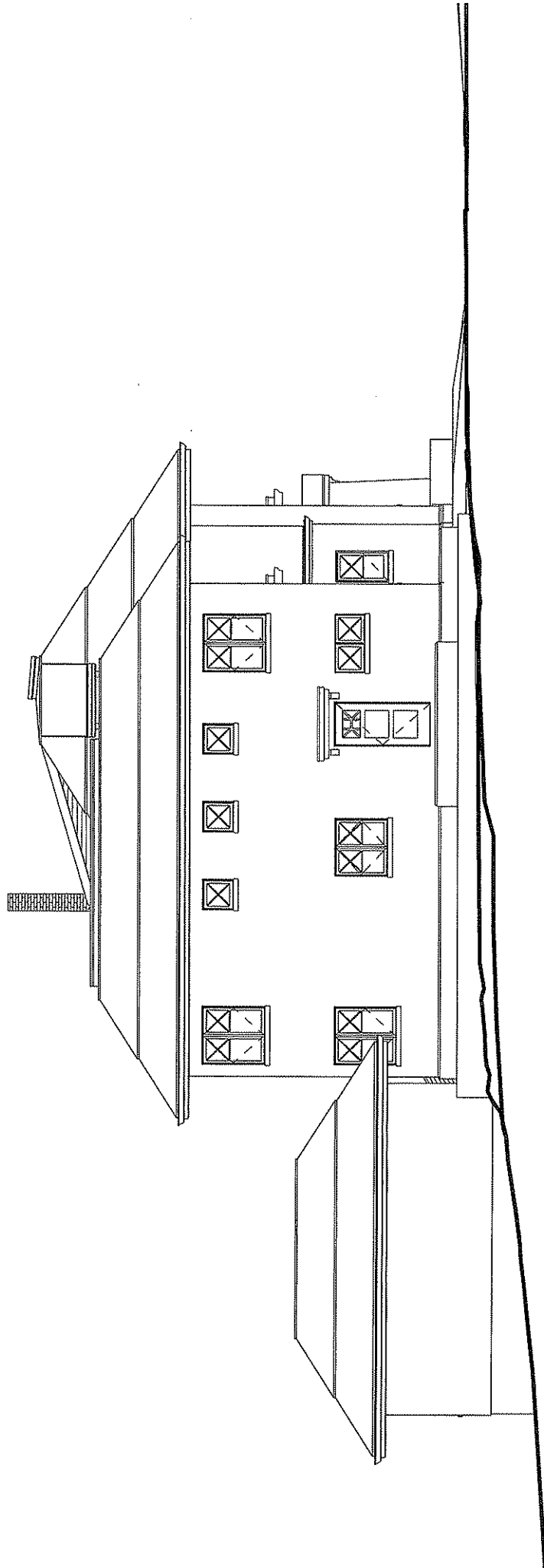


1 PROPOSED SOUTH ELEVATION  
L4.3 3/32" = 1'-0"



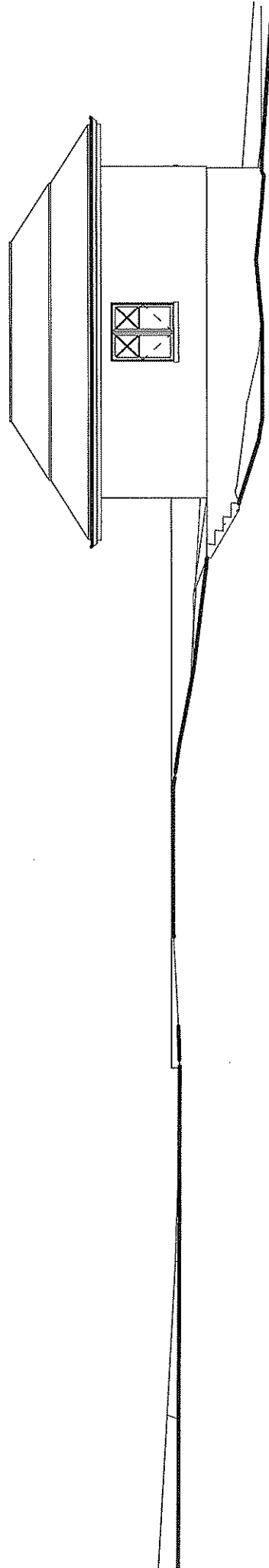
1 PROPOSED WEST ELEVATION

L4.4 3/32" = 1'-0"



1  
L4.5

PROPOSED GARAGE EAST ELEVATION  
3/32" = 1'-0"



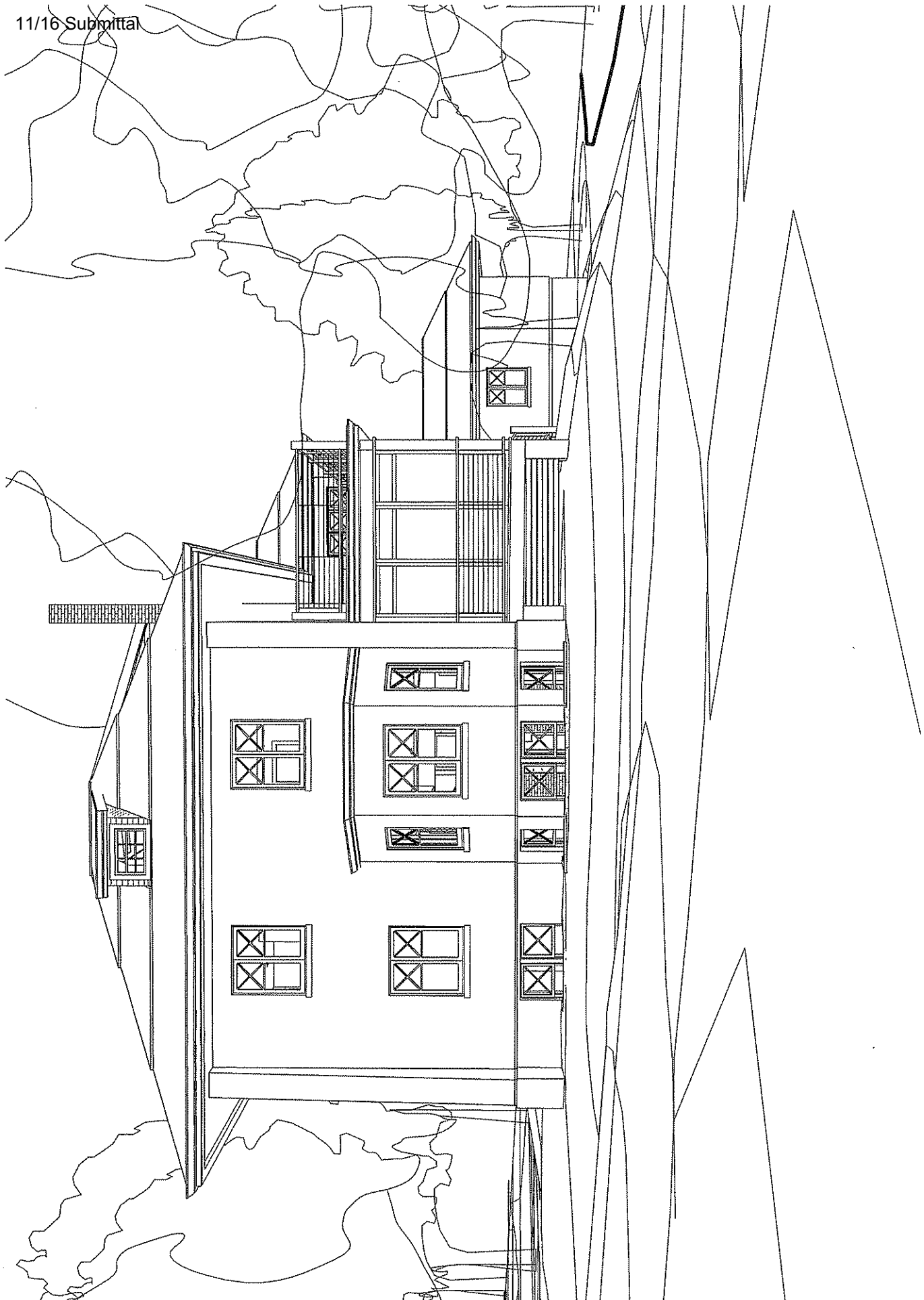
1 PROPOSED GARAGE WEST ELEVATION  
L4.6 3/32" = 1'-0"





1 PROPOSED NORTHWEST PERSPECTIVE 3

L9.5



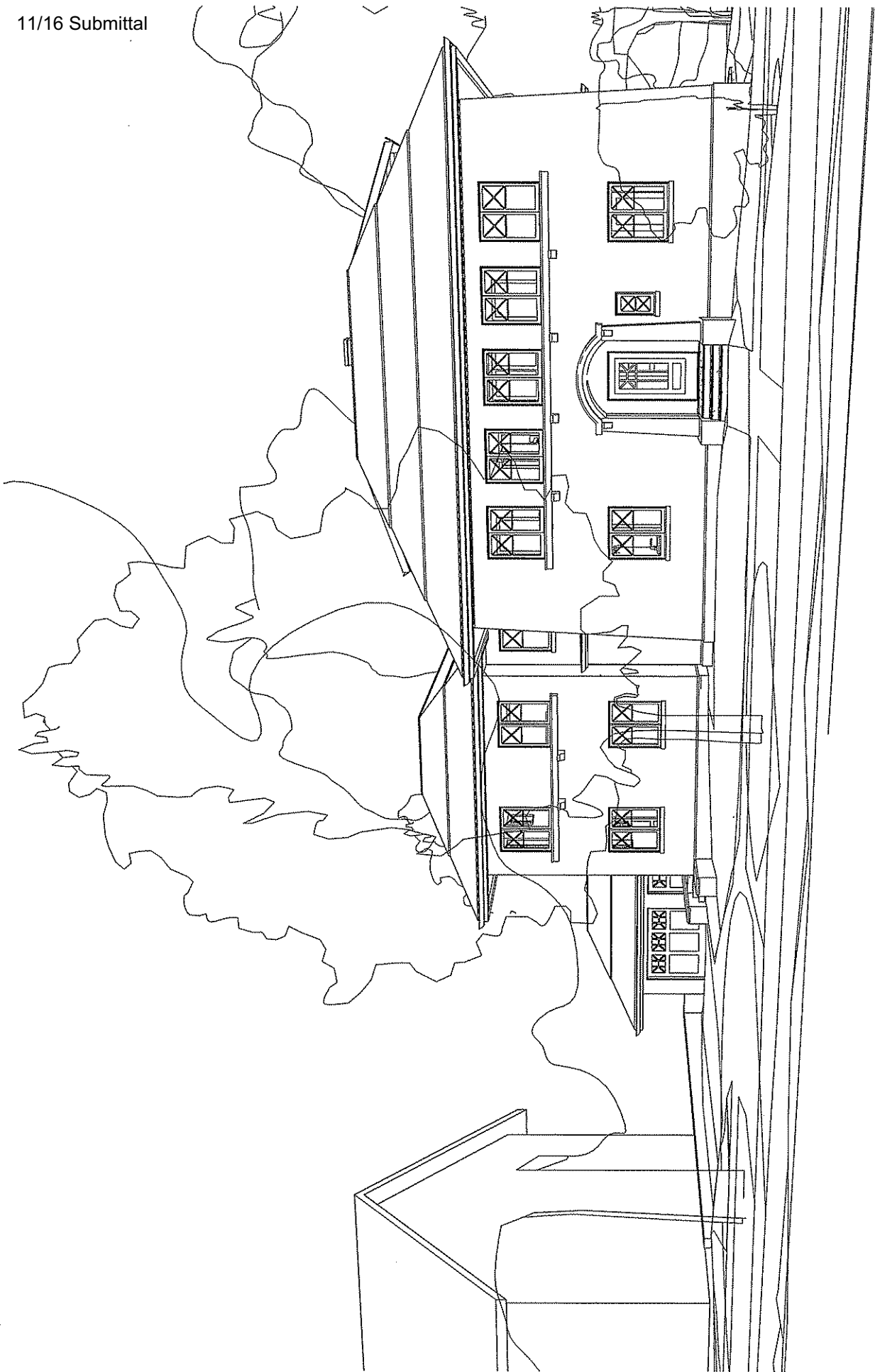
1 PROPOSED WEST PERSPECTIVE 1

L9.6



1 PROPOSED NORTHWEST PERSPECTIVE 1

L9.1



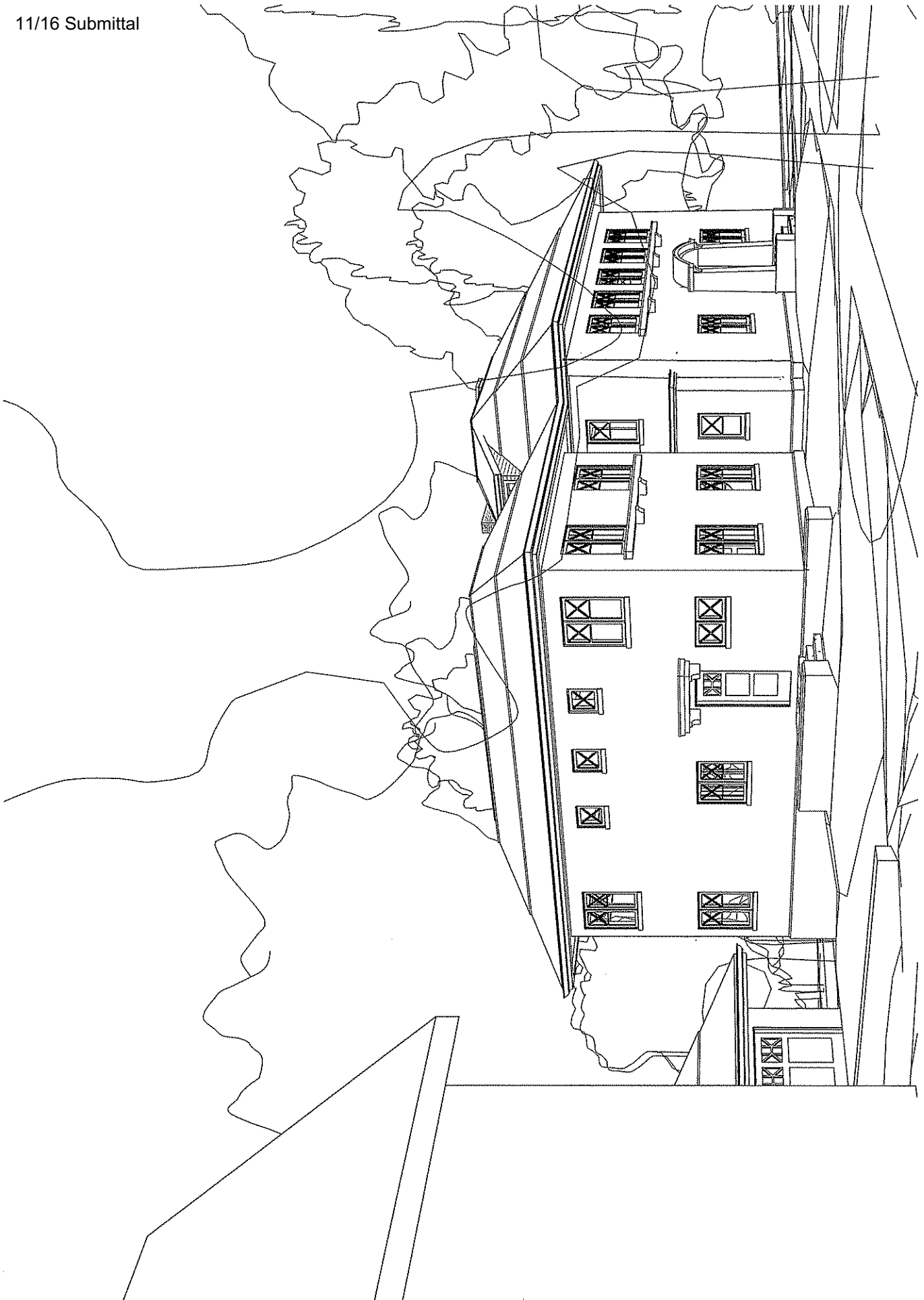
1 PROPOSED NORTHWEST PERSPECTIVE 2

L9.2



1 PROPOSED NORTHEAST PERSPECTIVE 1

L9.3



1 PROPOSED NORTHEAST PERSPECTIVE 2

L9.4

## Section #2:

2021 Van Hise Avenue

Motion to Reconsider: November 2, 2009

Result: Commission approved motion to reconsider at subsequent meeting

- Draft 11/02/09 Minutes







# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Draft LANDMARKS COMMISSION

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Monday, November 2, 2009

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 -

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

### APPROVAL OF October 19, 2009 MINUTES

**A motion was made by Levitan, seconded by Slattery, to Approve the Minutes from the October 19, 2009 Landmarks Commission meeting. The motion passed by voice vote/other.**

### PUBLIC COMMENT

There was no public comment.

### CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

- [15894](#)** 1252 Williamson Street - Third Lake Ridge Local Historic District, Proposal for a new three story mixed-use building on a former service station site at the corner of Williamson Street and South Baldwin Street.  
Contact: J. Randy Bruce, Knothe & Bruce Architects

J. Randy Bruce, 7601 University Ave, and Scott Lewis, 1252 Williamson Street, gave a brief presentation about proposed changes to the previously approved Certificate of Appropriateness. Mr. Bruce specifically mentioned that the protruding bays are now design to be canted outwards, several bay windows are to be altered to an 'ABA' Chicago style window pattern, and new third floor window and awning option for the corner entry are included. Mr. Bruce said that there has been some disagreement between the neighborhood association and the Urban Design Commission about the corner window treatment, and that he would like the Landmarks Commission to approve both options as the project moves forward to the Plan Commission.

Alder Marsha Rummel registered in support. She said that this is an important corner in the neighborhood and that the neighborhood very much supports the project.

Scott Thornton, 1104 Jenifer Street, registered in support on behalf of the Marquette Neighborhood Association, and said that the canted bays and the new window and awning treatment on the corner are important to the neighborhood.

Lindsey Lee, 731 Williamson Street, registered in support, and stated that the neighborhood doesn't want this building to be bland, and that the preservation and development sub-committee within the neighborhood association wants this building to have a positive impact on the neighborhood.

**A motion was made by Maniaci, seconded by Levitan, to Approve the Certificate of Appropriateness for either design option, strongly encouraging**

**the Plan Commission approval of the more modern corner design, and asked that the applicant work with staff on the restoration of the bay windows on the house at 1246 Williamson Street. The motion passed by voice vote/other.**

2. [16406](#)

120 West Johnson Street/129 West Gorham Street - Mansion Hill Historic District and Landmark site. Proposal for a new 5-story apartment building on the site of the Holy Redeemer R.C. Church and School.

Contact: J. Randy Bruce, Knothe & Bruce Architects, LLC

J. Randy Bruce, 7601 University Ave, Mark Landgraff, and Tom Sather, 7447 University Ave registered in support and gave a presentation on the project. Mr. Bruce said that this is an affordable work force housing tax credit project to be built within an existing parking lot. The church would like it to be able to house many of the parishioners. The building falls within the 50-foot R6H height limit and the fifth floor is setback from the Gorham Street façade. Using a physical model that was brought to the meeting, he described the building and said that the rear facade is purposefully left basic so that it creates a backdrop for the church and school. He added that there is a notched corner closest to the sanctuary. He said that they are only asking for a General Development Plan approval at this point so that they can apply for the tax credits. If the tax credits are approved, then they will return with more specific drawings.

Mr. Levitan asked about the proposed materials. Mr. Bruce replied that it will primarily be a masonry building with some other durable materials for the upper floor and some accents. The masonry will match the tone and scale of the adjacent landmark buildings.

Mr. Levitan asked if the building could be moved any further away from the nun's house and the sanctuary. Mr. Bruce said that it could possibly be moved a foot or two, if a smaller driveway were to be approved by the City Traffic Engineer.

Ms Slattery asked about the height of the nun's house. Mr. Bruce replied that it is about 43-45 feet high. Mr. Levitan asked about the volume of the new building. Mr. Bruce replied that it is a little less than 50,000 square feet in gross floor area.

Mr. Landgraff said that he was there to represent the Catholic Diocese of Madison. He said that the Diocese is in support of this project, and that they are aware of and trying to be sensitive to the opinions of the individual parish and some parishioners. He added that there is a public parking ramp across the street from the church, and that on all but three Sundays a year, there is ample parking available in the ramp. On those three Sundays, the ramps generally do not fill up until after noon.

Mr. Levitan asked if the Section 42 tax credits allow for any limitation of future tenants of the building, as Mr. Bruce mentioned that this will be geared towards housing parishioners. Mr. Sather replied that this project would be subject to all fair housing laws and available to anyone who fits the section 42 tax credit guidelines. Mr. Bruce added that the church parishioners will be closer to the project and will have easy access to know when there are vacancies.

Eugene Devitt, 28 East Gilman Street, registered in opposition. He said that this proposal will not enhance the landmark church and school as it is only 15 feet from the nun's house and 12 feet front the sanctuary, imperiling the view of the landmark buildings. He added that while he is happy that they have stuck to the 50-foot R6H height limit, it is still too large for the site and the neighborhood. Mr. Devitt said that this was the second Catholic Church to be built in Madison, and is important to both the downtown and the whole community. There will not be enough parking left over for the church and the lack of parking could hurt the parish.

Mr. Levitan asked how the project imperils the view from Johnson Street. Mr. Devitt replied that it is too close to the beautiful stained glass windows. Mr. Levitan asked if he knows how the church was involved in the project. Mr. Devitt replied that while the larger Diocese has been involved, he believes that many of the church's parishioners are against the project.

Mr. Levitan asked about how the parking issue is related to the Landmarks Ordinance. Mr. Devitt replied that the lot was made for the church and that the rounded sanctuary and stone will be obscured by the new building.

Anne Weiner, 502 Glenway Street, registered in opposition. She asked if the developer would be taking precautions to make sure that the adjacent landmarks would not be harmed during the construction. She said that many of the parishioners are worried that the church and school could be irreparably damaged during excavation. She added that the Church is a very busy place on Sundays, and restricting the parking will make it difficult to maintain the sense of community that happens when people meet and talk in the lot before and after church events. She also said that this project is located between two busy streets and she doesn't see people wanting to live there.

Mr. Landgraff and Mr. Bruce said that there could be equipment on site to monitor the motion of foundation walls during construction.

Mercedes Pozo, 3117 Todd Drive, registered in opposition and represents many of the Hispanic parishioners. She said they are worried about the loss of the parking lot, since the public parking ramp costs are not affordable for many of the parishioners.

Gail Geib, 1120 Chandler Street, registered in opposition. As a member of the church, she discussed the church's history, and displayed some historic photos of the buildings. She said that she is very interested in the relationship between architecture and the community, and that the church remains on the same footprint as it did when it was first built. She added that the buildings are built in harmony with each other, and described many of the community events that take place inside and outside of the church, in the parking lot. She is also worried about the fact that the parishioners will have to cross the very busy Johnson Street if they are forced to park in the public ramp.

Milton Pozo, MD, 3117 Todd Dr registered in opposition. He said that of a survey done with the parishioners, only a few parishioners would be willing to move into this building.

Victor Kelly, 133 Nautilus Dr, registered in opposition. He said this is all about the financial needs of the Diocese, and that no final decision with the church has been made about this project. This proposal is not what many of the parishioners want. He added that the parking lot is open air space that is necessary for the community. He added that the monsignor said that he would put up a website to see what the parishioners want to happen with the site.

Mr. Levitan asked what the status was between the Diocese and the parish in regards to this project. Mr. Landgraff said that the Diocese is in support. The parish may be separate. Ald Maniaci stated that it sounds like the parish may feel different than the Diocese.

John Sheean, 25 Langdon Street, registered in opposition, but did not speak. Timothy Rookey, 2040 Allen Blvd, registered in opposition, but did not speak. Ann Rookey, 2040 Allen Blvd, registered in opposition, but did not speak. Jean Edwards, 2777 Marshall Parkway, registered in opposition, but did not speak.

Mr. Levitan asked staff about which buildings are in the visually related area. Staff stated that generally buildings on the zoning lot are not considered to be a part of the visually related area, as seen in previous visually related area maps. Mr. Levitan replied that if they cannot consider the church and the school, then the new proposal doesn't meet the guidelines.

Mr. Bruce stated that once the project is completed, it will have to be on a separate lot for tax purposes. Staff replied that if the project was indeed on a separate lot, then the Church and School could be considered as buildings in the visually related area.

Mr. Levitan stated that he is concerned about the crowding between the church and the new building. He added that Gorham Street is one-way in the opposite of the view of the church across the open space, so that this project will not block vehicular views from Gorham Street.

Mr. Stephans added that the open space, or empty space between buildings is just as important as the building space in terms of the perception of the landmark buildings. He said that he would like the mass of the building generally reduced in order to avoid crowding the church, nun's house and school.

Mr. Levitan added that he thinks a total of four stories would be better; a three story base with a fourth story that was set back from Gorham Street.

Alder Maniaci stated that due to the chain link fence, the Gorham street side of the block is kind of dead space. Ms Gehrig added that she is happy that this proposal doesn't tear down any buildings.

Ms Taylor agreed that the scale of the Johnson Street side is okay in relationship with the church and school, but that the Gorham Street side seems to be much larger than the adjacent buildings in the historic district.

**A motion was made by Levitan, seconded by Rosenblum, to Approve an apartment building on this part of the Holy Redeemer Church site as generally appropriate taking into consideration the following outstanding issues and conditions:**

1. **The overall gross volume of the proposal is too large.**
2. **There should be an increase of air space between the new building and both the nun's house and the Church Sanctuary.**
3. **The Gorham Street façade should be more sensitive to the scale of the smaller buildings on Gorham Street.**
4. **The apartment must be built on a separate lot.**
5. **The proposal must return to the Landmarks Commission to resolve the above issues as well as more detailed design and architectural details in order to receive approval for a final Certificate of Appropriateness.**

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

3. [16138](#)

933 Spaight Street - Third Lake Ridge Local Historic District - Front porch alteration.  
Contact: Sam Reid

Sam Reid, 511 W. Doty Street, presented to the Commission a proposal to remove the front porch and replace with a wooden porch design.

Mr. Levitan said that while he appreciates the removal of the upper enclosed glass area, that the existing porch is a defining feature of the house.

Ms Gehrig said that the existing stucco porch is a great and unique, and asked the applicant to clarify if the whole house is stucco. Mr. Reid replied that the rest of the house is stucco.

**A motion was made by Levitan, seconded by Slattery, to Approve a Certificate of Appropriateness for the removal of the second story glass enclosed porch, and that all repairs and/or restoration of the entire porch should match the existing design and materials. In addition, the applicant should work with staff to develop an appropriate railing design for the upper porch. The motion passed by voice vote/other.**

### SPECIAL ITEM OF BUSINESS

4. [16368](#)

617 - 619 Mendota Court - Advisory report to Plan Commission on the demolition of two existing buildings, and construction of an 8 story apartment building within the Langdon National Register Historic District.

Contact: Gary Brink

At the request of the applicant, there was a motion to refer the project to a future Landmarks Commission Meeting in order to receive feedback from the Urban Design Commission. On the motion to refer, Mr. Levitan made the statement that he hopes the applicants return with a building that is more suited to its location within a National Register Historic District and that the building should take architectural clues from the adjacent historic buildings within the district.

**A motion was made by Levitan, seconded by Maniaci, to Rerefer the project to a future LANDMARKS COMMISSION meeting. The motion passed by voice vote/other.**

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**OTHER BUSINESS - DISCUSSION****5. [08717](#) Buildings proposed for demolition**

There were no additional structures that came through the demolition notification system. There was no discussion.

**6. [07804](#) Secretary's Report**

Ms Slattery moved for reconsideration of the proposal for 2021 Van Hise Avenue on the grounds that the applicant has made some additional changes beyond their previous discussion. She added that this does not necessarily mean that she has changed her mind on her final vote; only that she believes it merits additional discussion. The motion was seconded by Maniaci.

Mr. Levitan asked if anything had changed. Ms Slattery replied that she doesn't know what the changes are, only that they would like to return for a further discussion.

Mr. Stephans added that he had been uneasy about the previous discussion and feels that the Commission could have been more constructive in its criticism of the project, as discussed in the ordinance. Mr. Stephans asked staff to read the section of the ordinance that the applicant was referring to. Staff quoted the ordinance: "*Section 33.19(5)(b)(5) which states: '... If the Commission fails to issue a Certificate of Appropriateness, the Commission shall, at the request of the applicant, cooperate and work with the applicant in an attempt to obtain a Certificate of Appropriateness within the guidelines of this ordinance.'*"

Mr. Levitan added that he believes that there is not always an architectural solution to a problem.

Ms Gehrig said that she is uncomfortable giving out architectural advice, considering that many of the Commissioners are not architects, and the idea that we have to give them specific advice to get their project approved doesn't seem like a very good idea. She thinks that their guidance should be more general.

Alder Shiva Bidar-Sielaff stated that the applicant felt like they didn't get good feedback at the first informational meeting due to the fact that the Edgewater Hotel redevelopment presentation was at the same meeting. She thinks that it is a process issue and that we should allow them to return.

Mr. Stephans asked staff to put together an informational sheet of the specific references that the Commission will have to consider for the 2021 Van Hise proposal in advance of the meeting so that they can study the specific ordinance language before the next meeting.

Mr. Levitan asked if there were any other large projects slated for the November 16th meeting, like the Edgewater, so that this project could have ample time for discussion. Staff replied that they had not received an application for the Edgewater as of today's (11/2/09) deadline.

**A motion was made by Slattery, seconded by Maniaci, to reconsider 2021 Van Hise Avenue. The motion passed by a voice vote/other.**

**ADJOURNMENT**

**A motion was made by Maniaci, seconded by Rosenblum, to Adjourn at 7:20 p.m. The motion passed by voice vote/other.**



**Section #3:** 2021 Van Hise Avenue  
Second Hearing: October 19, 2009  
Result: Commission denied Certificate of Appropriateness

- Commission 10/19/09 Agenda
- Staff Report
- Applicant Submittal
- Public Comments
- Approved 10/19/09 Minutes







# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Agenda - Approved LANDMARKS COMMISSION

Monday, October 19, 2009

4:45 PM

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

**NOTE - ROOM CHANGE:** The Landmarks Commission will be in Room LL-110 of the Madison Municipal Building. Unless noticed differently, Room LL-110 will be the permanent new location for the Landmarks Commission.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.*

*Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.*

*Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.*

*Если Вам необходима помощь устного или письменного переводчика, а также если Вам требуются материалы в иных форматах либо у Вас имеются особые пожелания в связи с доступом к данной услуге, мероприятию или программе, пожалуйста, позвоните по указанному ниже телефону и сообщите об этом не менее чем за три рабочих дня до соответствующей встречи.*

*Please contact the Department of Planning and Community & Economic Development at (608) 266-4635, TTY/Textnet (866) 704-2318.*

### CALL TO ORDER / ROLL CALL

### APPROVAL OF October 5, 2009 MINUTES

October 5, 2009: <http://legistar.cityofmadison.com/calendar/#current>

### PUBLIC COMMENT

### CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

1. [16280](#) 611 South Dickenson Street - Marquette Bungalows Local Historic District  
Replacement of Windows  
Contact: Kent Elbow and Jason Wipperfurth

2.     [16281](#)           1602 Regent Street - University Heights Local Historic District,  
Owner is seeking a Certificate of Appropriateness for previously installed vertical metal siding on garage.  
Contact: Lee Howard
  
3.     [15469](#)           2021 Van Hise Avenue - University Heights Historic District  
Consideration of Issuance of Certificate of Appropriateness for a side yard addition.  
Contact: Colin Godding
  
4.     [16282](#)           1314 Jenifer Street - Third lake Ridge Local Historic District  
Proposal for rear yard two-car garage and workshop.  
Contact: Vaughn Brandt

#### **OTHER BUSINESS - DISCUSSION**

5.     [08717](#)           Buildings proposed for demolition
  
6.     [07804](#)           Secretary's Report

#### **ADJOURNMENT**

**Madison Landmarks Commission**

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University Heights Historic District  
 Criteria for the review of additions, exterior alterations and repairs  
 Parcels zoned R2 and R4A

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Address: 2021 Van Hise Avenue  
 Date: October 10, 2009  
 Form Prepared By: R. Cnare and B. Fruhling

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Does the project meet the following guideline criteria?  
 (For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(12)(d), available on the web at [www.cityofmadison.com](http://www.cityofmadison.com))

|     |                |    |               |     |  |
|-----|----------------|----|---------------|-----|--|
| Yes | <u>  X  </u>   | No | <u>      </u> | 1.  | Height.  |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 2.  | Second exit platforms and fire escapes.                              |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 3.  | Solar apparatus.   |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 4.  | Repairs.   |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 5.  | Restoration.   |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 6.  | Re-siding.   |
| Yes | <u>      </u>  | No | <u>  ?  </u>  | 7.  | Additions visible from the street and alterations to street façades. |
| Yes | <u>      </u>  | No | <u>  ?  </u>  | 8.  | Additions and exterior alterations not visible from the street.      |
| Yes | <u>  X  </u>   | No | <u>      </u> | 9.  | Roof shape.  |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 10. | Roof material.   |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 11. | Parking lots.  |

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Explanation:

After substantial revisions and a neighborhood meeting, the new owners of the Sallery House, 2021 Van Hise Avenue, would like to add a large side addition and 2 car garage. They came before the Landmarks Commission on July 27, 2009 for an informational presentation, and had a public hearing on September 14, 2009 where the Commission referred the matter to a future meeting.

The staff notes for both the July 27th and September 14<sup>th</sup> meeting are attached to this report.

Changes between proposals:

Two-Car Garage:

The proposed garage is now detached and set back approximately 48 ft, 4.75 inches from the front property line. The architect is currently working on developing a few different driveway design options to help mitigate the expanse of pavement, while saving a large oak tree in the tree terrace.

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  X   Please see continuation sheet

Page 2

Changes between proposals (continued):

Side Addition:

The revised proposal sets the side addition back an additional 1-foot from the previous proposal, for a total setback of 5 feet 9.5 inches behind the original façade. Also, the new side addition is now approximately 1-foot thinner than previously designed (the additional foot is gained in between the gap of the two facades.)

The original façade is approximately 45 feet wide. The revised addition, without the garage, adds slightly less than 21 feet in width. Although offset by almost 6 feet, the addition adds approximately 46% to the effective width of the front façade.

The door to the side addition has also been moved to the side in order to have a symmetrical front.

Staff would like the Commission to take special note of the new modern railing details on the rear façade. Staff believes that a more traditional railing style that would match the style of the house would be more appropriate, as the new addition seeks to retain the same design aesthetic.

Staff also has concerns about the size of the second story windows on the south and west elevations. The design of those windows is inconsistent with the very regular pattern of windows found on the rest of the house and proposed addition. The lowered sill makes the windows longer than the others.

In light of the discussion at the public hearing, staff has again excerpted the language from the Section 33.19(12)(d)6 of the Landmarks Ordinance - Additions Visible from the Street and Alterations to Street Facades, which states the following: “side additions shall not detract from the design composition of the original facade.”

Staff believes that these revisions make significantly strides in addressing many of issues from the first proposal. Staff remains somewhat concerned about the proportions of the original house and its relationship to the large addition and whether a relatively shallow (less than 6 feet) offset is enough to “not detract from the design composition of the original façade” as required by the Landmarks Ordinance. However, when considering the overall architectural detailing, the proposed addition fits well with the design of the original house and staff feels that this standard can be met and the project approved subject to:

1. Revising the railing design for the first and second story rear porches to one more compatible with the design of the house, subject to staff approval.
2. Raising the sill height of the second story windows on the south and west facades to match the other second story windows.

Respectfully submitted,  
Rebecca Cnare & Bill Fruhling  
October 10, 2009



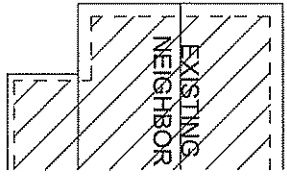
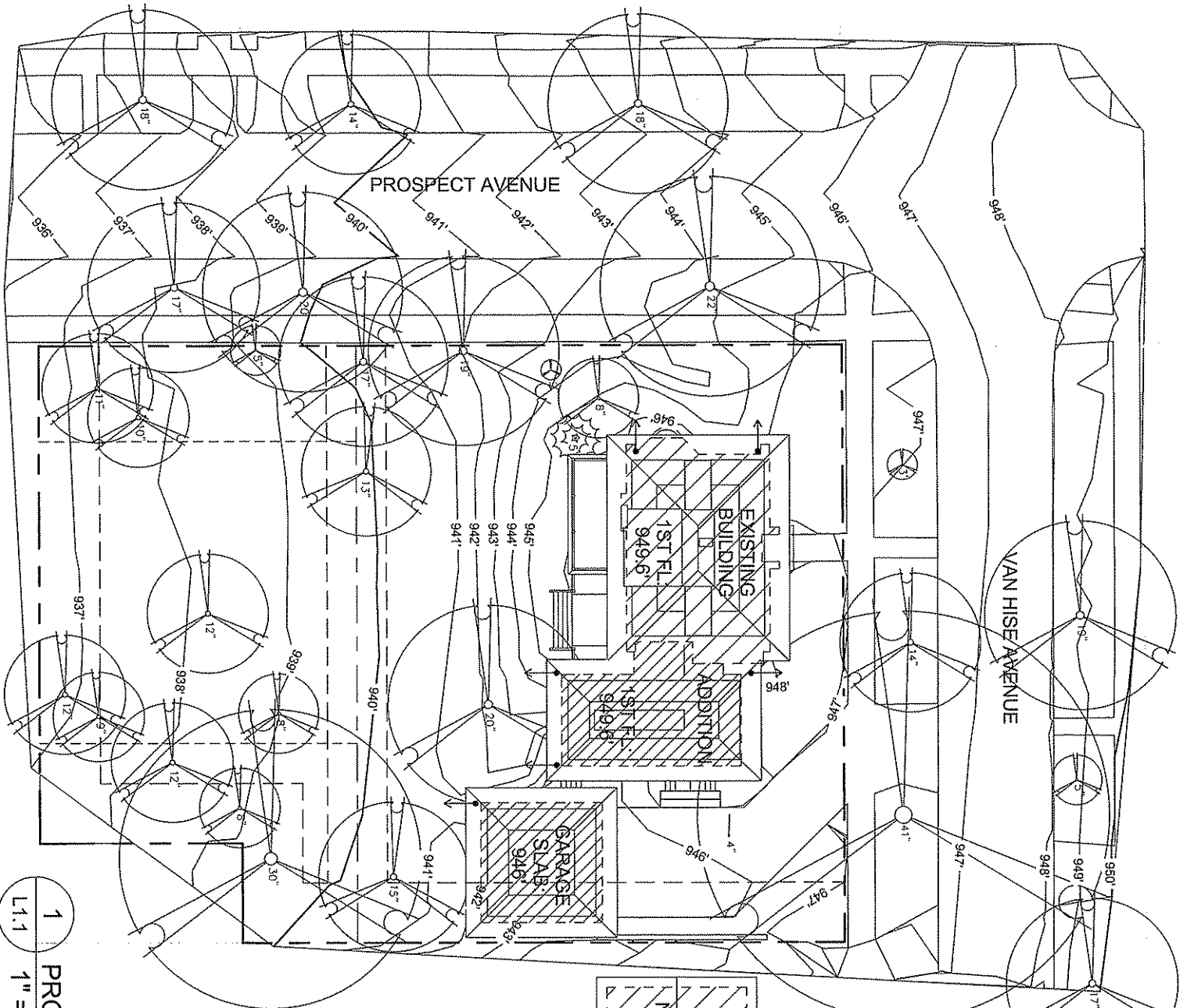
Architecture | CSG, Inc., 107 N. Hamilton St., Madison, WI 53703 608/251-4402

October 5, 2009

Re: 2021 Van Hise Avenue

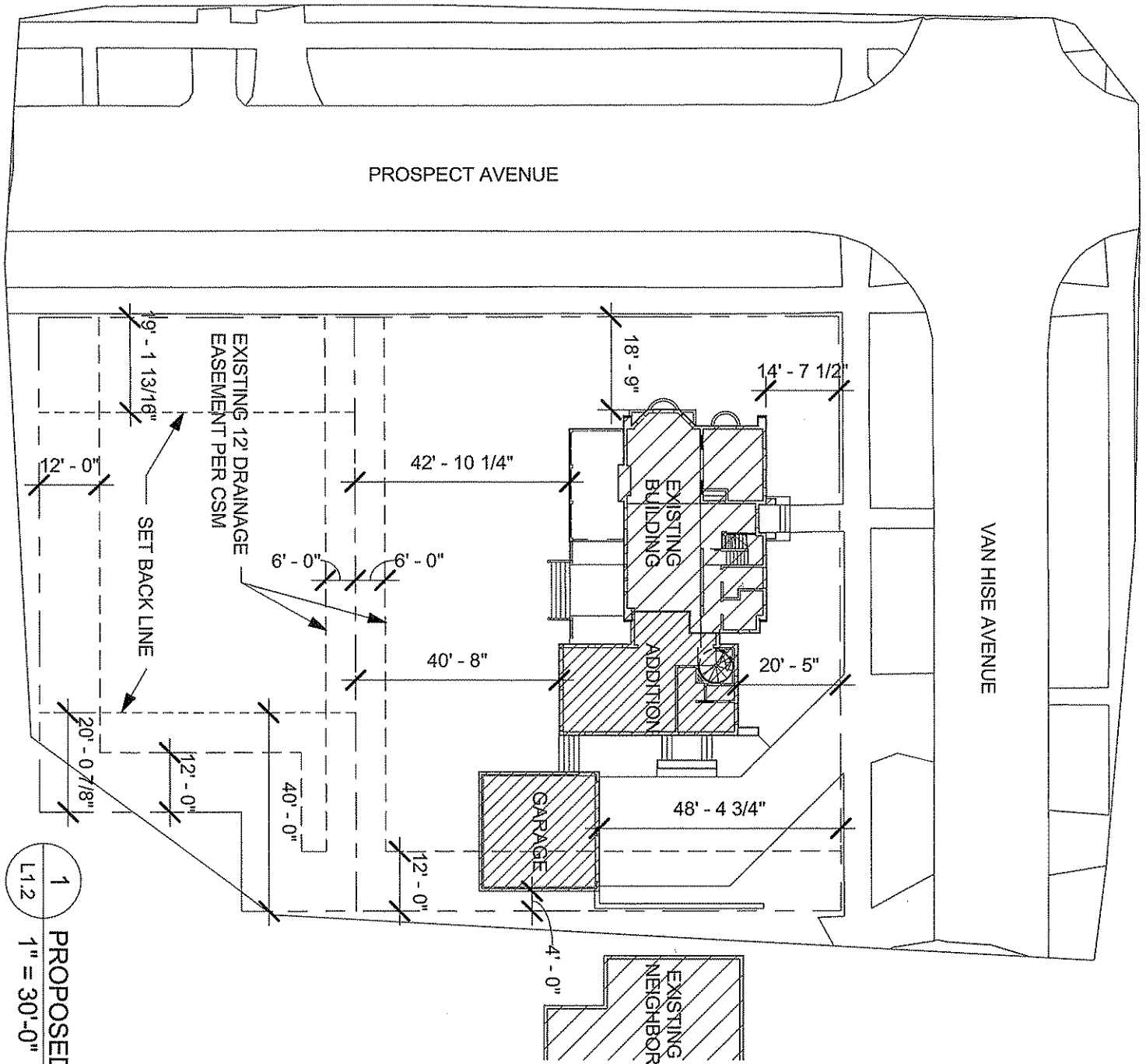
Materials:

- New addition and garage will match the existing house.
- True stucco finish and match texture of existing stucco.
- Windows will be replaced in existing house with custom new windows to match the existing with the same 'X' muntin pattern and the same French casement style (Manufactured by Marvin Windows). The windows will have simulated muntins. Fixed both inside and outside. The new windows will have prefinished aluminum cladding on the exterior.
- New railings on screened porch and decks (required by code). Using 1/8" steel cables with top rail 1/4" bar stock verticals except at porch corners & structural posts. We are trying to minimize visual of railings which is reflective of existing.
- New asphalt shingles will be used on the entire house and garage. Color to be a deep red tone similar to existing.
- The garage doors will be painted wood with design similar to match the style of the existing front door to the house. The muntin pattern will match the window muntin pattern on the front door.
- Gutters and downspouts will be prefinished or copper half round style.
- The limestone retaining wall along the east property line will be rebuilt and extended so as to help with the storm water management. The top of the wall will be approximately the same height as the existing.

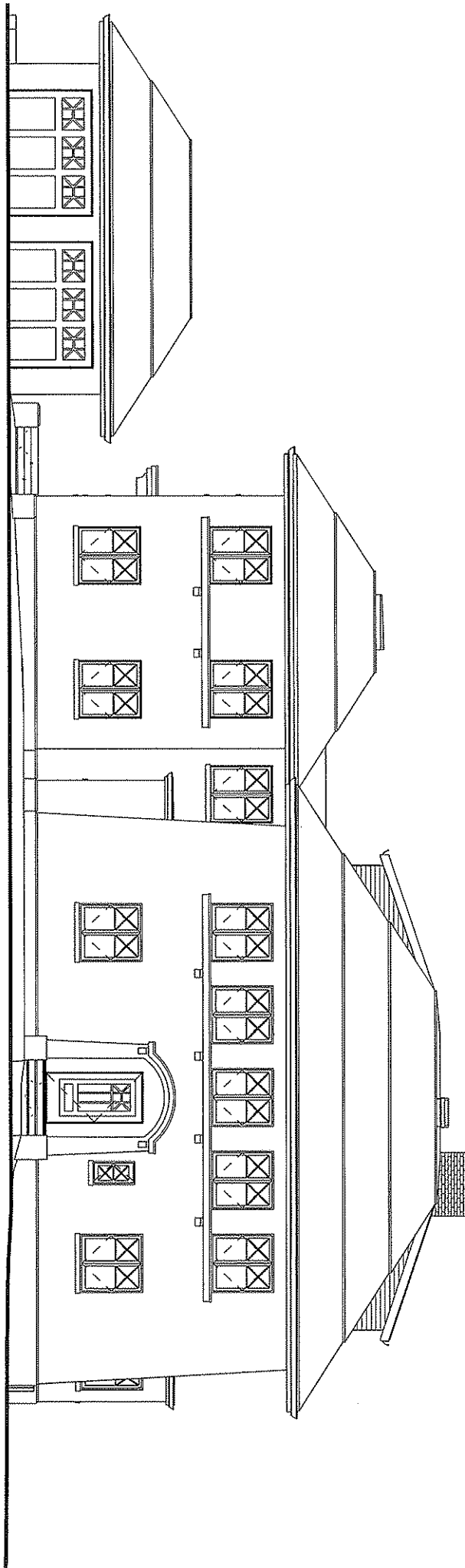


ALL ROOF DRAINAGE WILL BE HANDLED BY GUTTERS AND DOWNSPOUTS, DISCHARGING TO THE FRONT OR REAR OF THE PROPERTY. NO ROOF WATER SHALL BE DISCHARGED TO THE EAST SIDE YARD. DOWNSPOUTS DISCHARGING TO THE FRONT SHALL DIRECT RUNOFF TO THE STREET.

1 PROPOSED SITE PLAN  
L1.1 1" = 30'-0"

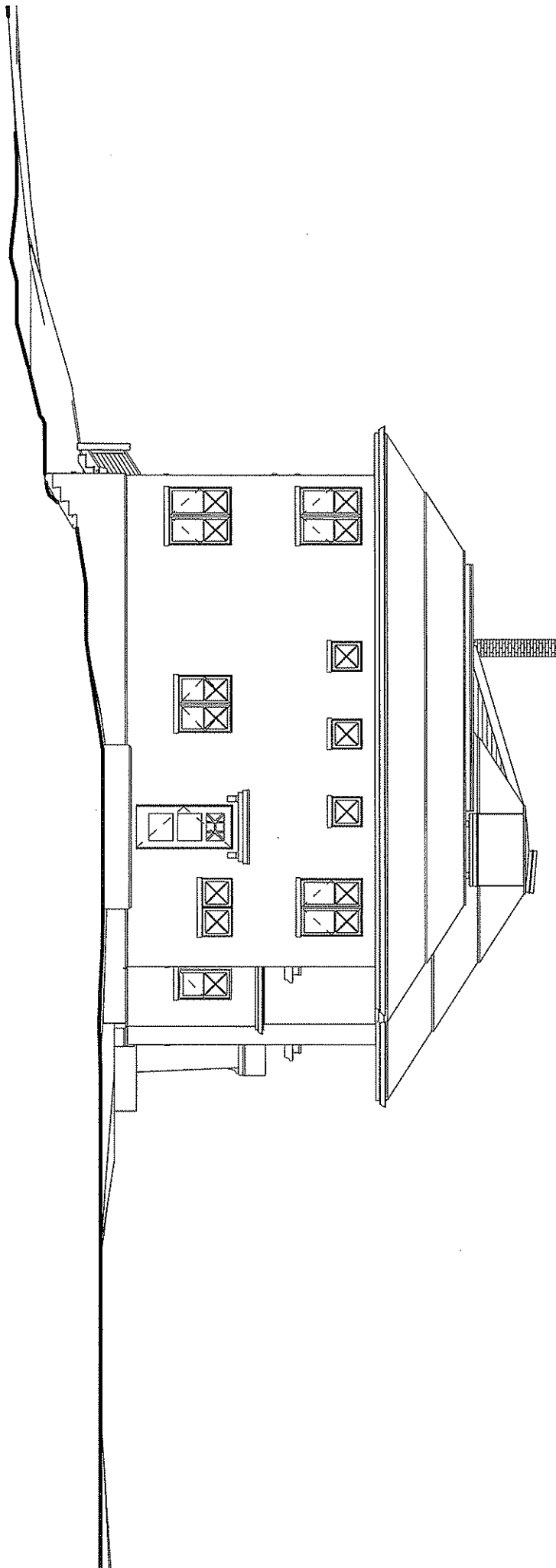


1 PROPOSED SITE PLAN  
L1.2 1" = 30'-0"



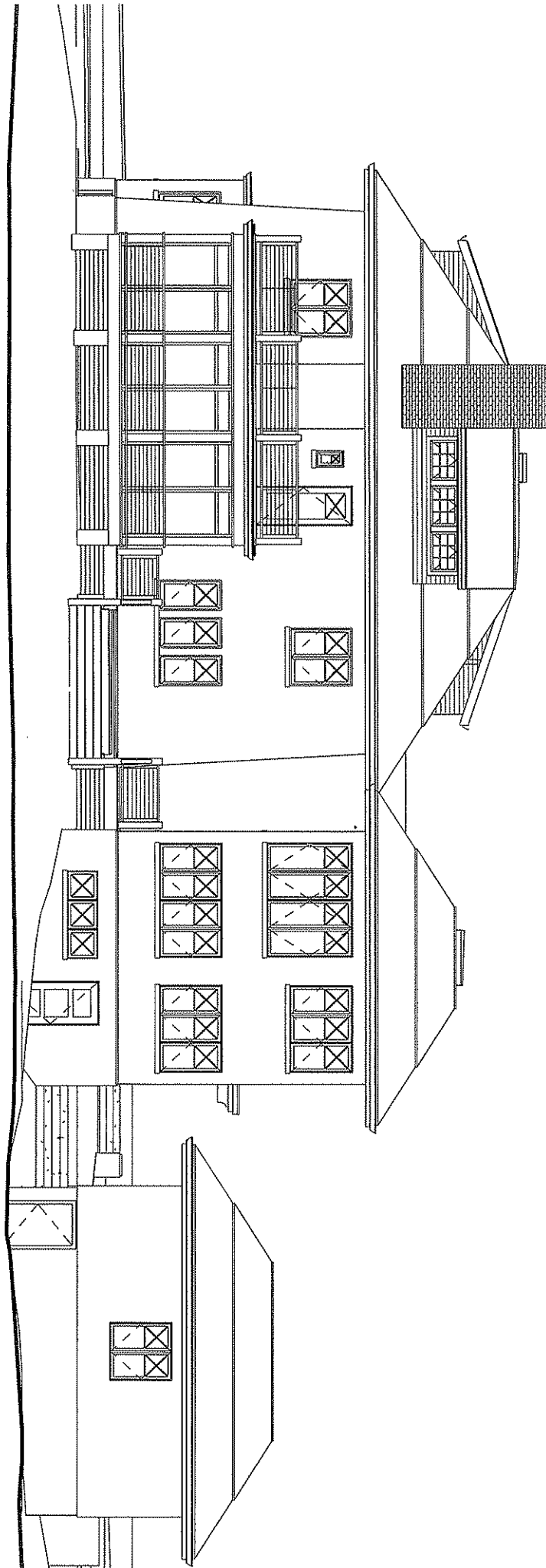
1 PROPOSED NORTH ELEVATION  
L4.1 3/32" = 1'-0"



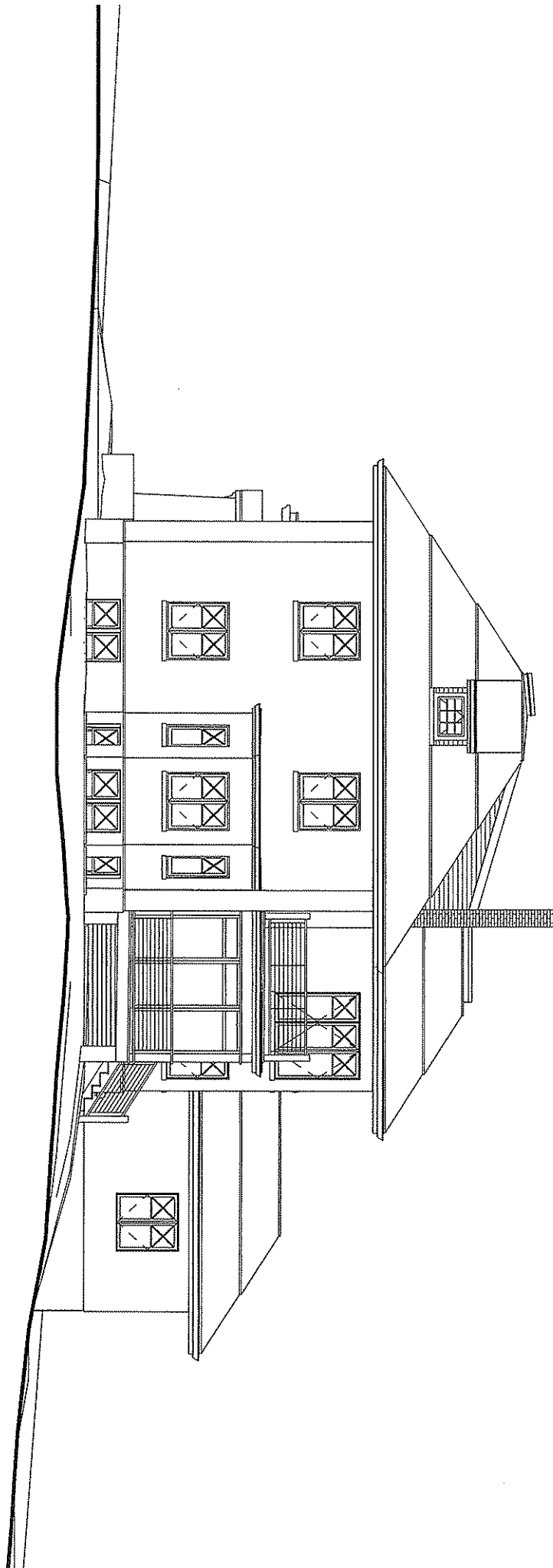


1  
L4.2

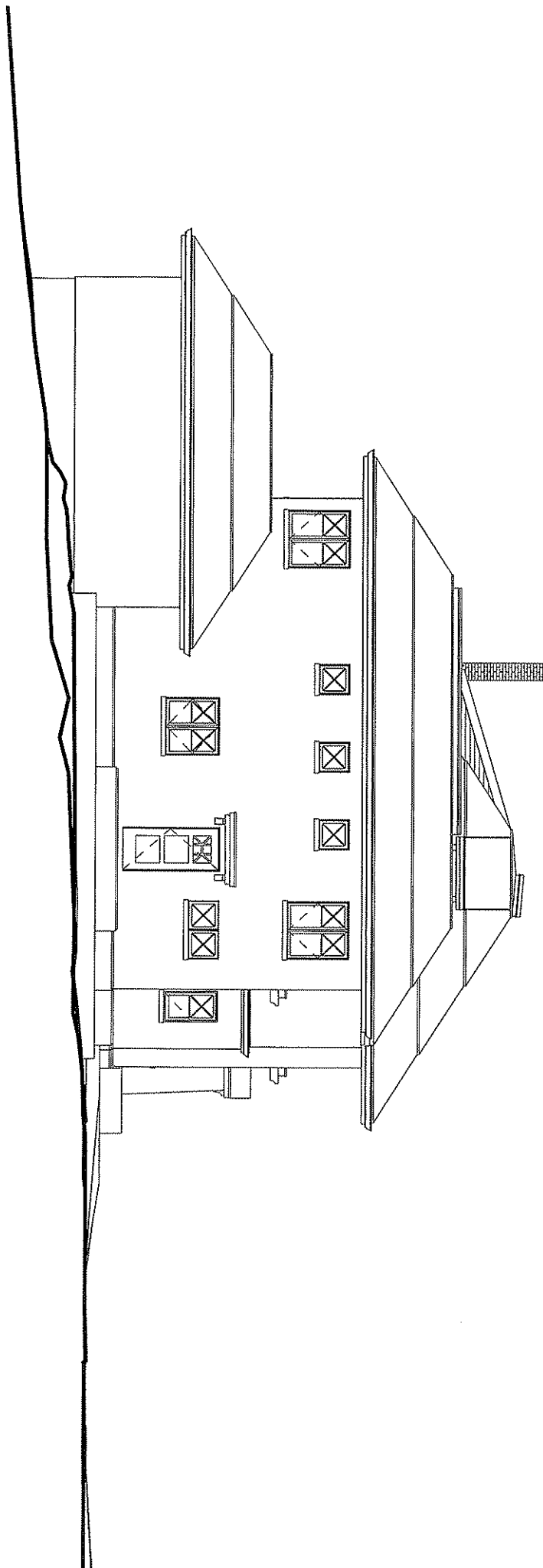
PROPOSED EAST ELEVATION  
3/32" = 1'-0"



1 PROPOSED SOUTH ELEVATION  
L4.3 3/32" = 1'-0"

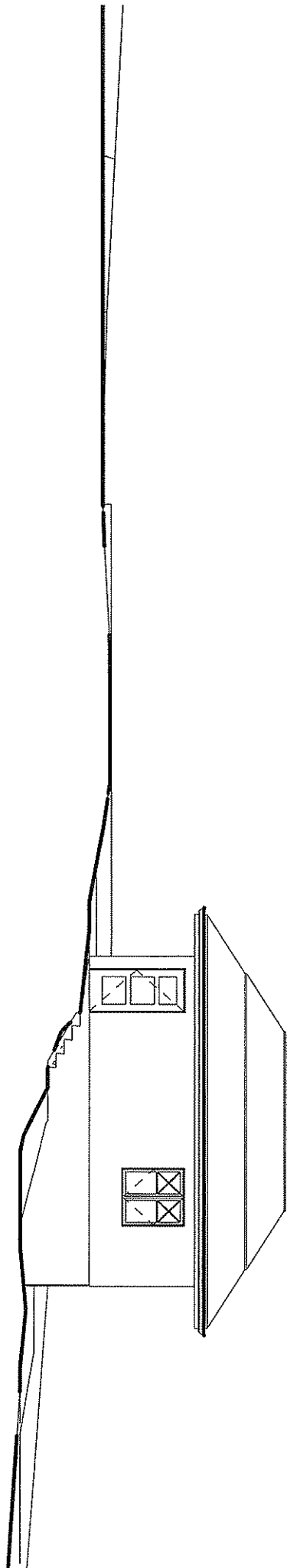


1 PROPOSED WEST ELEVATION  
L4.4 3/32" = 1'-0"



1  
L4.5

PROPOSED GARAGE EAST ELEVATION  
3/32" = 1'-0"

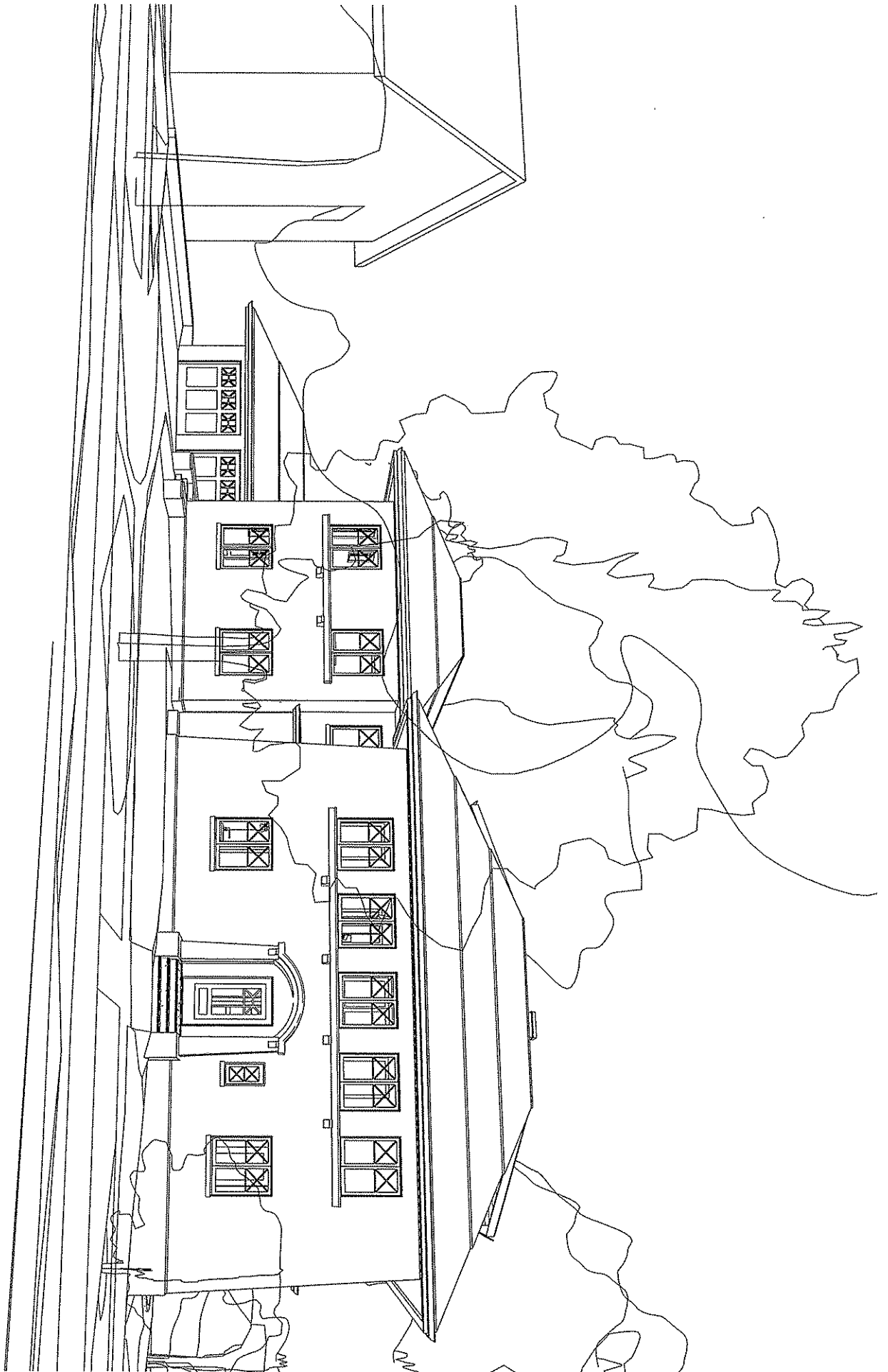


1 PROPOSED GARAGE WEST ELEVATION  
L4.6  
3/32" = 1'-0"



1  
L9.1

PROPOSED NORTHWEST PERSPECTIVE 1



1  
L9.2

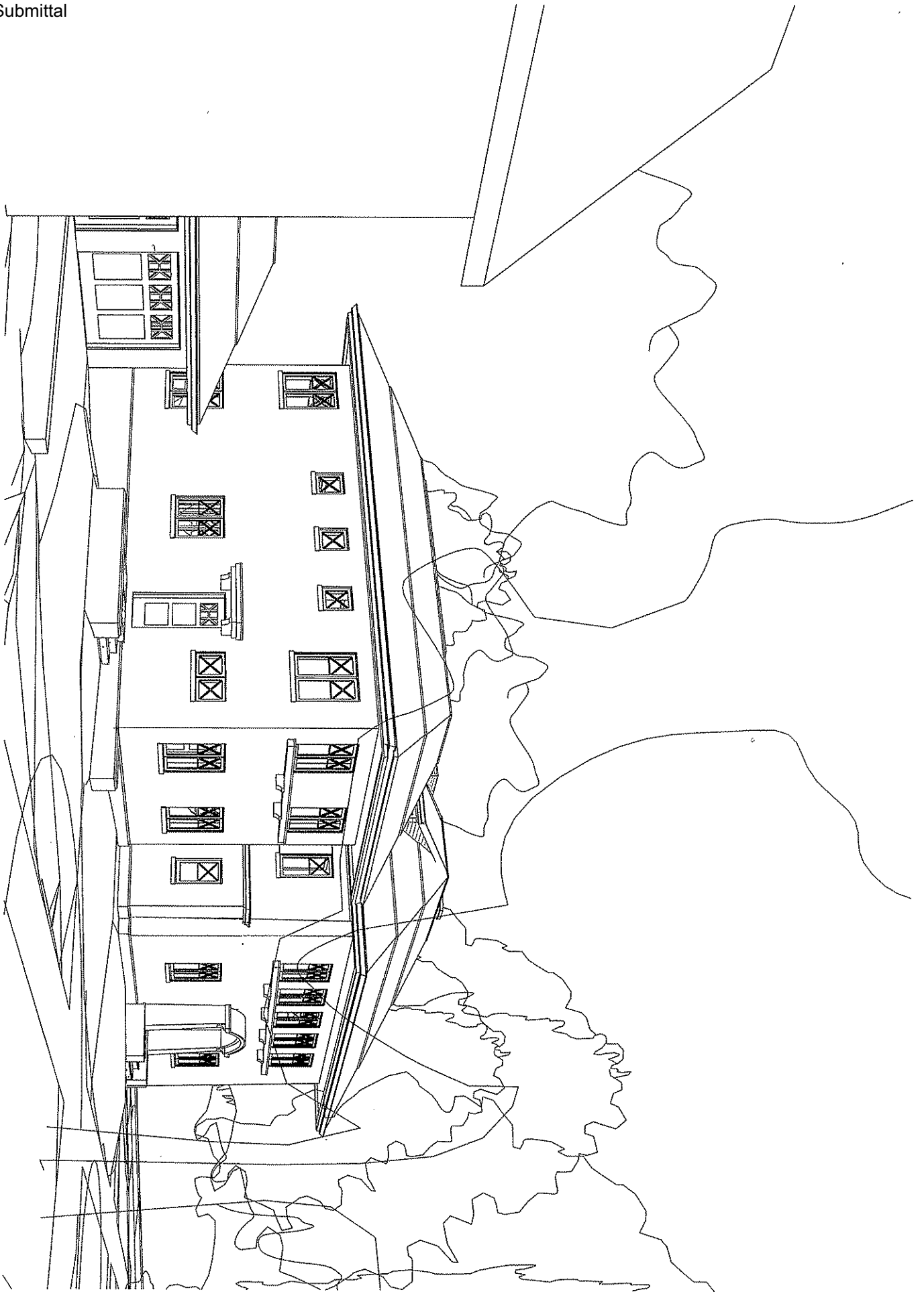
PROPOSED NORTHWEST PERSPECTIVE 2



1  
L9.3

PROPOSED NORTHEAST PERSPECTIVE 1





1  
L9.4

PROPOSED NORTHEAST PERSPECTIVE 2



October 16, 2009

Ms. Rebecca Cnare  
City of Madison Landmarks Commission  
215 Martin Luther King, Jr. Boulevard  
Madison, WI 53701-2985

RE: Legislative File ID 15469  
2021 Van Hise Avenue – addition

Dear Ms. Cnare:

I am writing to express opposition for the proposed addition to the subject property. While recognizing that the design has evolved considerably from earlier submittals to Landmarks Commission, for the better I must add, and after careful consideration of the most recent design submitted for the October 19 Landmarks Commission meeting, my opposition remains unchanged.

As stewards of the University Heights Historic District, we all recognize the tradeoffs involved, whether in the form of smaller lot size, house size, or in the amenities found in newer homes not available here. The charm of the neighborhood and its housing stock, though, offset these deficiencies, and were certainly a positive influence in the decision of the new owners to purchase a University Heights home. With purchase, though, there seems to me an implied understanding that a certain amount of stewardship is involved in maintaining the wonderful ambiance of the neighborhood.

Certainly, University Heights is not a set museum piece, but rather an organic entity that has evolved over its first century and more, and will continue to evolve in response to the needs of current and future residents. We live differently today than previous generations, and a healthy respect for the need to modify our homes is appropriate in order to maintain the neighborhood's desirability. Indeed, maintenance and renovations to my own Frank Riley house have been made over the years, in order to more adequately meet the living needs of my family; construction of a garage and porch, in fact, required Landmarks Commission approval. In doing these, I have attempted to be respectful not only to the architecture of the dwelling, but to the character of the neighborhood as well.

As pointed out by many in attendance at the September 30, 2009 informational meeting, the issue at stake in this proposal is that of scale and proportion. Guidelines for the University Heights Historic District clearly state that "additions shall be compatible in scale...with the existing building or structure" and that "alterations to street facades shall be compatible with the existing building in architectural design, scale, texture, proportion of solids to voids..." In my estimation, the latest design does not comply with these guidelines. Buildings are experienced not as flat two dimensional surfaces, but rather in their entirety as three dimensional volumes viewed constantly in perspective. While the 'Proposed North Elevation' may seem reasonable in its width with respect to the existing house, the 'Proposed Northeast Perspectives 1 and 2' more accurately reflect how the addition will be perceived, which will be as a volume very nearly as large as that of the original house.

There are dozens of symmetrical houses in the neighborhood with side appendages, either original or subsequent to original construction. In nearly all of these, the side appendage is much smaller in proportion to the house itself, and contain spaces that are subservient to the living spaces of the house (garage, screen porch, sunroom, office/study, etc.). By maintaining a footprint and mass that is much smaller than the symmetrical house, not in terms of actual square

footage *but rather in terms of proportion and scale*, the main house containing the essential living space (living room, kitchen/dining, bedrooms/baths, etc.) is visually perceived as a distinct entity. It is the lack of this quality of proportion and scale, despite appreciated attempts to match materials, detailing, roof slopes, window design, etc., that lead to my objection.

I am sorry that, due to other commitments, I cannot attend the upcoming Landmarks Commission meeting. I trust the comments above will be considered by the Commission.

If you have further questions, you may contact me at (608) 238-3626.

Sincerely,

Jeff Gaard, AIA, LEED AP  
1722 Summit Avenue  
Madison, WI 53726

Cc: Ald. Shiva Bidar-Sielaff, District 5 ([District5@cityofmadison.com](mailto:District5@cityofmadison.com))

September 29, 2009

I live at 2111 Van Hise Ave. I am disturbed by the proposal for a substantial addition to the Sellers house at 2021 Van Hise Ave. It proposes a major, and in my view unattractive, change to what is possibly the most significant house on what is possibly the most attractive block of houses in Madison. This house is at the heart of the University Heights historical district, diagonal to the Louis Sullivan landmark on Prospect and Van Hise.

I met briefly with architect Colin Gooding who kindly came to my house for the meeting. An argument Gooding frequently made about a few modifications I proposed was "But the family needs X," or "They have children aged 3 and 5.." which was raised in response to a proposal to move the addition to the rear of the house and possibly to drop it a level or a half level.

In my view, the new owners should not have bought the house until they were sure the proposed changes would be acceptable to the Commission. The owners have not yet occupied the house and their needs can easily be met by many other houses in Madison. If the Commission disapproves the suggested changes, then the family could move elsewhere. To claim, "Because we've already bought the house, the changes must be made" is not a valid argument in a petition to modify an historic house. If the landmark and the potential family are not suited to each other, it is not the landmark that needs to be changed. Think of the changes that could be proposed to other landmarks on this basis.

Donald Nichols

September 30, 2009

This morning I noticed the large historic house for sale at 1711 Kendall, in the Heights historical district. It was built before 1910. I know this house. It has many bedrooms and a large modern kitchen. It would seem to be well suited to the family that is asking to expand the Sellery house at 2021 Van Hise. No external changes would need to be made to the house on Kendall.

Don Nichols

**Cnare, Rebecca**

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**From:** Robert Bless [bless@astro.wisc.edu]  
**Sent:** Friday, October 02, 2009 10:51 AM  
**To:** Cnare, Rebecca  
**Cc:** Robert Bless; Bidar-Sielaff, Shiva; sjosborne@ozeng.com; fjosborne@ozeng.com  
**Subject:** meeting re Sellery house

Dear Ms Cnare,

We are writing to thank you for participating in a neighborhood listening session on the proposed addition to the home at 2021 Van Hise Avenue. We came to the meeting prepared to raise objections to the first version of the project that we feel would have had a negative impact on the Sellery house and its surroundings. However, we left the meeting favorably impressed by the revised plans which to us answer the objections surrounding the earlier plans. In our opinion, the smaller footprint of the addition and its setback along with its smaller roof overhang, result in a structure that clearly shows the original house, its symmetry and style. It also preserves most of the original views from three sides as well as the oak trees and green spaces. Overall, it appears to us that the new house would be quite attractive.

Various comments concerning the size of the resulting home seem to us to be irrelevant given the large size of the houses on the same corner as the Sellery house, as well as the numerous large homes in the Heights.

We look forward to welcoming the Osborne family to the neighborhood in a home that fits their needs. We urge the Landmarks Committee to approve the revised plans.

Sincerely,  
Bob and Diane Bless  
101 Ely place

Date OCT 18 '09

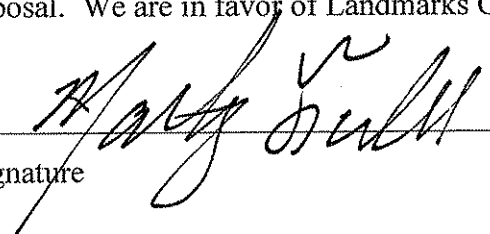
We, INGRID SLAMER + IAN COXHEAD, have reviewed the addition/remodeling plans as submitted for Landmarks Commission approval for 2021 Van Hise Avenue proposed by Fred and Sara Jane Osborne. We have no concerns with the proposal. We are in favor of Landmarks Commission approval.

Ingrid Slamer  
Signature

121 BASCOM PLACE  
Address

Date 10/18/08

We, MALSM FIELDS, have reviewed the addition/remodeling plans as submitted for Landmarks Commission approval for 2021 Van Hise Avenue proposed by Fred and Sara Jane Osborne. We have no concerns with the proposal. We are in favor of Landmarks Commission approval.

  
Signature

129 N. PROSPER.  
Address



Public Comments Submitted 10/19

**Subject:** 2021 Van Hise Ave renovation  
**From:** Joyce Knutson <joyceknu@sbcglobal.net>  
**Date:** Tue, 06 Oct 2009 16:33:19 -0500  
**To:** rcnare@cityofmadison.com

Dear Rebecca Cnare,

Thank you very much for moderating/convening the neighborhood meeting concerning the renovation/addition to Sellery House at 2021 Van Hise Ave.

I was pleased to see that the oak tree that I hoped to have preserved will be protected under the new design presented by Mr. Godding. I think that this alteration, as well as the revised design for the renovation/addition, indicate a responsiveness on behalf of the new owners, the Osbornes, to the concerns of the neighbors and of the Landmarks Commission.

I will watch for notification of the next Landmarks Commission meeting from you and/or my Alder.

Thank you.

Joyce Knutson  
[24 N Prospect Ave]

Date October 18 2009

We, James and Christine Paurey, have reviewed the addition/remodeling plans as submitted for Landmarks Commission approval for 2021 Van Hise Avenue proposed by Fred and Sara Jane Osborne. We have no concerns with the proposal. We are in favor of Landmarks Commission approval.

Christine Paurey, James Paurey  
Signature

21 N. Prospect  
Address

Date OCT 18, 2009

We, LOUISE + DAVID TRUBEK, have reviewed the addition/remodeling plans as submitted for Landmarks Commission approval for 2021 Van Hise Avenue proposed by Fred and Sara Jane Osborne. We have no concerns with the proposal. We are in favor of Landmarks Commission approval.

John Paul Luis S. T. M.  
Signature

15 N. Prospect Ave  
Address

Date 10/15/09

We, Jim Vogel, have reviewed the addition/remodeling plans as submitted for Landmarks Commission approval for 2021 Van Hise Avenue proposed by Fred and Sara Jane Osborne. We have no concerns with the proposal. We are in favor of Landmarks Commission approval.

James Vogel  
Signature

7 N. Prospect Ave Madison, VT  
Address

*I am in favor of this project and feel it would be a wonderful addition to the neighborhood!*

Date 10-15-2009

~~We, I~~ ROBERT HEYDEN, have reviewed the addition/remodeling plans as submitted for Landmarks Commission approval for 2021 Van Hise Avenue proposed by Fred and Sara Jane Osborne. We have no concerns with the proposal. We are in favor of Landmarks Commission approval.

  
\_\_\_\_\_  
Signature

2016 VAN HISE AVE., MADISON, WI 53726  
Address

Date 10/18/09

We, Sarah Siskind and Joel Rogers, have reviewed the addition/remodeling plans as submitted for Landmarks Commission approval for 2021 Van Hise Avenue proposed by Fred and Sara Jane Osborne. We have no concerns with the proposal. We are in favor of Landmarks Commission approval.

Sarah Siskind  
Signature

2110 Chamberlain  
Address Madison WI



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved LANDMARKS COMMISSION

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Monday, October 19, 2009

4:45 PM

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

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**NOTE - ROOM CHANGE:** The Landmarks Commission will be in Room LL-110 of the Madison Municipal Building. Unless noticed differently, Room LL-110 will be the permanent new location for the Landmarks Commission.

### CALL TO ORDER / ROLL CALL

**Present:** 7 -

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

### APPROVAL OF October 5, 2009 MINUTES

**A motion was made by Gehrig, seconded by Levitan, to Approve the Minutes from October 5, 2009 with the following correction:**

**Corrected to say that Ms. Gehrig was referring to how the new 1252 Williamson Street building facade nicely reflected the Schaefer Pharmacy.**

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

### PUBLIC COMMENT

There was no public comment.

### CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

- 16280** 611 South Dickenson Street - Marquette Bungalows Local Historic District  
Replacement of Windows  
Contact: Kent Elbow and Jason Wipperfurth  
Mr. Elbow, 611 Dickinson Street, presented information about the project and brought a window display unit for the Commissioners to consider.  
Mr. Stephans asked if the pattern will match the existing 3-over-1 window design. Mr. Elbow said that it will.  
Ms. Gehrig asked what the projected life span of the new windows will be? Mr. Elbow did not know.  
Ms. Taylor asked about the exterior material, was it fiberglass or vinyl?. Mr. Elbow said that it is vinyl.  
Ms. Gehrig noted that there have been many window replacements in historic districts, and that we are losing historic fabric. She added that these windows have lasted for upward of 80 to 100 years in some cases, and that she has heard that replacement windows sometimes

only last 20 years. Ms Gehrig added that heat loss through windows is approximately only 10% of the thermal envelope, and that there are many other energy efficient things that can be done to make a bigger impact on energy costs. Mr. Stephans noted that the replacement windows at the Governor's Mansion had to be replaced after only 6 years.

Mr. Levitan asked if it mattered as long as the windows match the appearance, since that is what the Ordinance refers to. Mr Stephans added that the Commission has been approving replacement windows in the other historic districts.

Ald. Maniaci said that maybe we need to look at the larger policy issue. Perhaps staff could do some research and create a handout about repairing and maintenance of historic windows. Mr. Stephans added that perhaps the Ordinance should be revised to support original fabric.

**A motion was made by Levitan, seconded by Maniaci, to Approve the Certificate of Appropriateness for the new windows, but asked to have staff continue to send such cases to the commission rather than approve them administratively pending a larger discussion of windows by the Commission. The motion passed by the following vote:**

**Ayes:** 6 -

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

**Noes:** 1 -

Erica Fox Gehrig

2. [16281](#)

1602 Regent Street - University Heights Local Historic District,  
Owner is seeking a Certificate of Appropriateness for previously installed vertical metal siding on garage.

Contact: Lee Howard

Mr. Howard, 4884 Pine Cone Circle, Middleton, described the project and the process of how it came to be before the Commission.

Ald. Maniaci asked who owned the adjacent fence. Mr. Howard said that the fence belongs to the neighbors, but he helps maintain it.

Ms. Gehrig asked staff if the \$500 building permit thresholds kicks in the notice that it has to be approved by the Landmarks commission. Staff replied that she has been working with the building inspectors on getting better notice to owners that have to respond to code compliance issues even if the repair work is less than \$500, but that yes, owners may not be aware of historic requirements unless they come in for a building permit.

Ald. Maniaci said that she represents a lot of student rental areas, and that ongoing maintenance and building code compliance is a very large issue. She appreciates Mr. Howard's past historically appropriate work, but added that the new siding really doesn't match.

Mr. Levitan asked about how much of the siding is visible from the street. Mr. Howard replied that the upper part of the main garage door area can be seen from Breese Terrace, and that about 4 feet can be seen from Regent Street.

Ald. Bidar-Sielaff said that this house is at the entrance of the neighborhood and commends the owner on past work, but says that they are trying to raise the level of maintenance in the neighborhood. Mr. Howard replied that it used to be plywood in the front, and that he could replace the plywood. Mr. Rosenblum asked if a flat material would look better.

Mr. Stephans said that we should be looking at this is if it was coming before for the first time.

Mr. Rosenblum said that in light of the owner's previous work, he thinks that we can grant an exception, and approve the material as is.



Mr. Levitan noted that if this material was coming to us before installation, we would have rejected it.

**A motion was made by Rosenblum, seconded by Taylor, to Approve a Certificate of Appropriateness as installed. The motion passed by the following vote:**

**Ayes:** 5 -

Daniel J. Stephans; Robin M. Taylor; Michael J. Rosenblum; Christina Slattery and Bridget R. Maniaci

**Noes:** 2 -

Stuart Levitan and Erica Fox Gehrig

3. [15469](#)

2021 Van Hise Avenue - University Heights Historic District

Consideration of Issuance of Certificate of Appropriateness for a side yard addition.

Contact: Colin Godding

Mr. Fred Osborne, 2021 Van Hise, and Colin Godding, 107 N Hamilton St., presented the project and described the changes that had taken place since the neighborhood meeting and the last Landmarks Commission meeting. Mr. Osborne said that they looked at over 200 houses in Madison, and that they fell in love with this house and the large mature yard. He said that they are only the third owner, and that the house has not been updated since it was built 100 years ago. He said that they have tried to listen to the neighbors and the Commission when they worked on plan revisions.

Mr. Godding discussed the details of the revisions and provided letters of support from 8 neighbors.

Ald. Maniaci asked about the size of the addition. Mr. Godding said that the original house is about 2,500 square feet, and that the new addition will add approximately 1270 square feet (635 per floor) plus a 575 square foot detached garage.

Mr. Levitan asked that given the size of the house, why did you buy a house that didn't meet your needs? Mr. Levitan noted that they could combine the lots and push the addition further back to still meet zoning codes. Mr. Osborne replied that the style of the house appealed to them, along with the large lots. He added that the current house is a fire hazard due to the old wiring.

Ms. Slattery was also concerned about the sill height and window groupings, and asked what the applicant thought about the two sill conditions? Mr. Godding replied that they are willing to raise the sill height, but that they would prefer the more modern railing system to have less visual impact.

Mr. Levitan wondered how many trees would need to be removed if they put the garage further back. Mr. Godding replied that it was an issue of both grade and trees.

Lawrence Shriberg, 2015 Van Hise, registered in opposition and talked about the impact of the proposal on both the neighborhood and his own property next door. He said that the garage placed halfway back on the lot completely obstructs views into the back and doesn't reflect the placement of garages throughout the neighborhood. He added that many of the neighbors seem to be confident that the Commission would vote this project down, and are perhaps not at the meeting this evening because of that. He added that he would like the neighbors to build on the back of the house with a backyard garage.

Joyce Knutson, 24 North Prospect Avenue, registered in support and is in favor of the revised proposal. She said that while the addition is not what she might have done, she has different needs than the Osborne's. She was at first very concerned about the oak tree in the front tree terrace, and is happy the Osbornes have committed to save the tree. She said that the Osbornes have been responsive to many of the concerns expressed by the neighbors.

Lynn Gilchrest, 113 Ely Place registered in opposition and gave a brief update on the North Spooner addition proposal that did not receive a Certificate of Appropriateness. She said that the family found another house in the neighborhood, and actually ended up switching houses

with another University Heights family. She wanted to let the Commission know that things do work out. Ms. Gilcrest said that the visual effect of this proposal on the block will be very different than the sizes of the existing homes on that block. She asked what the tipping point was of how much of an addition is visually acceptable. She said that while the revised proposal is a significant improvement, it is still too large.

Mr. Levitan stated that the ordinance says that the Commission has to evaluate scale, size and whether or not the side addition detracts from the original façade. This design does detract from the façade. 2021 Van Hise is a pivotal house in the neighborhood and historic district that also appears to meet at least two of the three criteria for landmark status, which makes it potentially eligible for being a local landmark. This also appears to be a self created problem about buying a house that doesn't meet the new owner's needs. In addition, there are many houses in this neighborhood that have either no garage or a one car garage, and when there is a garage, it is set way back against the rear property line. Mr. Osborne stated that there are at least 35 houses in the neighborhood that have two-car garages, and that this lot is atypical for University Heights in that it is so large.

Ms. Taylor thanked the owners for detaching the garage, but noted that the addition still has a very large presence. While the architecture of the new addition is very good, the addition itself seems inappropriate. She asked about removing the 'bump-out' between the house and the new addition in order to add space as a buffer between the two. Mr. Godding replied that that could be done if the Commission thought it was a good idea.

Ald. Bidar-Sielaff stated that the owners really took to heart what the neighbors and Commissioners have said previously, and while the neighborhood meeting had a lot of attendees, there still seems to be a 50/50 split within the neighborhood about this project. She added that while the site is very large, moving the garage much further back would create a lot of concrete. She added that she thinks that for an addition, this design does a very good job of separating the old from the new, and that there probably isn't a side addition that doesn't detract somewhat from the original house.

Ald. Maniaci said that there is a buildable lot with a lot of space in the back, and that maybe they should still think about a rear-yard addition or a single car garage. She added that while the design details are very good, she still is unsure about what to do.

Mr. Rosenblum noted that the back is just as visible as the front considering that the house is on a corner lot. He appreciates the details and the work with the neighborhood, but it is still a very large addition.

Ms. Slattery agreed with the complements on the design details, but still has issues with the addition to this "jewel box". She asked if the garage should be looked at under the "new construction" requirements in the ordinance. Staff replied, that yes, the garage, as it is a separate building would be considered new construction.

Ms. Gehrig likes that someone is interested in taking care of and updating this house. She would prefer that the facade would stay as the primary focus of the house, but doesn't see how this can't be approved.

Mr. Stephans added that any significant addition will detract from what the house is today. He added that the windows on the addition should be raised to match the other windows of the house.

Ald. Bidar-Sielaff says that while it is a tough call, the back addition ideas seems to be really unrealistic, so thinks that this is the best that could be done.

Mr. Rosenblum says that for better or worse, this is a unique lot with a unique amount of space.

Mr. Levitan asked if there could be any living space above the garage. He also noted that the garage is positioned in such a way that it obstructs views and is not in the normal location as other garages in the neighborhood. Mr. Godding replied that they would consider moving that garage back an additional 10 feet.

There was a motion by Maniaci to approve the Certificate of Appropriateness, with the following conditions was seconded by Taylor for discussion purposes. The motion failed.

1. The windows sills on the addition are to be raised to match the other windows as recommended in the staff report.
2. The more modern railing is okay as designed.
3. The eastern facade 'bump-out' between the original house and the addition is to be removed to create a better separation.
4. The garage is to be push back an additional 10 feet.

**Ayes:** 3 -

Bridget R. Maniaci; Michael J. Rosenblum and Erica Fox Gehrig

**Noes:** 4 -

Daniel J. Stephans; Stuart Levitan; Robin M. Taylor and Christina Slattery

4. [16282](#)

1314 Jenifer Street - Third Lake Ridge Local Historic District

Proposal for rear yard two-car garage and workshop.

Contact: Vaughn Brandt

Vaughn Brandt, 1314 Jenifer Street, described the project as submitted.

Mr. Levitan asked about how far back the garage was from the street. Mr. Brandt replied that he thinks it is approximately 100 feet.

Ald. Maniaci asked about what kind of work will be done in the workshop, as she knows that there are zoning issues about having a business in a workshop. Mr. Brandt replied that it will be for mostly hobby work, and projects around the house and with friends, not for a business.

Ms. Gehrig asked about how much of the sliding glass doors will be visible form the street. Mr. Brandt thinks that the new railing will obscure the bottom half of the glass doors, and they will be set back up on the second level. He thinks that their presence will be minimal.

Ald. Maniaci asked about the materials. Mr. Brandt replied that the siding will be new cedar, windows will be reclaimed from his own house, asphalt shingles will match the house, and the wood handrail will also match the front porch.

**A motion was made by Levitan, seconded by Rosenblum, to Approve the Certificate of Appropriateness for the project. The motion passed by voice vote/other.**

#### OTHER BUSINESS - DISCUSSION

5. [08717](#)

Buildings proposed for demolition

Buildings proposed for demolition. There were two single family houses on the Demolition notification system. There was no discussion.

6. [07804](#)

Secretary's Report

No discussion.

#### ADJOURNMENT

**A motion was made by Maniaci, seconded by Rosenblum, to Adjourn at 7:55 p.m. The motion passed by voice vote/other.**



## Section #4:

2021 Van Hise Avenue

Public Hearing: September 14, 2009

Result: Referred to future meeting to allow applicant to address concerns

- Commission 9/14/09 Agenda
- Staff Report
- Applicant Submittal
- Public Comments
- Approved 9/14/09 Minutes





# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Agenda - Approved LANDMARKS COMMISSION

Monday, September 14, 2009

4:45 PM

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

**NOTE - ROOM CHANGE: The Landmarks Commission Meeting will be in Room LL-110 of the Madison Municipal Building**

**NOTE: There may be a quorum present of Urban Design Commission, Plan Commission and/or Common Council at this meeting.**

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.*

*Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.*

*Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg pab hnuv ua hauj lwm ua ntej yuav tuaj sib tham.*

*Если Вам необходима помощь устного или письменного переводчика, а также если Вам требуются материалы в иных форматах либо у Вас имеются особые пожелания в связи с доступом к данной услуге, мероприятию или программе, пожалуйста, позвоните по указанному ниже телефону и сообщите об этом не менее чем за три рабочих дня до соответствующей встречи.*

*Please contact the Department of Planning and Community & Economic Development at (608) 266-4635, TTY/Textnet (866) 704-2318.*

### CALL TO ORDER / ROLL CALL

### APPROVAL OF August 24, 2009 MINUTES

*August 24, 2009: <http://legistar.cityofmadison.com/calendar/#current>*

### PUBLIC COMMENT

### PUBLIC HEARING

1. [15469](#) 2021 Van Hise Avenue - University Heights Historic District  
Consideration of Issuance of Certificate of Appropriateness for a side yard addition.  
Contact: Colin Godding

**CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS**

2.     [15483](#)     Edgewater Redevelopment - 666 Wisconsin Avenue - Mansion Hill Local Historic District.  
  
          Contact: Amy Supple, Hammes Company  
          *\*This item to be referred at the request of the applicant.*
  
3.     [15892](#)     1914 Arlington Place - University Heights Local Historic District, proposal to remove existing chimneys and add a rear dormer.  
          Contact: Bruce Kieffer
  
4.     [15893](#)     640 West Washington Ave - Designated Landmark, Alteration to previously-approved Certificate of Appropriateness for enclosure under overhang.  
          Contact: Del Henning, Williamson Bikes & Fitness
  
5.     [15894](#)     1252 Williamson Street - Third Lake Ridge Local Historic District, Proposal for a new three story mixed-use building on a former service station site at the corner of Williamson Street and South Baldwin Street.  
          Contact: J. Randy Bruce, Knothe & Bruce Architects

**OTHER BUSINESS**

6.     [08717](#)     Buildings proposed for demolition
  
7.     [07804](#)     Secretary's Report

**ADJOURNMENT**



**Madison Landmarks Commission**

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University Heights Historic District  
 Criteria for the review of additions, exterior alterations and repairs  
 Parcels zoned R2 and R4A

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Address: 2021 Van Hise Avenue  
 Date: September 8, 2009  
 Form Prepared By: R. Cnare and B. Fruhling

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Does the project meet the following guideline criteria?

(For the complete text of the criteria, please see Madison General Ordinances Sec. 33.01(12)(d), available on the web at [www.cityofmadison.com](http://www.cityofmadison.com))

|     |                |    |               |     |  |
|-----|----------------|----|---------------|-----|--|
| Yes | <u>  X  </u>   | No | <u>      </u> | 1.  | Height.  |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 2.  | Second exit platforms and fire escapes.                              |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 3.  | Solar apparatus.   |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 4.  | Repairs.   |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 5.  | Restoration.   |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 6.  | Re-siding.   |
| Yes | <u>      </u>  | No | <u>  X  </u>  | 7.  | Additions visible from the street and alterations to street façades. |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 8.  | Additions and exterior alterations not visible from the street.      |
| Yes | <u>  X  </u>   | No | <u>      </u> | 9.  | Roof shape.  |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 10. | Roof material.   |
| Yes | <u>  n/a  </u> | No | <u>      </u> | 11. | Parking lots.  |

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Explanation:

The new owners of the Sellery House, 2021 Van Hise Avenue would like to add a large side addition and 2 car garage. They came before the Landmarks Commission in July of 2009 for an informational presentation. The staff note which includes a lot of background information on the house and the architect, and July 2009 meeting minutes from that meeting are attached.

The materials (although not labeled) and detailing of the proposed addition appear to meet most of the Landmarks Ordinance guidelines. However, staff remain very concerned about the width of the addition in relationship to the proportions of the original façade.

Section 33.19(12)(d)7 of the Landmarks Ordinance - Additions Visible from the Street and Alterations to Street Facades states the following: “side additions shall not detract from the design composition of the original facade.”

---

  X   Please see continuation sheet

Page 2

Even though the proposal sets the addition 4.5 feet back behind the original approximately 45 foot façade, the 2-story addition and 2-car garage add approximately 47 feet, for a total of a new front façade length of 92 feet. This more than doubles the façade length.

The existing house is very symmetrical, and while each of the two proposed elements, the 2-story addition and 2-car garage are individually symmetrical, the result of the total proposal is a very asymmetrical street façade.

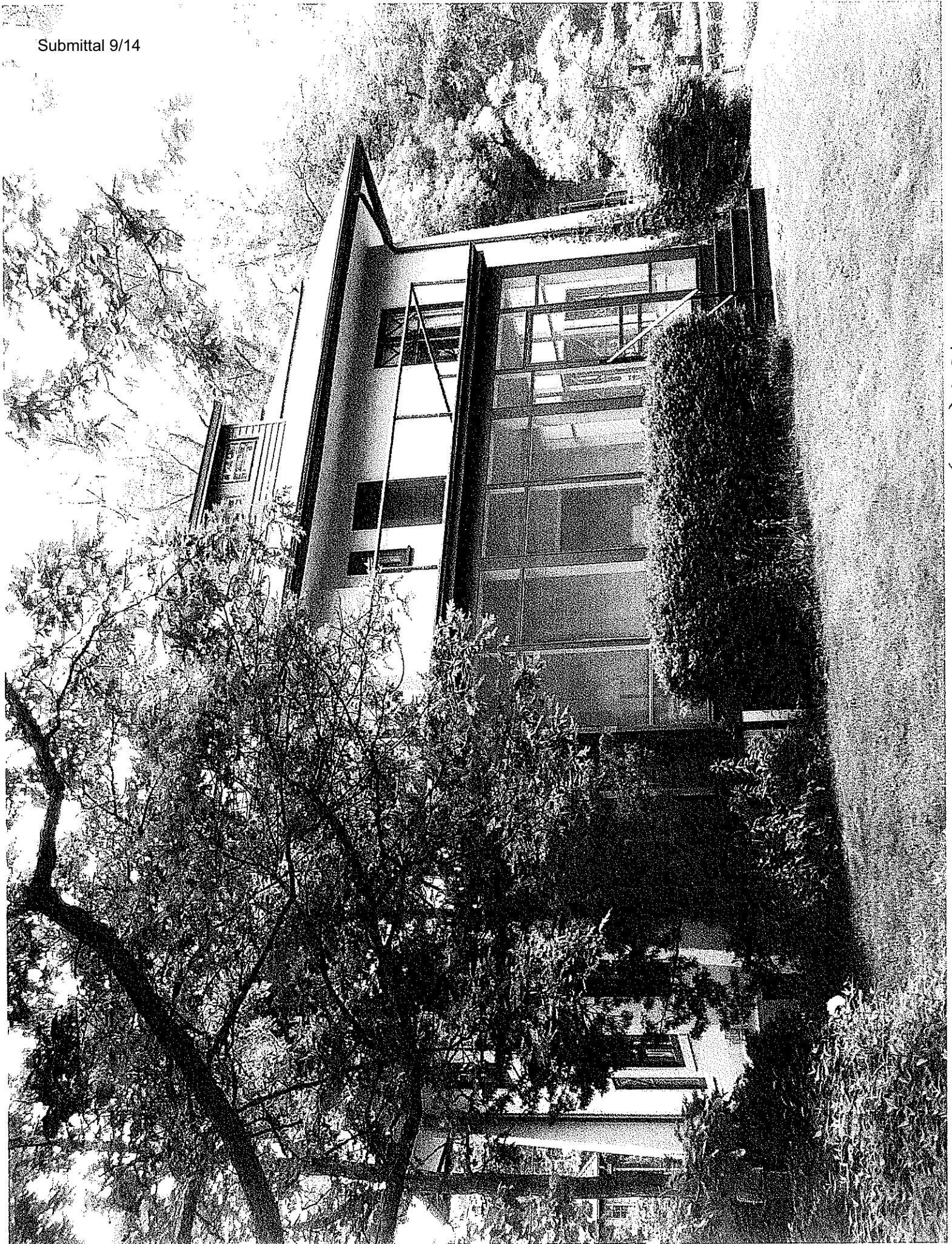
While staff commends the architect on the detailing, the overall effect of the new addition dramatically changes the proportion and design of the original house. Staff does not recommend approval.

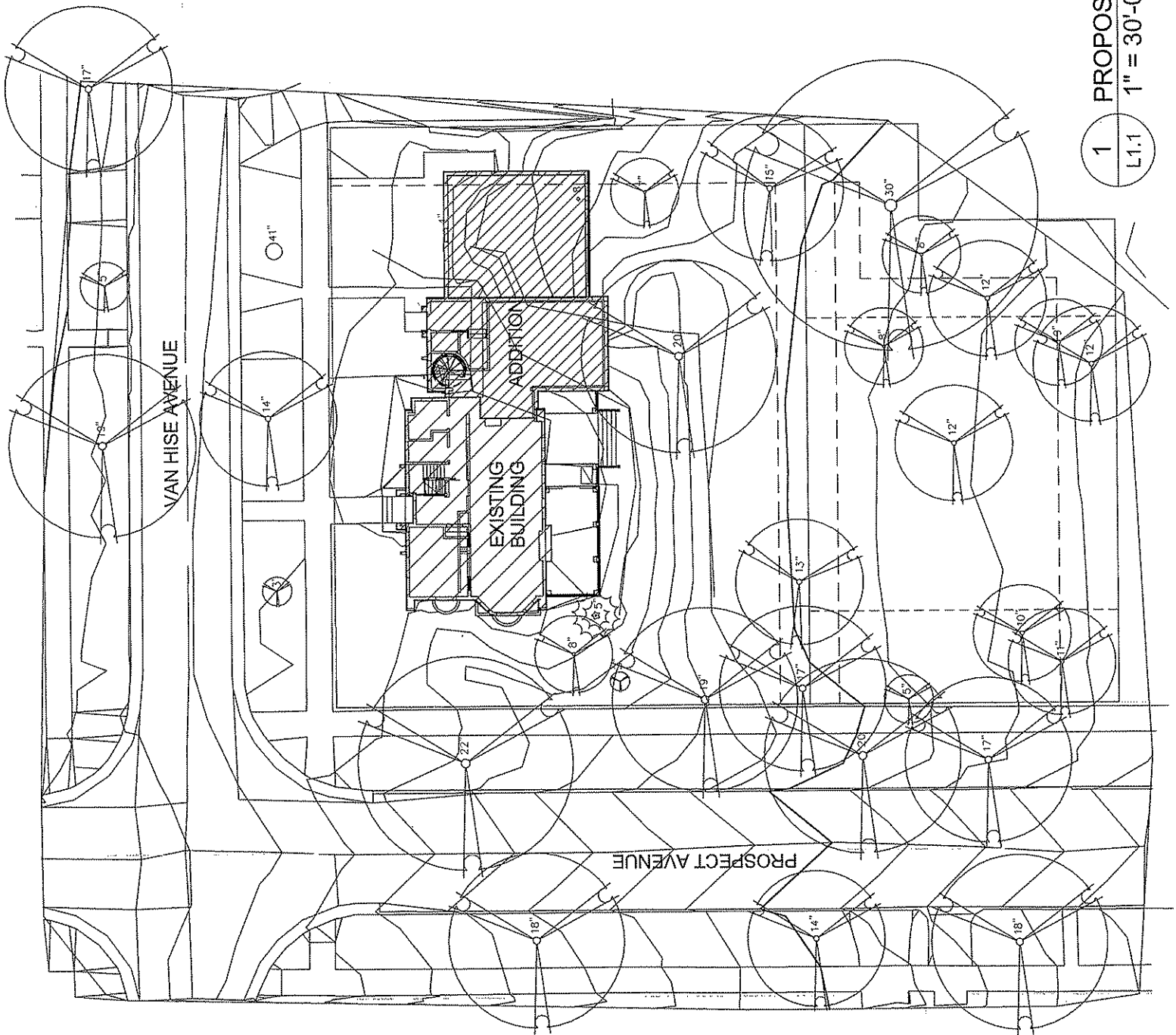
Respectfully submitted,  
Rebecca Cnare & Bill Fruhling  
September 8, 2009



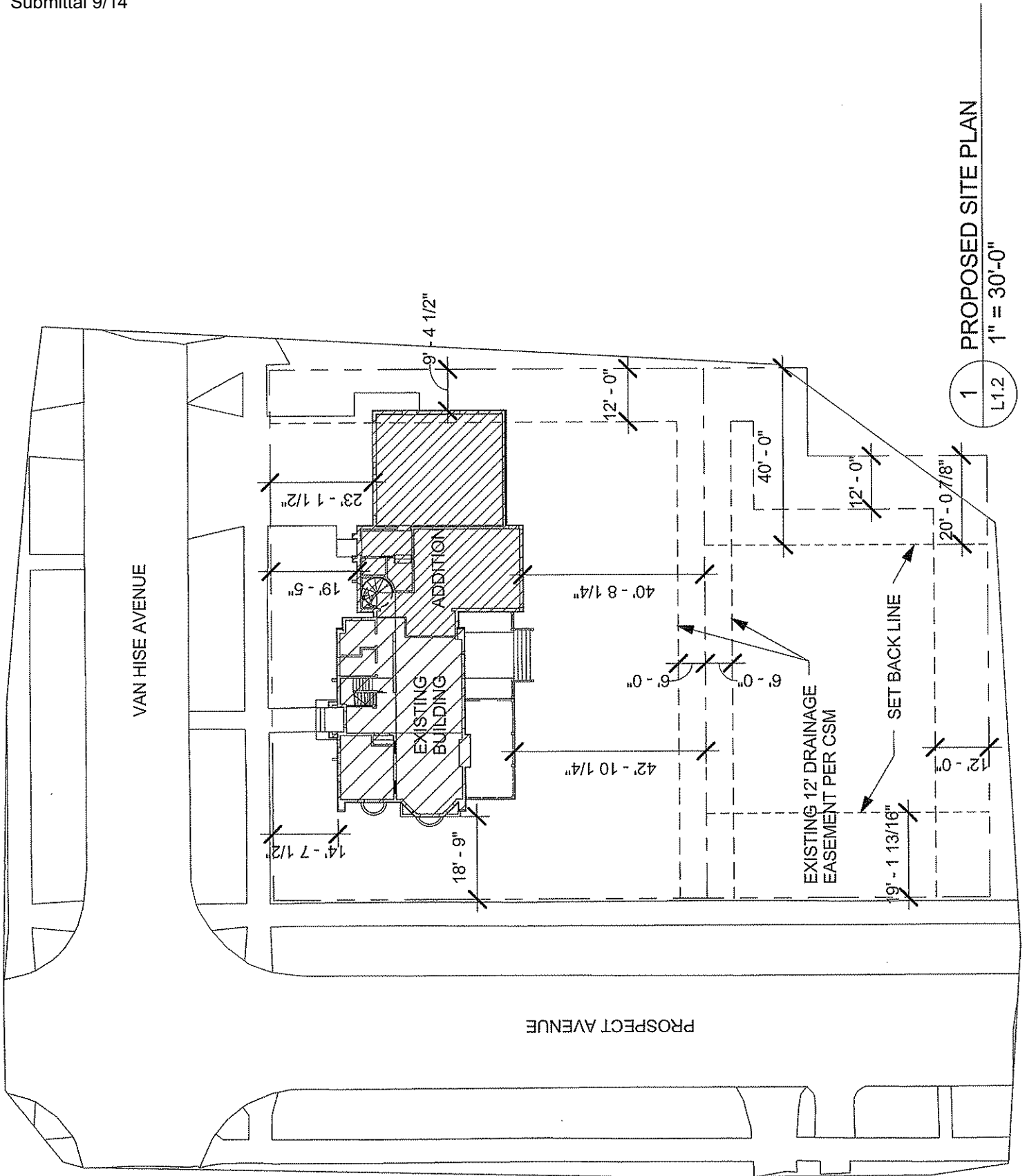
FRANK / ALBERTO 21 / 1. WEST TO 21



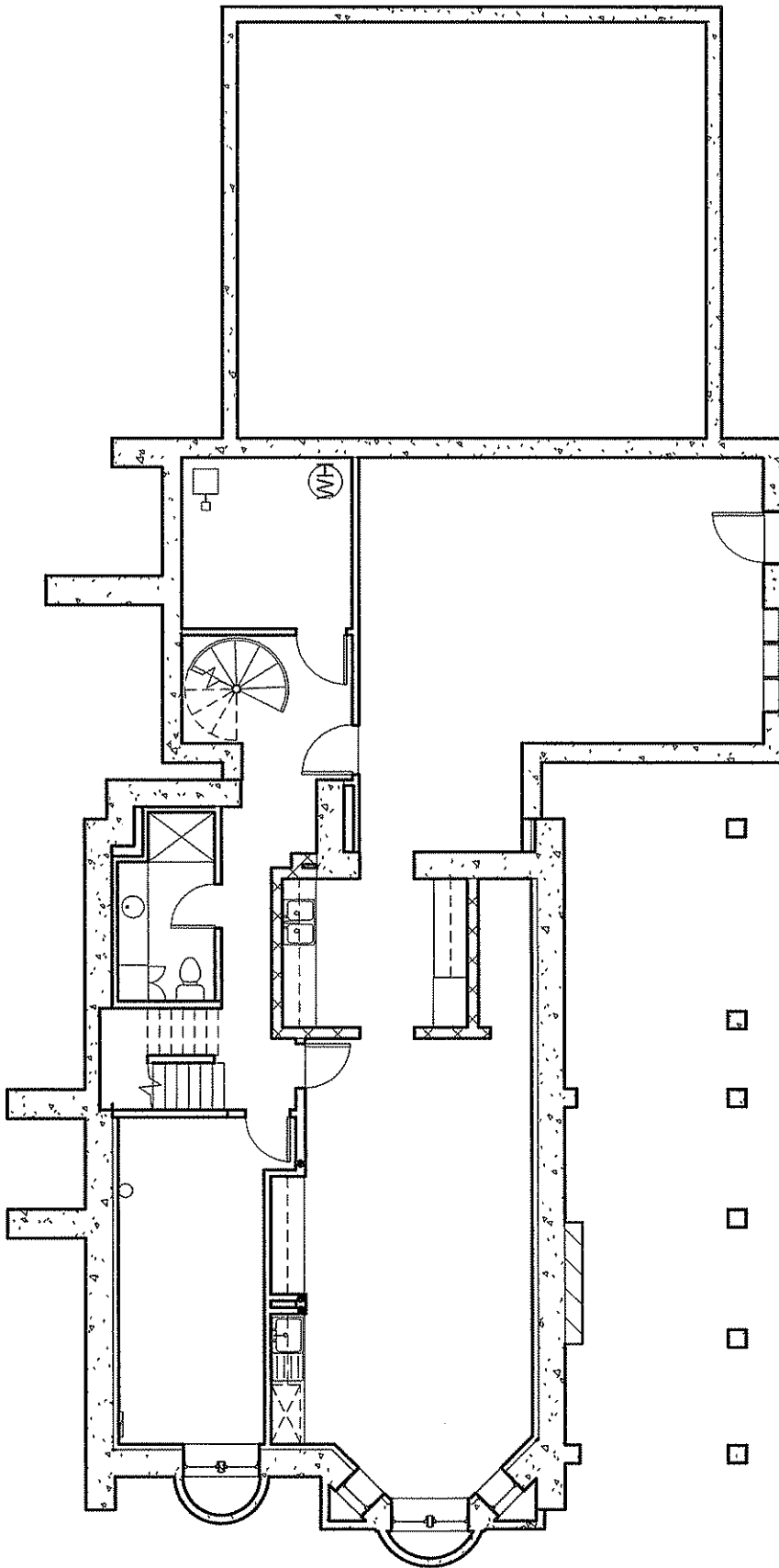




1 PROPOSED SITE PLAN  
L1.1 1" = 30'-0"

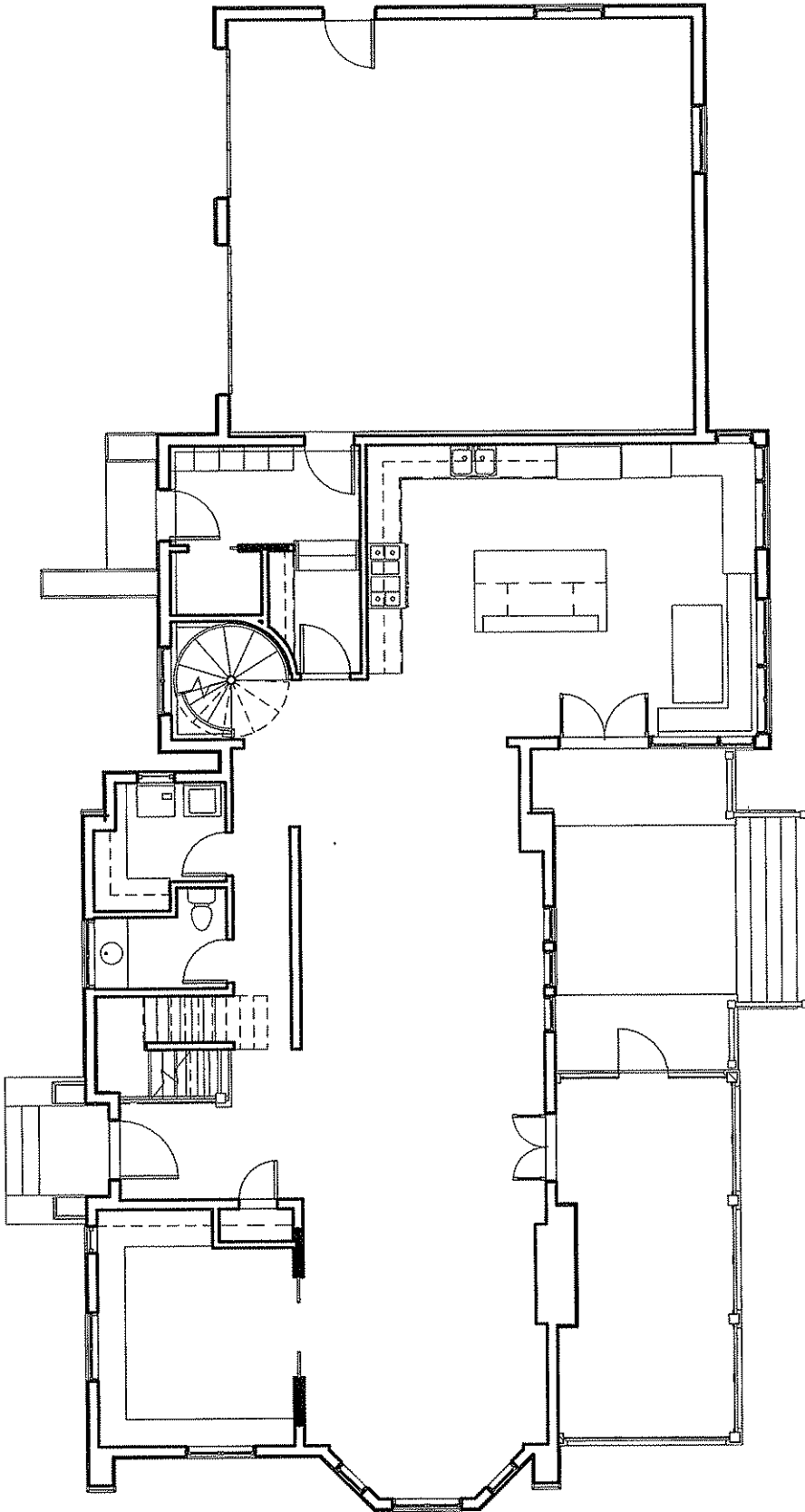


1 PROPOSED SITE PLAN  
L1.2 1" = 30'-0"

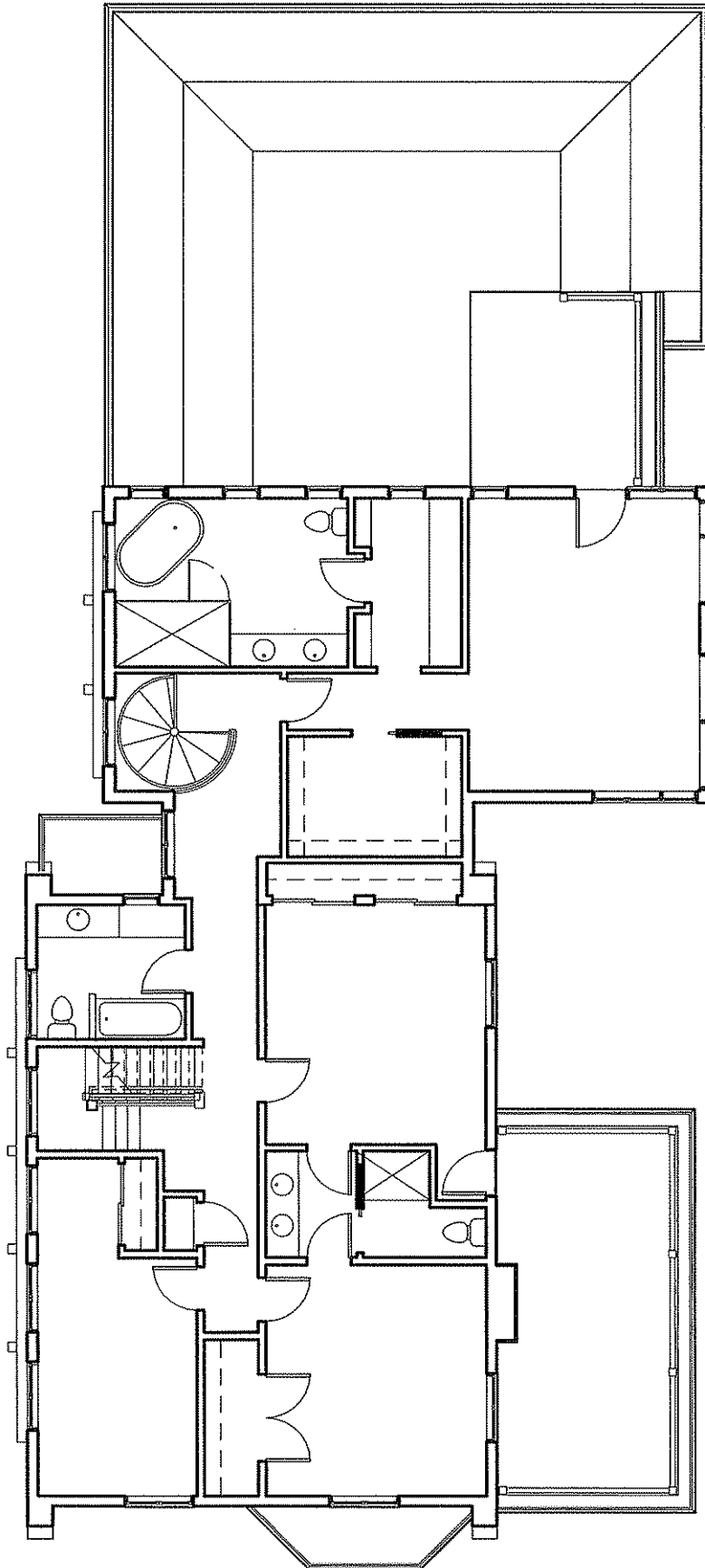


1 PROPOSED BASEMENT PLAN  
L2.0 3/32" = 1'-0"

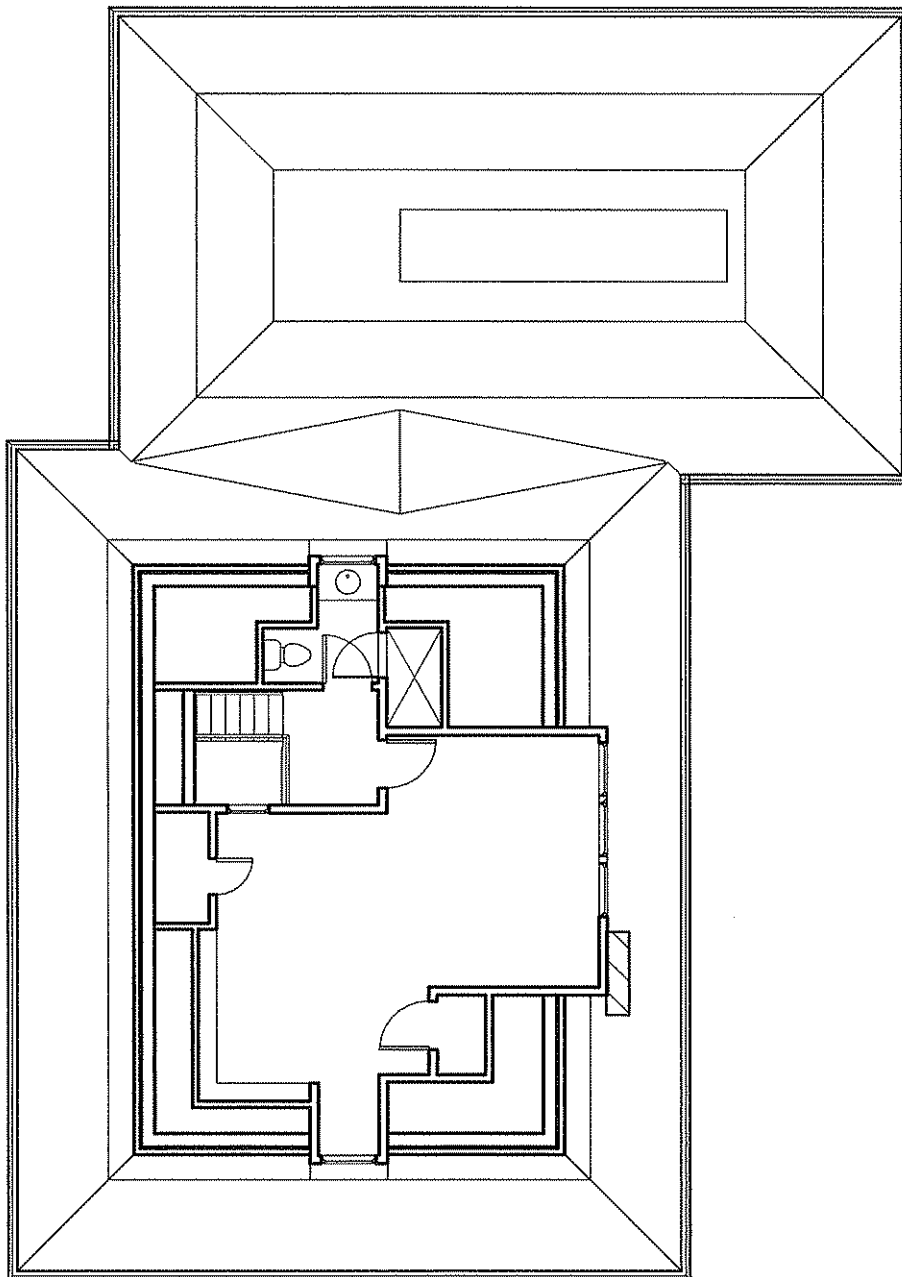




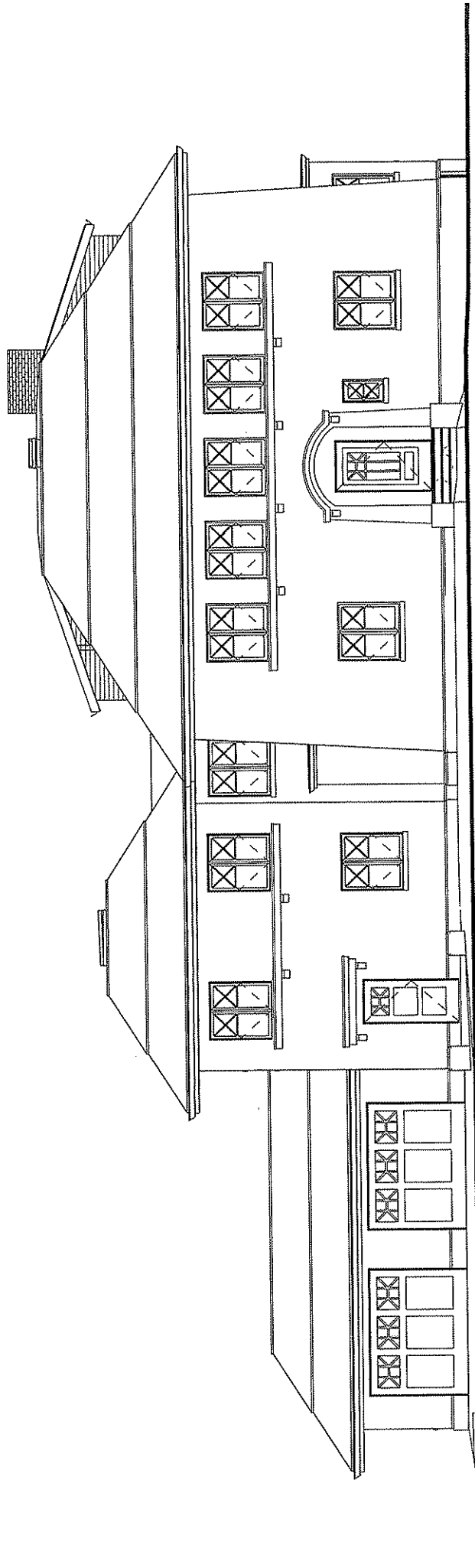
1 PROPOSED FIRST FLOOR PLAN  
L2.1 3/32" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN  
L2.2 3/32" = 1'-0"



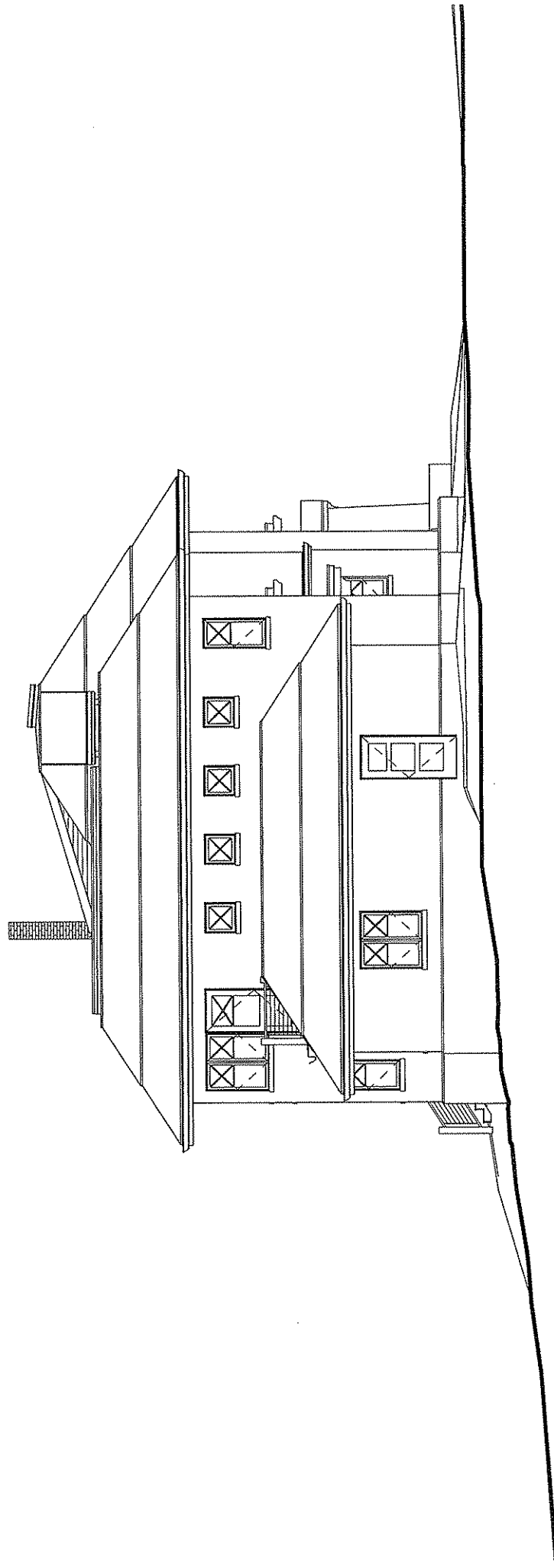
1 PROPOSED THIRD FLOOR PLAN  
L2.3 3/32" = 1'-0"



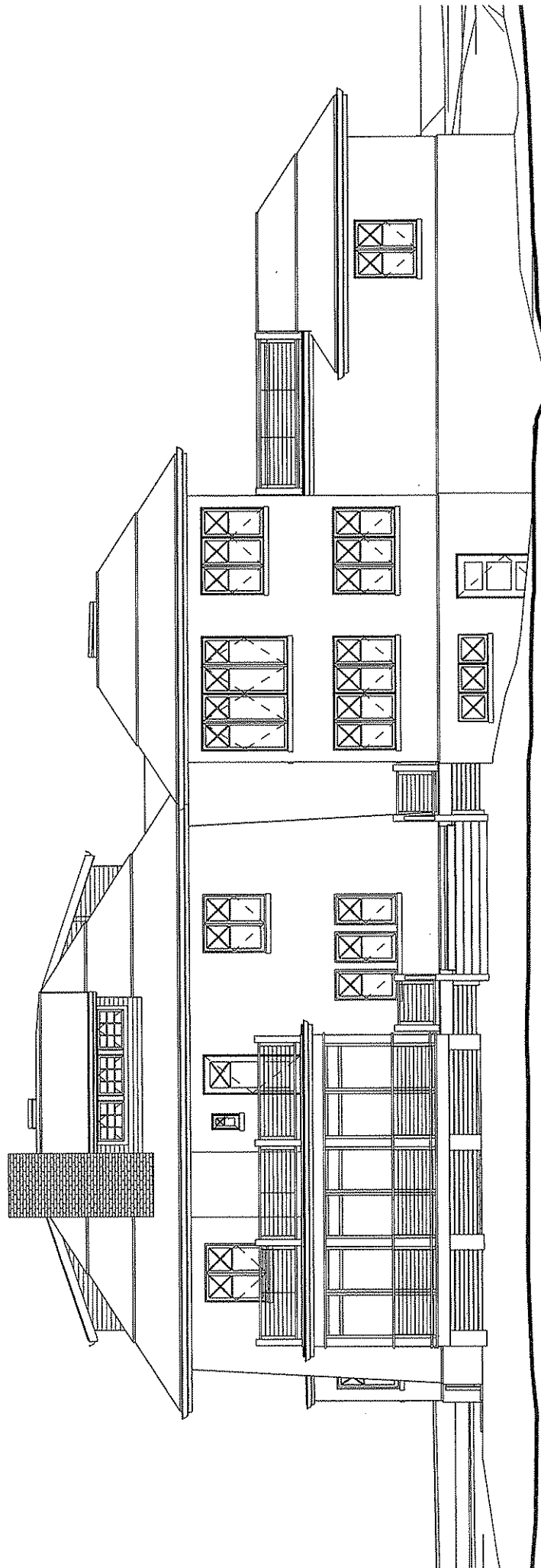
1 PROPOSED NORTH ELEVATION

L4.1

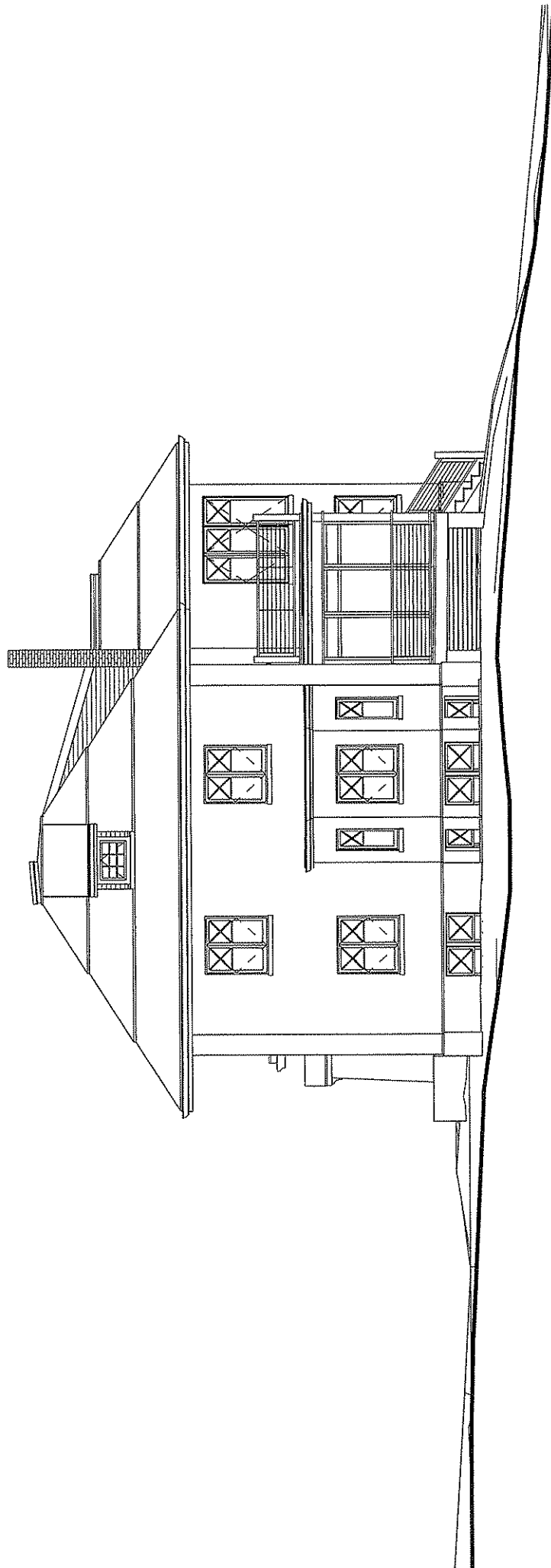
3/32" = 1'-0"



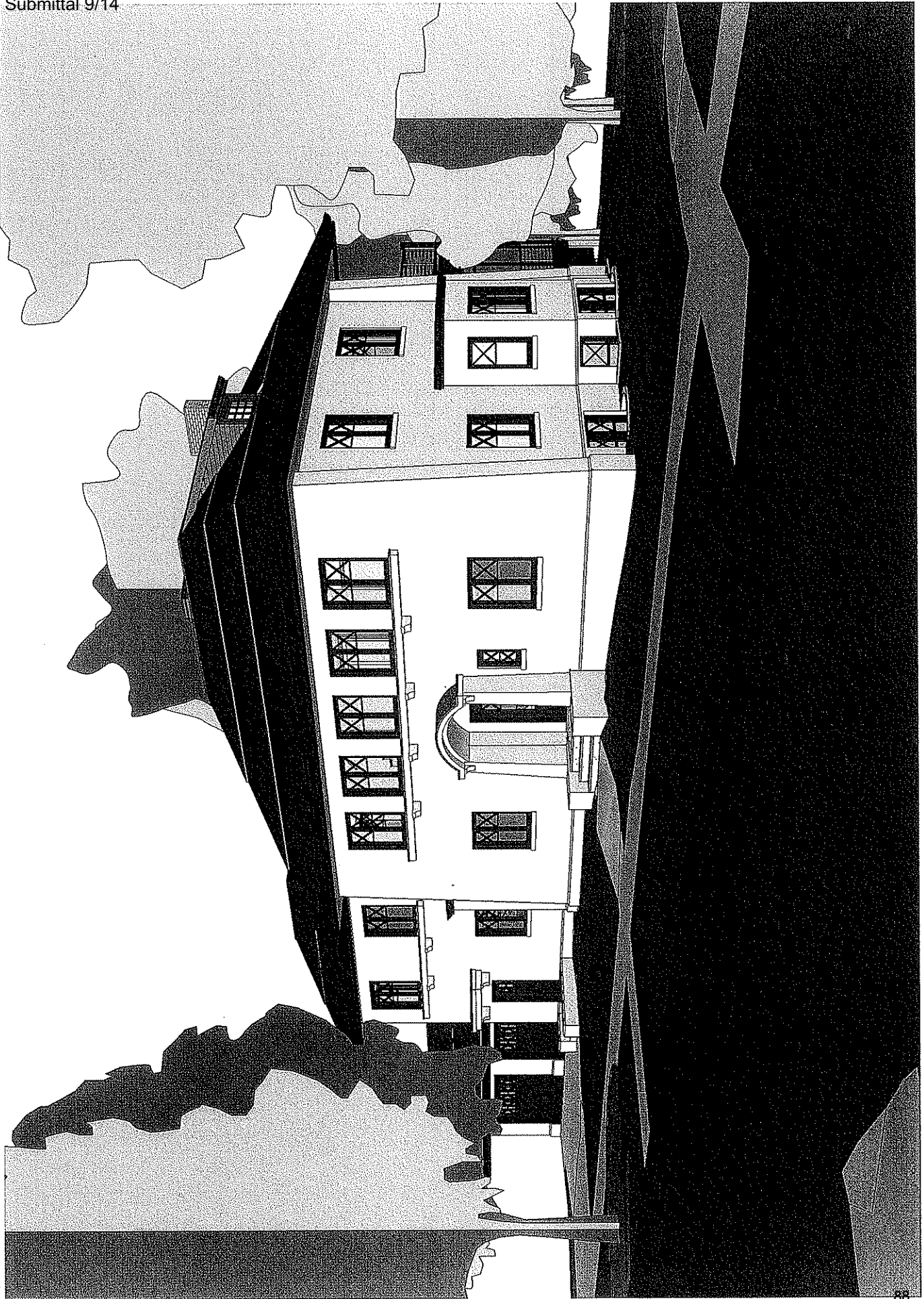
1 PROPOSED EAST ELEVATION  
L4.2 3/32" = 1'-0"



1 PROPOSED SOUTH ELEVATION  
L4.3 3/32" = 1'-0"

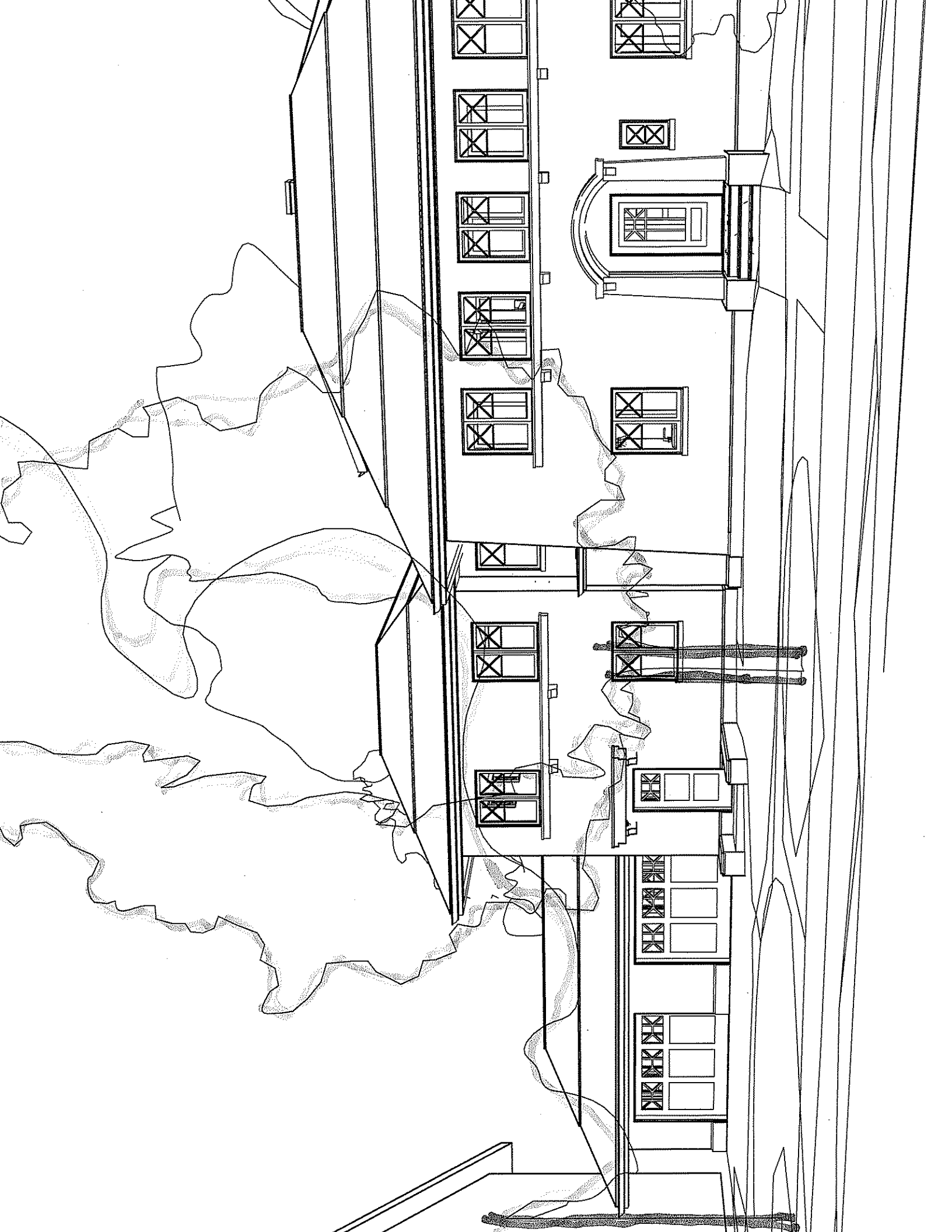


1 PROPOSED WEST ELEVATION  
L4.4 3/32" = 1'-0"



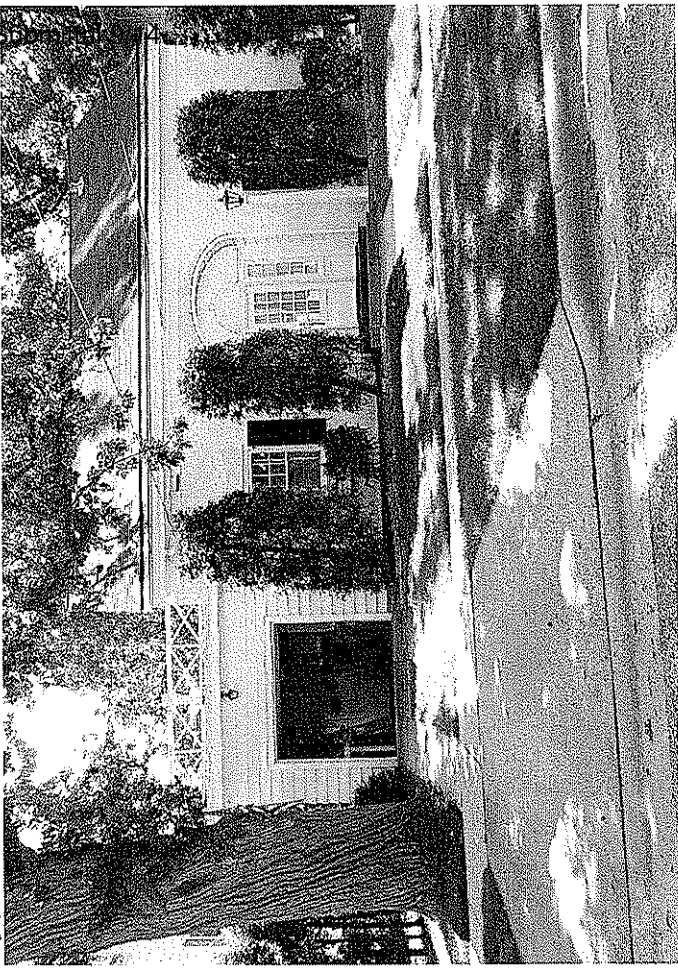
1 PROPOSED NORTHWEST PERSPECTIVE  
L1.0



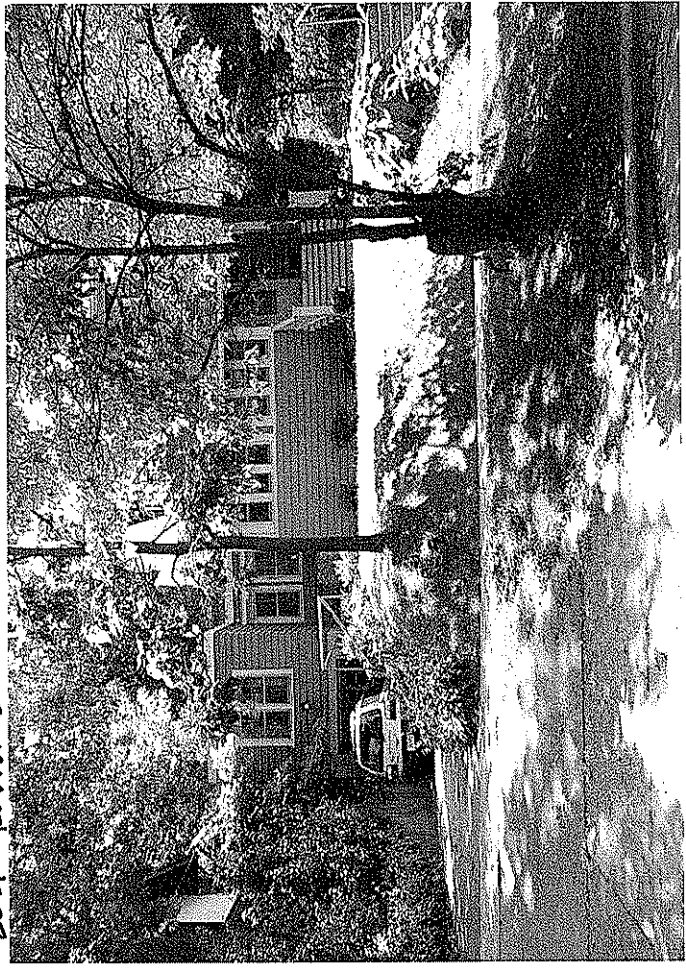




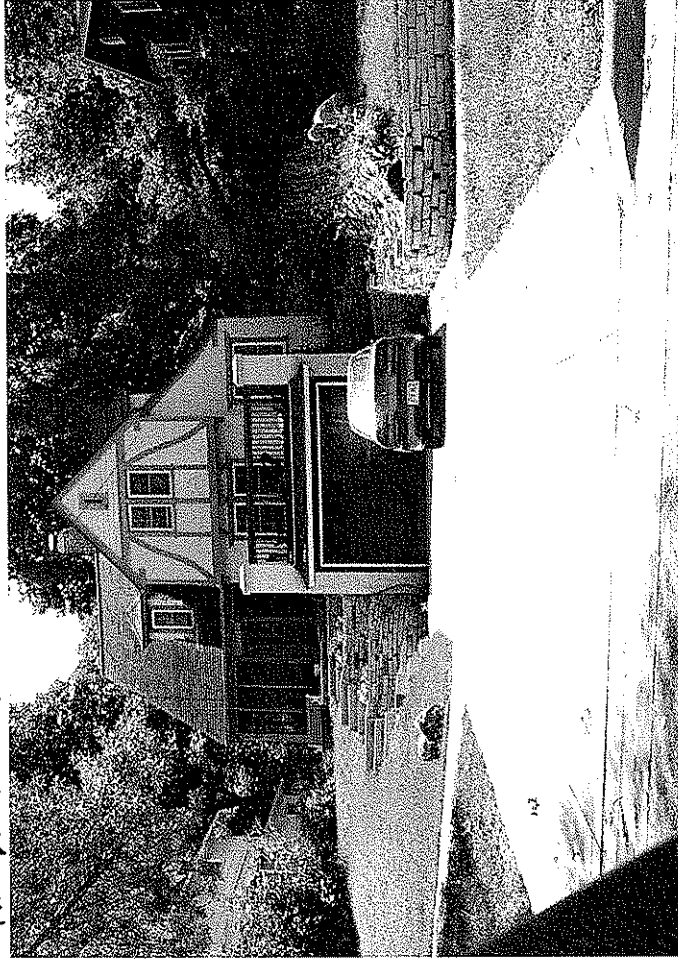
2121 KENYON



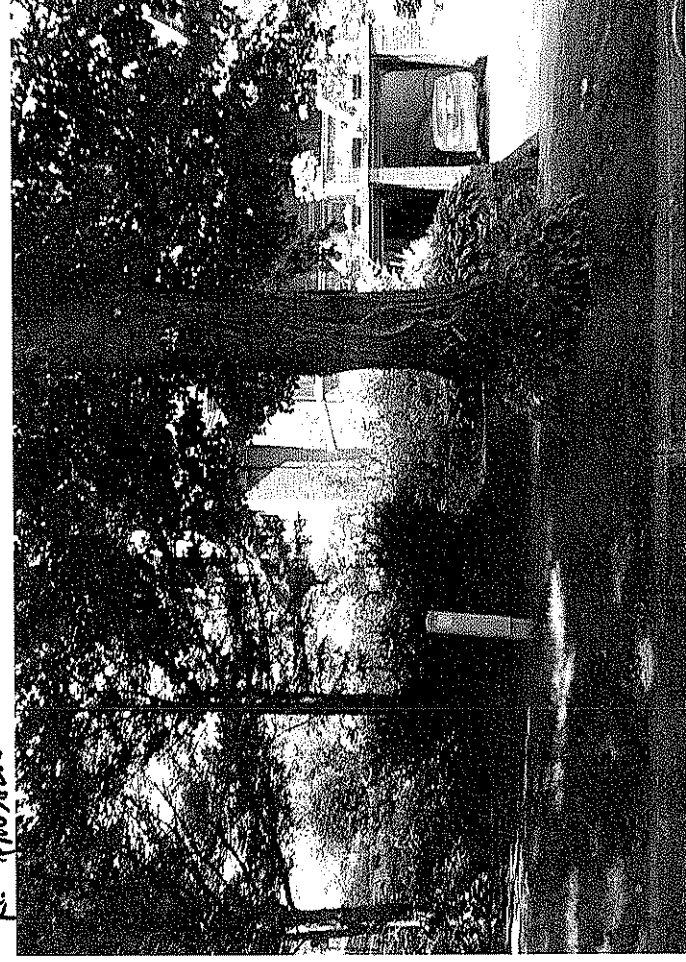
2021 KENYON



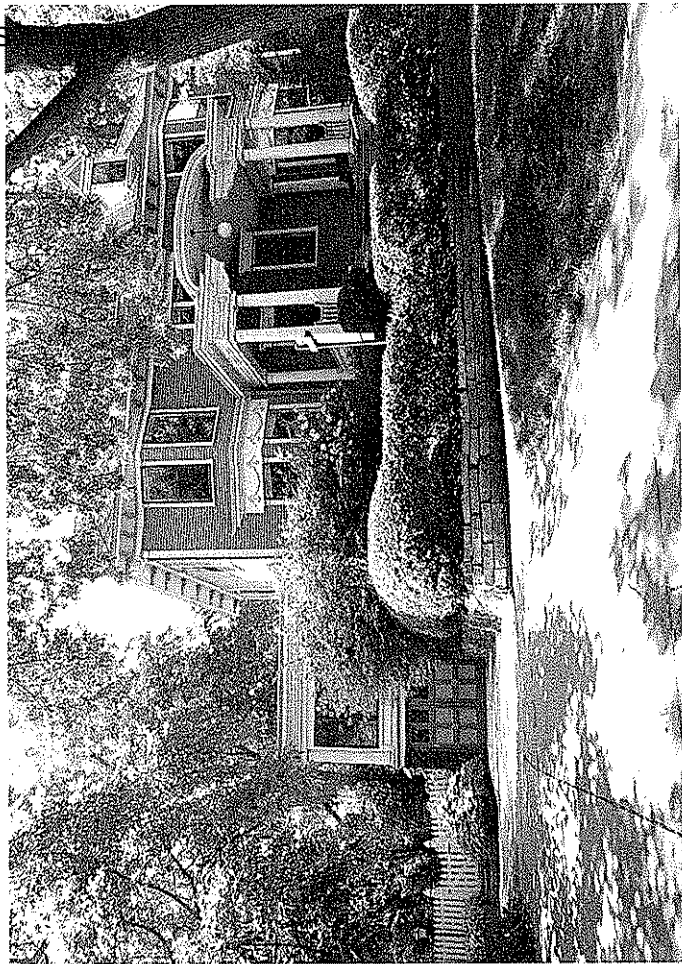
1900 BUCK OF KENYON



N. PINE



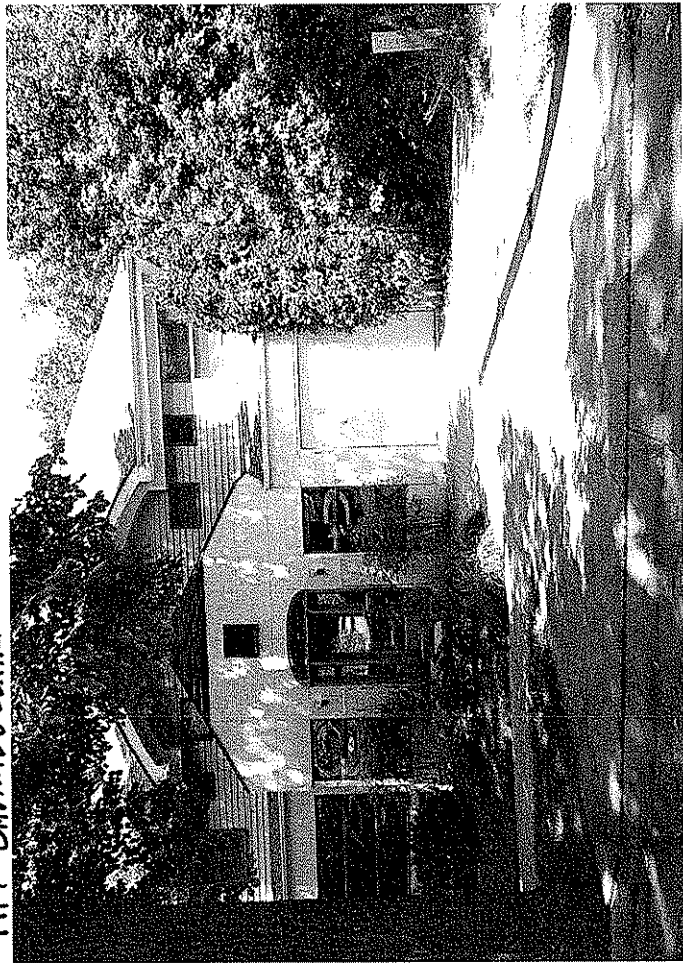
1711 KENDALL



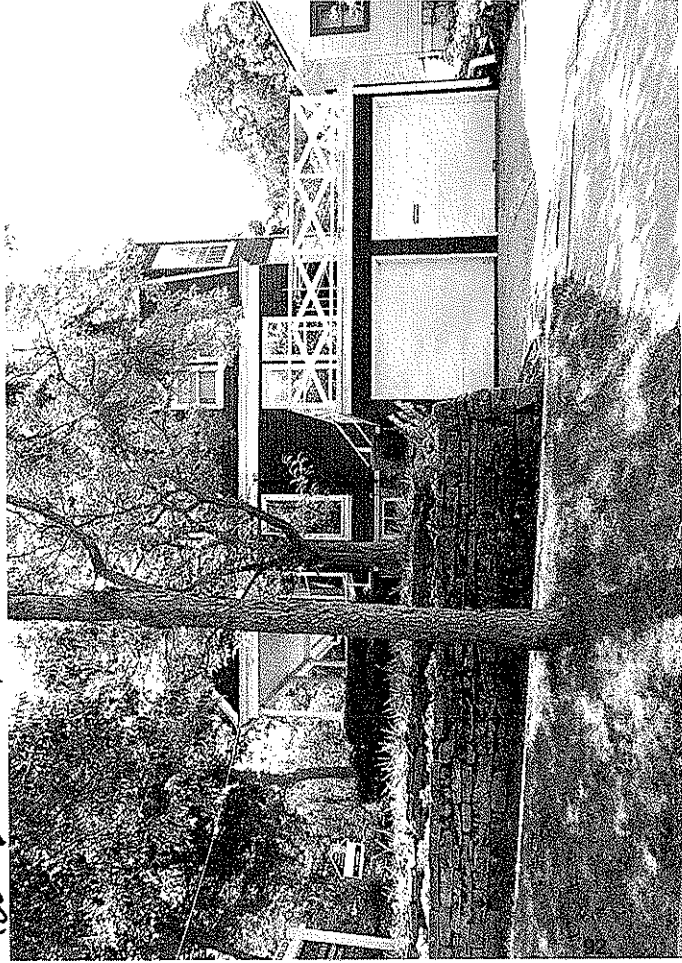
N. PROSPECT



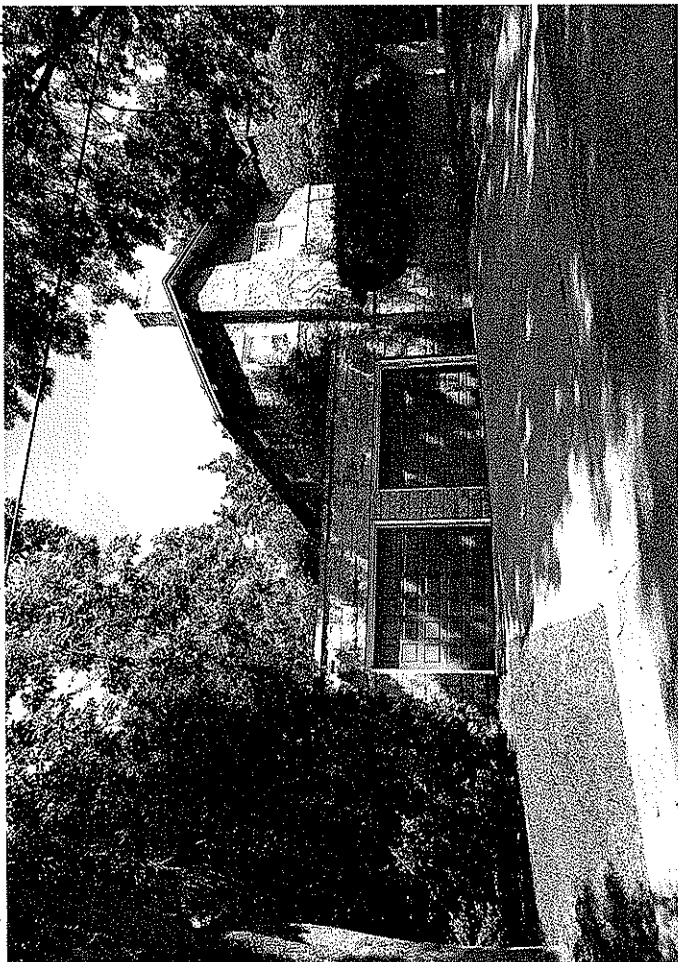
1914 CHAMBERLAIN



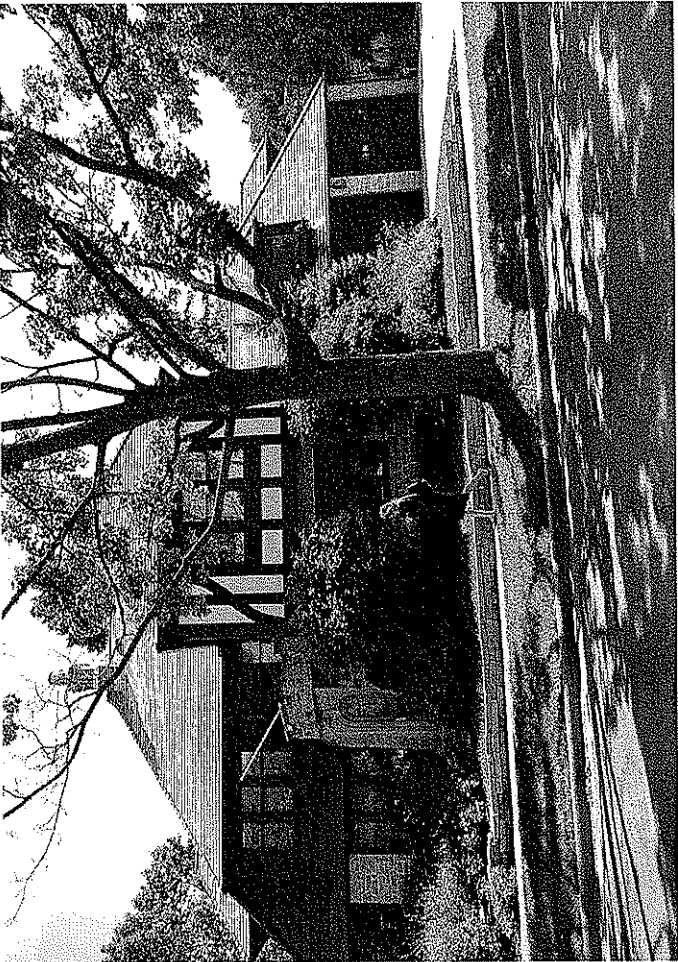
1800 BUCK OF KENDALL



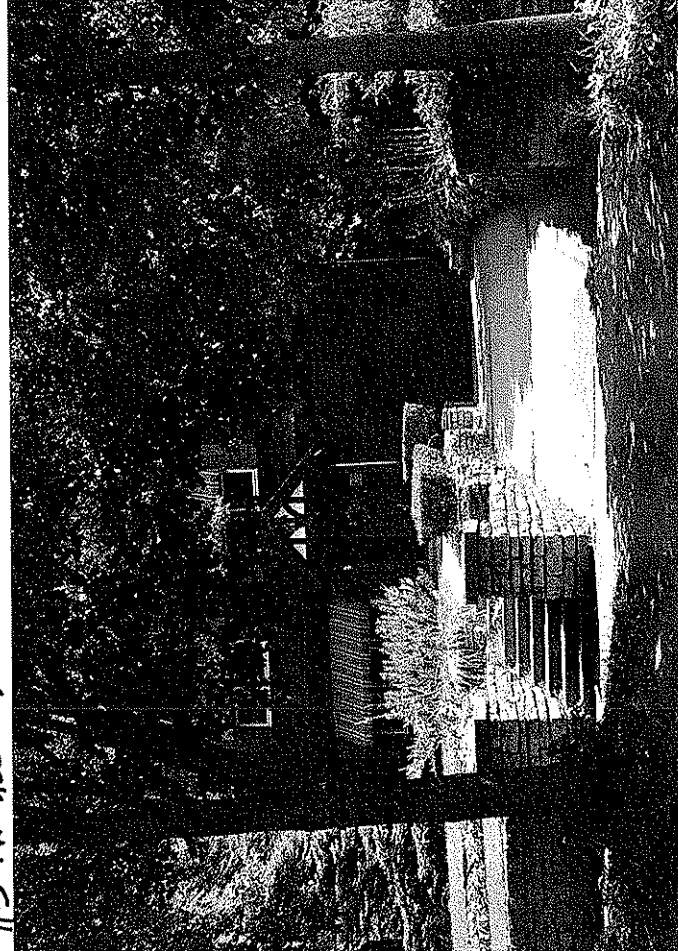
2100 BLOCK OF CHADBOURNE



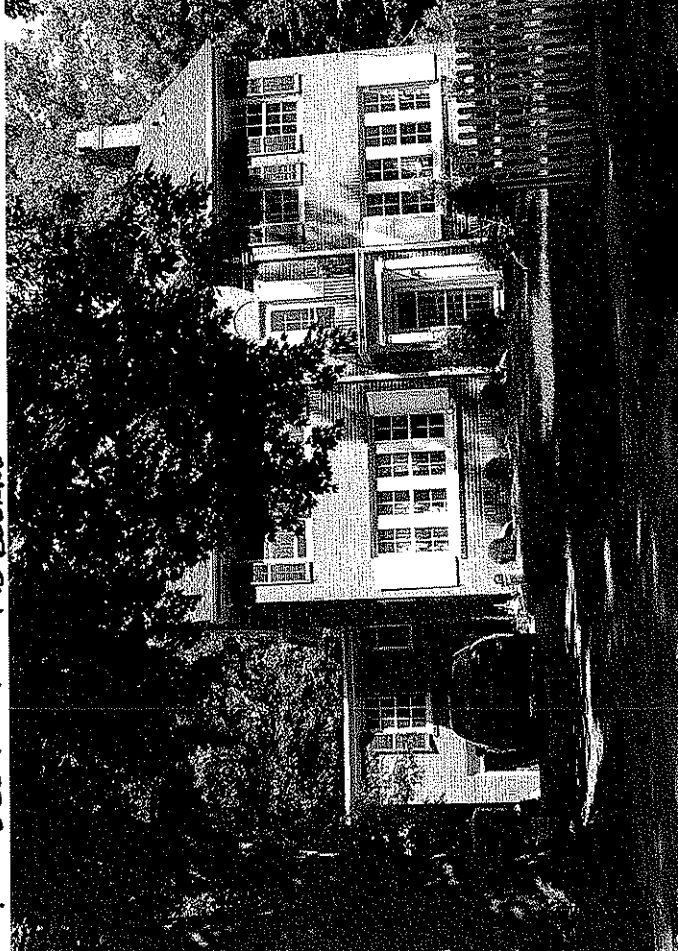
CORNER OF ALLEN & VAN HISE



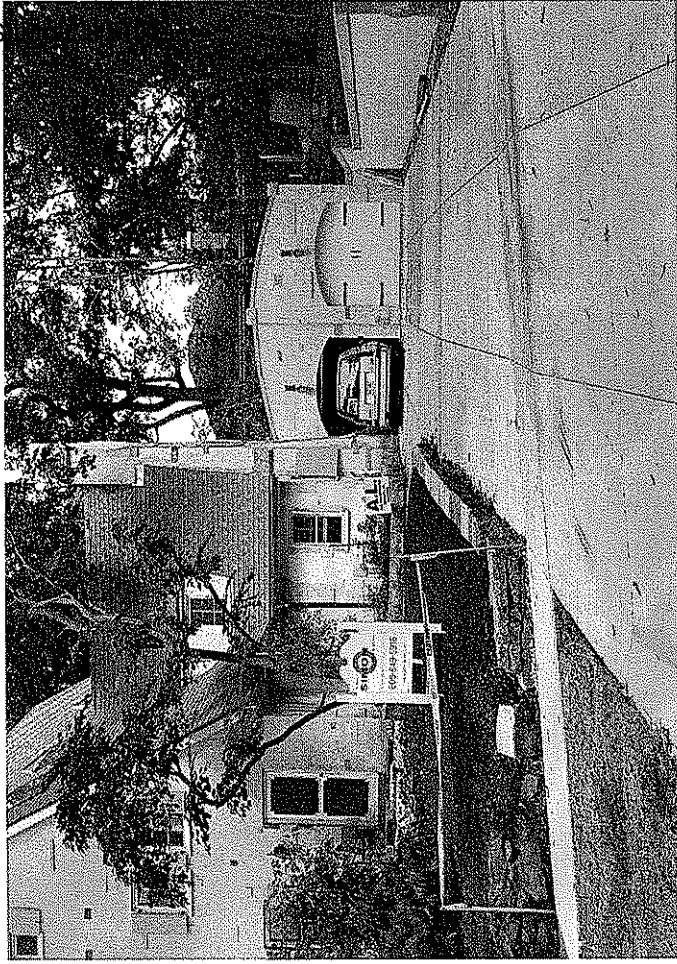
115 N. ALLEN ST



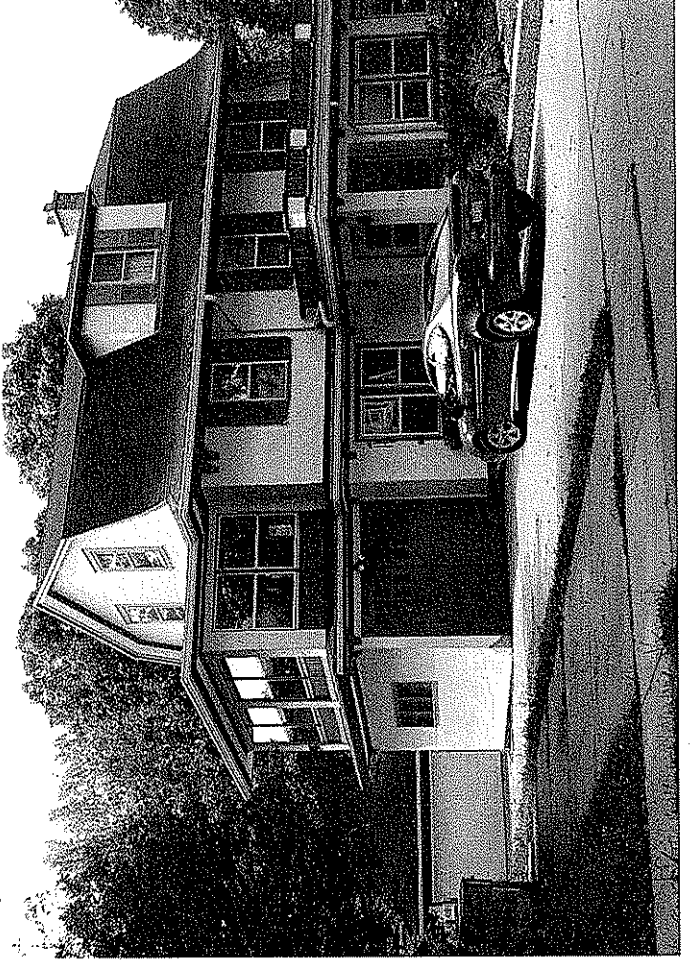
2100 BLOCK OF CHADBOURNE



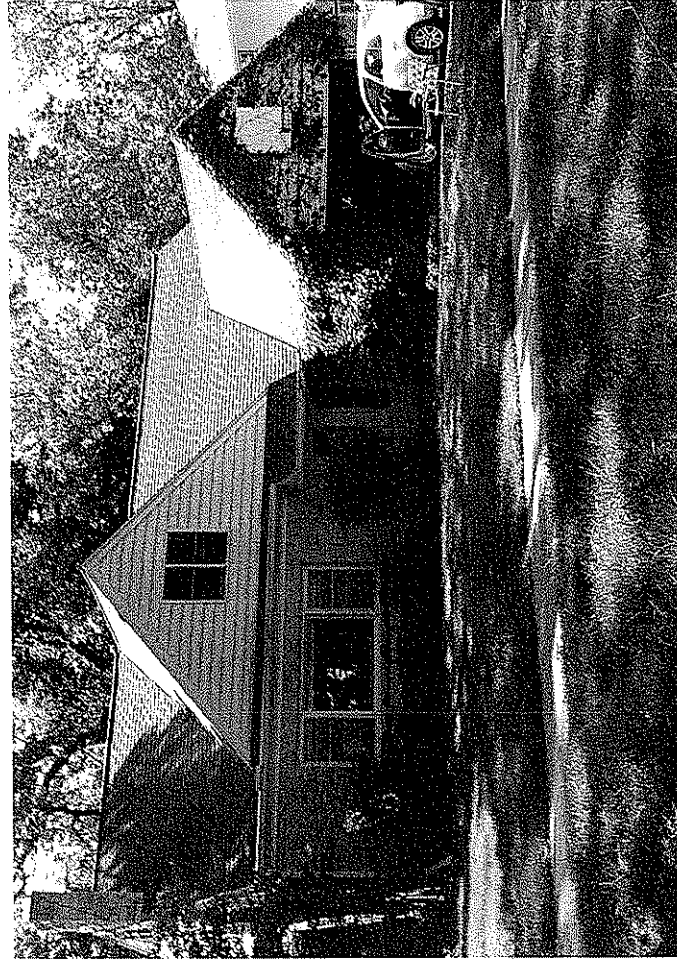
2114 VAN HISE



2100 BLOCK OF CHAD BOURNE



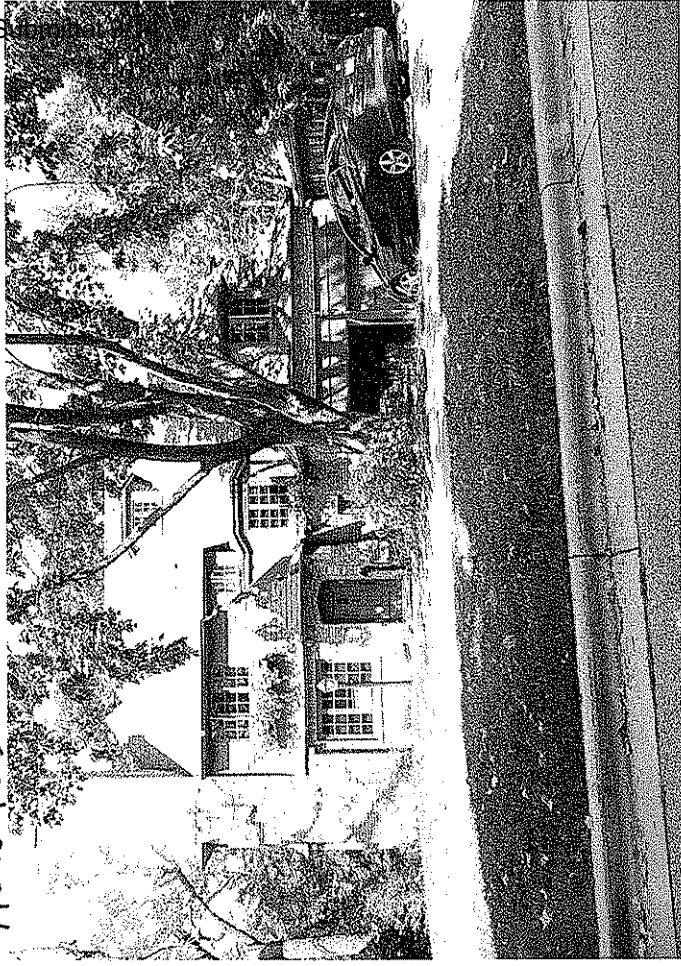
2000 BLOCK OF CHAD BOURNE



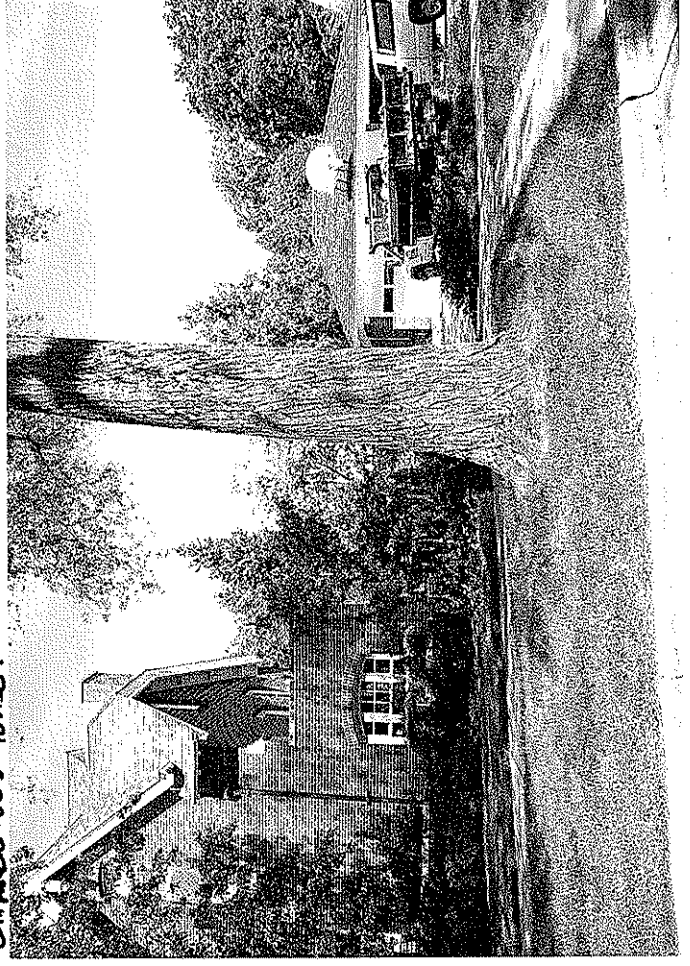
1826 VAN HISE



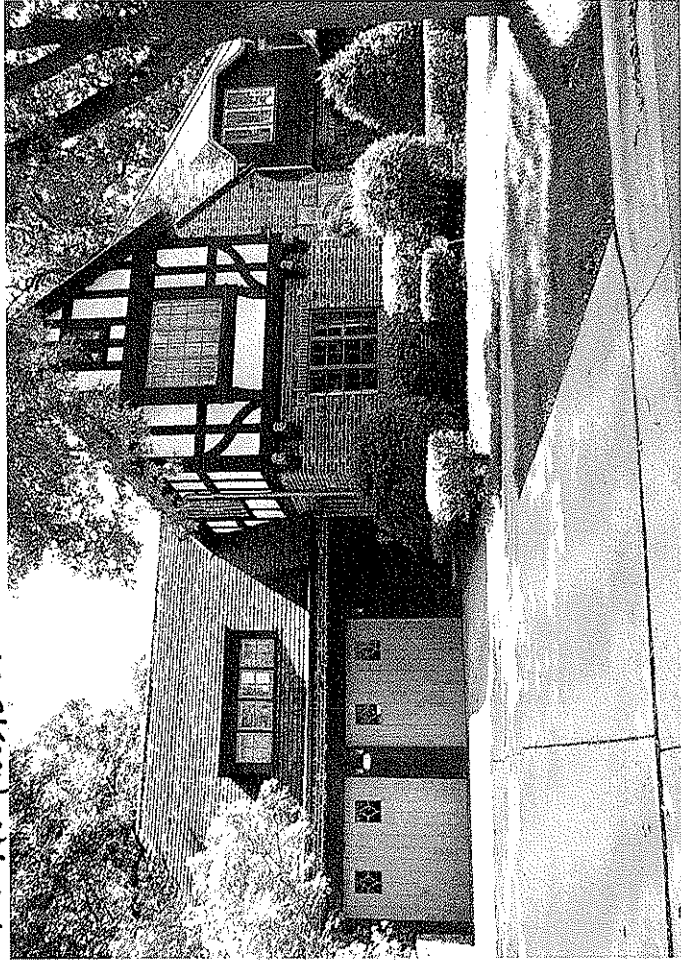
140 N. PROSPECT.



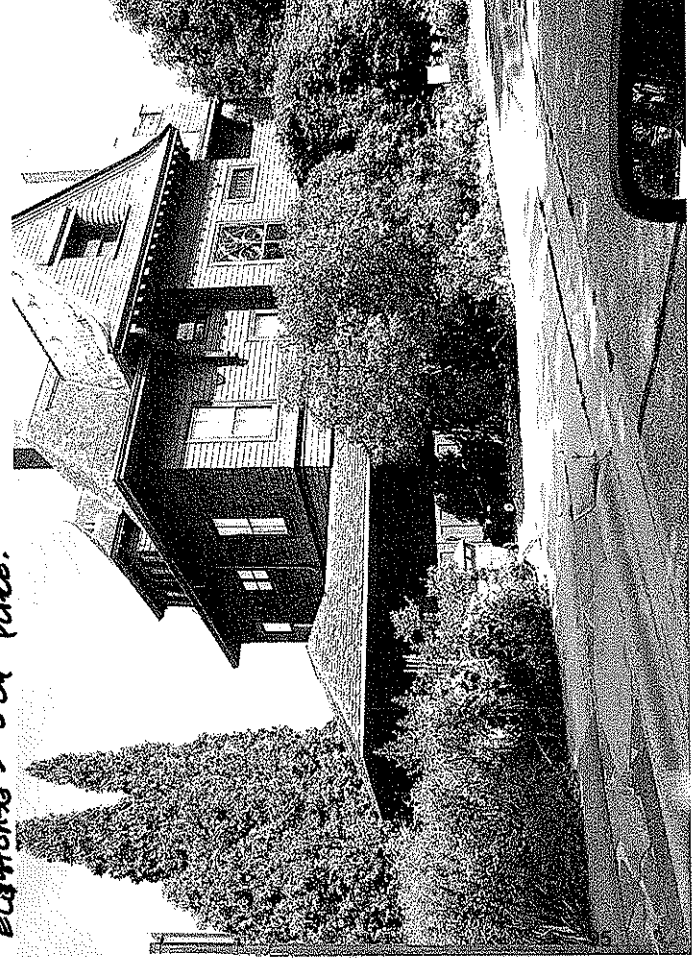
CLANBARGER'S HOUSE.



101 N. PROSPECT.



ELSTON'S - OLD PLACE.







September 14, 2009

Dear Commissioners,

I write to offer my opinion about the proposed expansion plans for 2021 Van Hise Avenue. I am the owner of 2010 Van Hise Ave., which faces the property in question, and have consulted with my neighbors about the scope and impact of the proposed expansion, plans which have been posted on the internet.

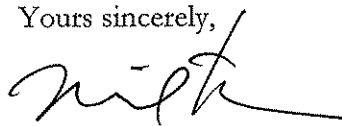
Let me say that I believe property owners should be able to modify their homes within reason in our area: modern families have needs that are different from those of families 70 or 80 years ago, which was when these homes were built. I would also like to say that, as a neighbor, I am reluctant to challenge or oppose the plans of those who have decided to join us in our neighborhood, since one of the virtues of our neighborhood is its welcoming spirit.

My neighbors, Larry and Linda, who live directly east of 2021 Van Hise will be presenting information at the hearing today about the character of Prairie architecture and its significance in University Heights. Their findings suggest that the expansion of the façade will make dramatic changes to the classic Prairie footprint and front of the property, and that this change would represent an architectural loss to the neighborhood. I have concerns about such a loss. In the spirit of cooperation, then, I would like propose that modifications be made to these plans in order to preserve the character of this important landmark – modifications that would reduce the total front-facing mass of the building onto Van Hise.

We live in a unique neighborhood, one that I prize for its conviviality and community spirit. When my family and I purchased our home last year on Van Hise, we were drawn to this quality of the neighborhood, and to the deliberate way in which expansions to the historical homes have been managed. Indeed, this considered approach to updating contributes to the value of all the homes in the area, which is partly what motivated us to purchase a home on this block.

I look forward to welcoming our new neighbors at 2021 and to seeing that all appropriate accommodations are made for their desire to expand their property.

Yours sincerely,



Michael Witmore  
2010 Van Hise Ave.

Date 8-29-09

We, Linda Micke, have reviewed the addition/remodeling plans as submitted for Landmarks Commission approval for 2021 Van Hise Avenue proposed by Fred and Sara Jane Osborne. We have no concerns with the proposal. We are in favor of Landmarks Commission approval.

Linda Micke  
Signature

26 N. Prospect Ave.  
Address

Date 8-29-09

We, CORNELIA MCKERMOTT, have reviewed the addition/remodeling plans as submitted for Landmarks Commission approval for 2021 Van Hise Avenue proposed by Fred and Sara Jane Osborne. We have no concerns with the proposal. We are in favor of Landmarks Commission approval.

Cornelia B. MckerMott  
Signature

2103 Van Hise Av  
Address

Date 08/29/09

We, CATHRYN MONTGOMERY, have reviewed the addition/remodeling plans as submitted for Landmarks Commission approval for 2021 Van Hise Avenue proposed by Fred and Sara Jane Osborne. We have no concerns with the proposal. We are in favor of Landmarks Commission approval.

Cathryn P. Montgomery

Signature

101 S. PROSPER SC

Address

Hello, I'm Lawrence Shriberg. My wife Linda and I have lived next door to 2021 Van Hise since 1976.

Linda and I are speaking on behalf of ourselves and for neighbors in the three other homes closest to 2021 Van Hise, known in historical context as the Sellery house. Two of our families have been residents on this 2000 block of Van Hise Avenue since the 1970s and the other two families have moved into the neighborhood within the past five years. We have met as a group and we have had individual discussions with several of the other four families on this block. Anecdotally, I can report that the views of the three neighbors with whom I was able to talk are similar to the views of the four families who have registered against the proposed expansion. These other neighbors are against this plan essentially for the same reasons my wife will present. It is important to underscore that the neighborhood welcomes new young families that give vitality to the neighborhood. We want to make it very clear that the concerns we have about the planned addition are based solely on architectural considerations.

On behalf of ourselves and our neighbors we thank the Landmark Commission for its very effective work in preserving the integrity of our historic neighborhood. As with so many residents, Linda and I have elected to stay in our home rather than relocate elsewhere in the Madison area precisely because of the architectural values the Commission seeks to preserve.

Our group also thanks our Alder, Shiva Bidar-Sielaff, who has provided her procedural guidance, and to the president of the Regent Neighborhood Association, Darsi Foss, for her support.

My wife will now present the collective concerns of the neighbors about the proposed expansion of 2021 Van Hise. These concerns are divided into two considerations: the proposed expansion in the historical context of prairie-style houses, and the proposed expansion in relation to physical characteristics of all other houses that comprise the 2000 block neighborhood of Van Hise Avenue.

Thank you,

Lawrence D. Shriberg  
2015 Van Hise Avenue

Hello. My name is Linda Shriberg. My husband, Larry, and I live at 2015 Van Hise Avenue, the house directly east of, and the closest residence to the Sellery House, 2021 Van Hise Avenue. I represent ourselves and other neighbors on our block who are close to or who face the Sellery House. On behalf of all of us, I wish to thank Rebecca Cnare and Bill Fruhling for their review of the proposed plans to renovate and expand the Sellery House.

Now, I will make a brief presentation to communicate our views.

Individually and collectively, we had the perception that the proposed plans were not right for our neighborhood. In an effort to clarify these perceptions and register specific concerns, I took it upon myself to do some research about Prairie-style architecture and the history of the Sellery House.

In doing so, I identified online the building after which the Sellery House was constructed: the Schultz home in Winnetka, Illinois. The Schultz Residence was built in 1907. The Sellery House was built in 1910.

The Schultz Residence was designed by George W. Maher, a well-known architect who, with Frank Lloyd Wright and others, was a pioneer of the Prairie School of Architecture. The style is described in books of architecture, in the guide for the Walking Tour in the University Heights Historic District, and in Cnare's July 22<sup>nd</sup> *Note to the Madison Landmarks Commission*. Although the Sellery House was not itself designed by Maher, it is considered "one of the most individualistic Prairie School houses in University Heights" (Heggland & Rankin, *The University Heights Historic District: A Walking Tour*, 1987).

On Pages 1 and 2 in your packets, please find photographs of the Sellery House and the Schultz Residence and note how closely they resemble each other.

(For a picture of the Sellery House, see:

<http://4.bp.blogspot.com/xEJEWB9AclQ/Sph3KN1tfI/AAAAAAAAACHQ/HUA-eKg2k2M/s1600-h/11Sellery01.jpg>

For a picture of the Schultz Residence, see:

[http://www.flickr.com/photos/34748725@N00/3675833705/sizes/l/ \)](http://www.flickr.com/photos/34748725@N00/3675833705/sizes/l/)

While conducting my research, I learned that an addition was made to the Schultz Residence in 2005 by TR Knapp Architects in Illinois. This was a one-story addition to the back of the house that cannot be seen from the front of the house, thereby preserving the view of the original façade. In fact, the addition and renovation was given the 2005 Historic Preservation Award by the Village of Winnetka. On Page 3 (<http://2.bp.blogspot.com/va5YQYKj0k8/SY3wSpKUzll/AAAAAAAAAF8/BB6ahugffFA/s1600-h/WarwickAfter.jpg>), you can see a picture of that expansion and how compatible it is with the style of the original structure.

Because I could not see all parts of the Schultz addition from the photograph, I telephoned the architect, Tom Knapp, this past Friday morning to ask two questions:

- The first question pertained to the size of the expansion/addition. Mr. Knapp informed me that an existing bedroom was expanded, and a kitchen/breakfast room with a screened sun porch, a mudroom, and a powder room were added. Altogether, this came to about 1,200 square feet – just under the 1,500 square feet of living space that has been proposed for the two-story addition to the Sellery House.
- The second question asked if there is a garage on the property and, if so, where? Mr. Knapp told me that a driveway by the side of the Schultz Residence leads to an unattached garage in the back.

After comparing the original and remodeled Schultz Residence with Mr. Goddard's plans for the expansion and re-design of the Sellery House, our group of neighbors is now better able to articulate its concerns. We posit that the proposed plans for the additional two-story living space and the attached 2-car garage compromise the historical integrity of Prairie-style architecture for both the Sellery House and for our neighborhood. Our concerns primarily have to do with design and size that can be summed up in 2 considerations:

1. The proposed expansion of the façade doubles the length of the original façade. There is a two-story structure attached to the Schultz Residence. It is not clear whether that structure was part of the original residence (so integrated and compatible is it with the larger portion of the house), or whether it was added on some years later. Whatever the case, the façade of that structure appears to be about 25% of the size of the original façade – significantly smaller than the proposed living space and garage addition to the Sellery House which would that façade twice the size of the existing facade. The Sellery House has been the anchor of Prairie-style houses for our block and on the Walking Tour in University Heights. Your packets include pictures of four other Prairie-style houses that are on the Walking Tour; the addresses and years of construction of the houses are indicated. We note that none of these houses has had extensive changes to their facades, nor do they have attached surface-level 2-car garages.
2. Your packet includes pictures of seven houses closest to the Sellery House on the 2000 block of Van Hise Avenue, four on the south side and three on the north side. House S1 is adjacent to the Sellery House. The photographs provide a comparison between the sizes, facades, and garage/driveway configurations of these other houses on this block in comparison to the current Sellery House and to its proposed expansion. We also are furnishing the committee with one set of colored photographs that provide additional information on some of the houses near the Sellery House.

Thank you for the opportunity to speak to the Commission.

Respectfully submitted,  
Linda Shriberg  
14 September 2009




Public Comments Submitted 9/14

[Back to the Flickr photo page](#)

Uploaded on June 30, 2009  
by [ChicagoGeek](#)

Available sizes: [Square](#) (75 x 75) [Thumbnail](#) (100 x 75) [Small](#) (240 x 180) [Medium](#) (500 x 375) **[Large](#)** (1024 x 768) [Original](#) (2805 x 2104)

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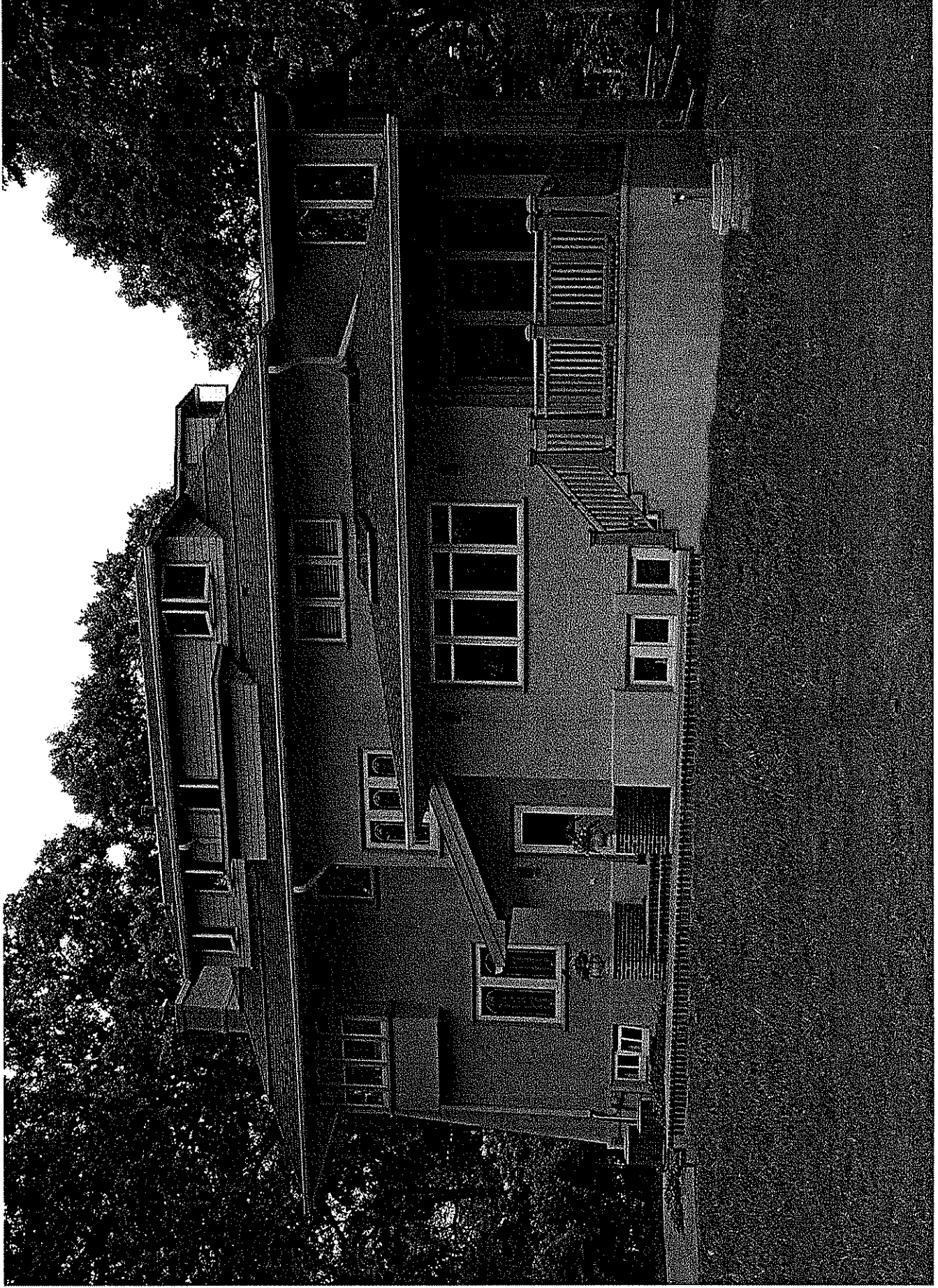


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*Schultz Residence*

*Page 2*

*Page 1 of 1*



*Achutt's Residence Expansion/Renovation*

24 N Prospect Ave  
Madison, WI 53726  
September 8, 2009

Dear Members of the Landmarks Commission,

I had hoped/planned to come to the Landmarks Commission meeting on September 14 and to speak to you in person; however, the meeting date coincided with my long-planned trip to the west coast. In this letter I offer my concerns/suggestions about the addition/renovation of the property at 2021 Van Hise Avenue. I live across the side street at 24 N Prospect Avenue.

I propose that the current design be modified to save a > 100 year old oak tree growing in the terrace in the front of the property. From the design presented on the city web site it is not obvious that the proposed design would mean the loss of this stately oak.

I believe that an historic district is more than a collection of unique, diverse architecture. A neighborhood also encompasses the quality of the entire living environment, which to me, includes its green spaces and streetscapes, including its trees. In University Heights, we are privileged to enjoy and share many mature and incomparable trees. A few of our oak trees in the western portion of the neighborhood are formidable trees that survived the occupation of Camp Randall by Union troops during the Civil War. Some of our oak trees are over 100 years old. One such tree is slated for removal by the design proposed for 2021 Van Hise Ave. This tree grows in the terrace, i.e. the area between the sidewalk and the street, on Van Hise. This oak, therefore, is an asset not only of the neighborhood, but also of the entire city, and not simply of the occupants of 2021 Van Hise.

When Mr. Godding first spoke with me about the preliminary design, he did not mention the fate of this tree until I specifically asked. I am very knowledgeable about the many trees on this property because I helped the elderly, former owner protect and preserve the trees about which he cared deeply. This spring I tied burlap skirts around all the trees and, with the help of another neighbor, monitored and removed gypsy moth caterpillars every day for approximately six weeks to promote the health of the trees.

Mr. Godding told me during our first conversation that the oak tree in question had dead branches and was dying. I visually inspected the tree after this conversation. To me the oak does not appear to be dead. To my knowledge, trees will slough dead branches as they mature and grow; the presence of dead branches does not necessarily mean that the tree is dead. Neither Mr. Godding nor I, however, is a trained arborist.

During my second conversation with Mr. Godding, I asked whether the design could be modified to save the tree, for example by constructing the drive on an oblique angle. Mr. Godding said that he had been told that a large area must be preserved around a tree for it to survive. Once again, I looked at the tree in question and found that the tree is surrounded on three sides by sidewalk, the current concrete drive, and street, all within

Landmarks Commission  
Page 2

three feet of the tree. The tree has thrived that way for at least the 30 years that I have resided on Prospect Ave.

I commend the new owners for their plans to preserve green space and many younger trees within their property. Mr. Godding indicated that two small oaks within the lot on which the addition will be built will be transplanted, although he could not tell me the new site location. I applaud this consideration; however, to my knowledge, oaks will not survive transplantation unless the tap root can be removed intact, or with little damage. The tap root for the burr oak could easily be > 50 feet deep, making such an endeavor quite difficult.

I would ask that the design be modified to use a slanted drive, a circular drive, or have the garage either be detached and placed further east or be reduced to a one car garage so that the stately patriarch oak in the terrace be preserved. Such trees are neither quickly nor easily replaced. I have enclosed a photo of me standing at the base of the tree.

I will return to Madison on Saturday, September 26, 2009, if you have any questions for me.

Sincerely,

Joyce C. Knutson  
24 N Prospect Ave  
53726







# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved LANDMARKS COMMISSION

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Monday, September 14, 2009

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:** 5 -

Bridget R. Maniaci; Daniel J. Stephans; Stuart Levitan; Christina Slattery  
and Erica Fox Gehrig

**Excused:** 2 -

Robin M. Taylor and Michael J. Rosenblum

### APPROVAL OF August 24, 2009 MINUTES

A motion was made by Levitan, seconded by Gehrig, to Approve the Minutes from the August 24, 2009 Landmarks Commission meeting with the following additions:

To add: "that staff mentioned that part of the Mansion Hill Neighborhood is also in the Langdon Street National Historic District."

To add that Michael Bridgeman said: "That contrary to earlier comments, that both Ms. Zellers and Mr. Mohs are excellent stewards of the Mansion Hill Historic District, and that they even open up their homes to tours and other people interested in the district."

The motion passed by voice vote/other.

### PUBLIC COMMENT

There was no public comment.

### PUBLIC HEARING

1. [15469](#) 2021 Van Hise Avenue - University Heights Historic District  
Consideration of Issuance of Certificate of Appropriateness for a side yard addition.  
Contact: Colin Godding  
Colin Godding, 107 N Hamilton St, presented information about the project and included a drawing that shows a revision of the driveway layout in order to address the concerns about the removal of a tree.  
  
Mr. Godding presented several drawings of the proposed addition, along with photographs of other houses in the neighborhood that had attached garages. Mr. Godding also presented the Commission with three letters of support from neighbors. These letters came from Linda Micke, 26 N Prospect Ave., Cornelia McDermott, 2103 Van Hise Ave. and Catherine Montgomery, 101 S Prospect St.  
  
Fred Osborne, owner of 2021 Van Hise Ave., discussed that his family is moving from San

Francisco, and that they bought the double lot in order to have a large lot size that would support a larger house. The addition is basically a master bedroom suite, updated kitchen and the two-car garage.

Staff stated that they had received a letter from Ms Joyce Knutson, regarding the oak tree. Staff also received a voice mail from Don Nichols at 2111 Van Hise who is concerned about the proposed addition. He said that the house is a significant architectural building within the neighborhood. Mr. Nichols expressed that while he is okay with garage, he thinks that the middle addition could be moved back 15-18 feet from the proposed location in order to be more deferential to the main house façade.

Karen and Walter Pridham, 2011 Van Hise Ave., and Robert Heyden, 2016 Van Hise Ave., registered in opposition but did not wish to speak.

Christina Pawney, 21 Prospect Ave., registered in neither support nor opposition, but wished to express that she is happy that the owner has agreed to move the driveway to save the oak tree. She would also like the owners to consider permeable pavement for the driveway in order to protect the adjacent trees.

Michael Whitmore, 2010 Van Hise Ave., registered in opposition and submitted letter which stated that the proposal "would represent an architectural loss".

Lawrence Shriberg, 2015 Van Hise, registered in opposition, and handed out a packet of information to share with the Commission. Mr. Shriberg discussed that the neighborhood is excited for new young families to move in and that his concerns are completely architectural and are not meant to be personal. He said that his wife Linda will elaborate on their concerns.

Linda Shriberg read a letter that stated that the expansion plans are not right for the neighborhood. She showed a photo of the Schultz House in Winnetka, Illinois that was the inspiration for this house. She also showed an expansion of the Schultz house which was designed to be on the back façade which was much more compatible than this proposed expansion. Ms Shriberg also displayed examples of other prairie style houses within the neighborhood. She added that this proposal doubles the length of the existing façade, and that allowing this kind of addition would affect the Historic District.

Alder Bidar-Sielaff said that she thinks a referral to a future meeting would allow the owner and architect time to consider design alterations that could respond to the concerns of both planning staff and the neighborhood.

Ms Gehrig appreciated the research that was done by the neighbors and added that the existing house is a 'jewel box' that needs careful consideration of any addition. Mr. Godding added that he thought that their proposed addition was similar to the side addition at the Schultz House.

Mr. Levitan noted that the proposed plans will be almost an 85% street coverage along Van Hise Ave that will prevent the views into the wooded areas. He also noted that while individual components are symmetrical and well intended, the overall impact of the addition is very long.

Ald. Maniaci asked that the owners consider a smaller addition with perhaps a single car garage, considering that the existing house already has six bedrooms. She also asked the applicant to consider a rear yard addition with driveway access off of the rear/side street. Mr. Godding asked if a rear/side yard would be considered a side addition. Staff replied that it would be considered a street facing addition; however, it could be considered a rear yard addition that would have less impact on the front facade design.

Ms Slattery referred to the Landmarks Ordinance language that stated that they, and the owners need to consider whether or not this addition detracted from the original façade.

**A motion was made by Maniaci, seconded by Levitan, to close the public hearing and Refer to a future meeting of the LANDMARKS COMMISSION in order to allow the applicant to consider design revisions. The motion passed by voice vote/other.**



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**CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS**

2. [15483](#) Edgewater Redevelopment - 666 Wisconsin Avenue - Mansion Hill Local Historic District.
- Contact: Amy Supple, Hammes Company
- A motion was made by Maniaci, seconded by Slattery, to Rerefer to a future meeting of the LANDMARKS COMMISSION as requested by the applicant. The motion passed by voice vote/other.**
3. [15892](#) 1914 Arlington Place - University Heights Local Historic District, proposal to remove existing chimneys and add a rear dormer.
- Contact: Bruce Kieffer
- Bruce Kiefer, 1914 Arlington Place described the proposed alterations to the house. He said as both the architect and the owner of the house, he was unhappy with the design and the maintenance issues that have come because of the large Chimneys. He also stated that the new dormer was designed to take advantage of a lake view from that vantage point.
- David Pesch, N7771 Omar Ln, New Glarus, is the builder and registered in support and was available to answer questions.
- Noting the staff report, a motion was made by Levitan, seconded by Maniaci, to Approve the Certificate of Appropriateness for the alteration. The motion passed by voice vote/other.**
4. [15893](#) 640 West Washington Ave - Designated Landmark, Alteration to previously-approved Certificate of Appropriateness for enclosure under overhang.
- Contact: Del Henning, Williamson Bikes & Fitness
- Mr. Henning , 640 West Washington Ave presented information about the project. He discussed that he was fine with the staff conditions.
- Mr. Levitan asked about staff condition number three in the staff report, and asked that it be changed to say "that the fencing should not be visible from the street or parking lot when not in use." He also reiterated the issue that the fencing must be inside of all of the columns and brick piers.
- Ms. Gehrig noted that she liked this solution better than the one that was previously approved, and added that The Madison Trust for Historic Preservation also supported this design solution.
- Ms. Maniaci asked if the Commission could get an update on this project in one year. Mr. Stephans replied that individual Commissioners usually check up on past projects, and discuss during the Secretary's report if they have concerns over past approvals.
- A motion was made by Gehrig, seconded by Levitan, to Approve the alteration to the previously approved Certificate of Appropriateness with the conditions as follows:**
- 1. The fencing must be installed on the inside of both the brick piers and the stone columns.**
  - 2. The applicant must work with staff and provide design details so that the end result of installation and attachment to the brick piers will be minimal, reversible, and that the overlap of the fence sections will have a clean and deliberate looking appearance.**
  - 3. The fencing should not be visible from the street or parking lot when not in use.**
  - 4. No additional signage is to be attached to the interior or exterior of the**

fencing panels.

The motion passed by voice vote/other.

#### OTHER BUSINESS

5. [08717](#) Buildings proposed for demolition

There was no discussion.

6. [07804](#) Secretary's Report

The Commissioners discussed the room arrangements and that Room LL-110 meets their needs better than LL-130. Staff agreed to try to schedule both the remaining 2009 meetings, as well as all of the 2010 Landmarks Commission Meetings in Room LL-110.

#### ADJOURNMENT

**A motion was made by Gehrig, seconded by Slattery, to Adjourn at 6:20 p.m.  
The motion passed by voice vote/other.**

**Section #5:** 2021 Van Hise Avenue  
Informational Presentation: July 27, 2009  
Result: No action by Commission

- Commission 7/27/09 Agenda
- Staff Report
- Applicant Submittal
- No separate public comments were submitted
- Approved 7/27/09 Minutes





# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Agenda - Amended LANDMARKS COMMISSION

Monday, July 27, 2009

4:45 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-130 (Madison Municipal Building)

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.*

*Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.*

*Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnub ua hauj lwm ua ntej yuav tuaj sib tham.*

*Если Вам необходима помощь устного или письменного переводчика, а также если Вам требуются материалы в иных форматах либо у Вас имеются особые пожелания в связи с доступом к данной услуге, мероприятию или программе, пожалуйста, позвоните по указанному ниже телефону и сообщите об этом не менее чем за три рабочих дня до соответствующей встречи.*

*Please contact the Department of Planning and Community & Economic Development at (608) 266-4635, TTY/Textnet (866) 704-2318.*

### CALL TO ORDER / ROLL CALL

### APPROVAL OF July 13, 2009 MINUTES

*July 13, 2009: <http://legistar.cityofmadison.com/calendar/#current>*

### PUBLIC COMMENT

### CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

1. [15468](#) 716 Orton Court - Third Lake Ridge Historic District  
Consideration of Issuance of Certificate of Appropriateness for the enclosure of the front porch and replacement of existing flat roof.  
Contact: Ganser Company

2. [15469](#) 2021 Van Hise Avenue - University Heights Historic District  
Consideration of Issuance of Certificate of Appropriateness for a side yard addition.  
Contact: Colin Godding

*Note: No action will be taken at this meeting, as this item is for informational purposes only. Public Hearing notices will not be sent out until the project returns for final action by the Landmarks Commission.*

3. [15483](#) Edgewater Redevelopment - 666 Wisconsin Avenue - Mansion Hill Local Historic District.  
*The applicant will be giving an information presentation to the Landmarks Commission, no final action will be taken.*

**OTHER BUSINESS**

4. [08717](#) Buildings proposed for demolition
5. [07804](#) Secretary's Report  
*To include discussion about scheduling a joint meeting with the Urban Design Commission.*

**ADJOURNMENT**

**Note to Commission**  
**2021 Van Hise Ave**  
**Sellery House**

The new owners of this Prairie Style house wish to construct a sizable side addition and enclosed garage. As this is such a substantial proposal, I encouraged their architect to come before you for an informational presentation before their final submittal and subsequent public hearing. The proposal will have to be referred for final action to allow for the required public notice.

While the materials, and detailing of the proposed addition appear to follow the landmarks ordinance guidelines, staff is concerned about the broadness of the addition as it relates to the current proportion of the original facade. The last sentence of the Landmarks ordinance, section 33.19(12)(d)7 - Additions Visible from the Street and Alterations to Street Facades states the following: "side additions shall not detract from the design composition of the original facade."

The house is considered a Pivotal structure within the University Heights Local Historic District. The file notes express the following:

"2021 Van Hise is an excellent example of prairie school architecture produced by a follower of the trend in Chicago.... Not only is 2021 Van Hise impressive for design and craftsmanship, but it represents a regional expression of the prairie style and makes for interesting comparison with work in the idiom done by Madison architects."

I have also found a write up on 2021 Van Hise Ave by K Rankin from her Styles notes:

"Sellery house, 2021 Van Hise Ave., 1910: Designed by a less well known architectural firm from Chicago, Murphy and Cloyes, this house appears to a near-copy of the Schultz House in Winnetka, IL, designed by George W. Maher and built in 1907. Maher's Schultz house has the same shape of battered walls, a similar segmentally arched door hood with small horizontal ears to each side, a feature Maher used quite often for doors and also dormers. Also copied were the three planes of roof shingles, which, with the bracketed shelf under the second story windows, serves to emphasize the Prairie Style horizontality of the design. Several houses in Madison were built with this refinement of the roof shingles, but most have been reroofed and this graceful feature removed. In the casement windows of this house, the upper part of each sash has muntins in an X-shape. The Schultz house has more expensive leaded glass windows, but the creative use of non-historic forms like these unusual muntins, is what George Maher was known for."

Respectfully Submitted,  
Rebecca Cnare  
7/22/09



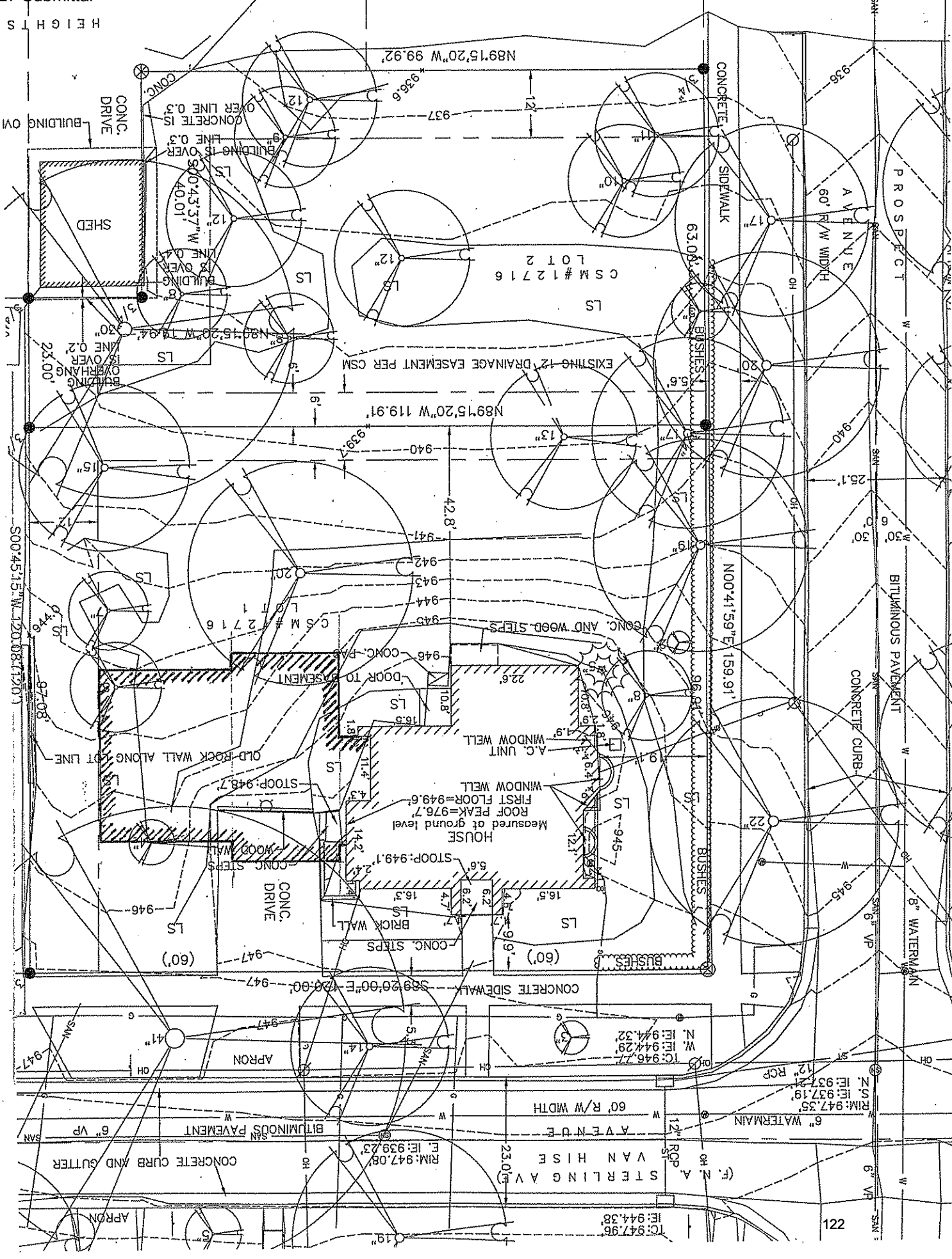


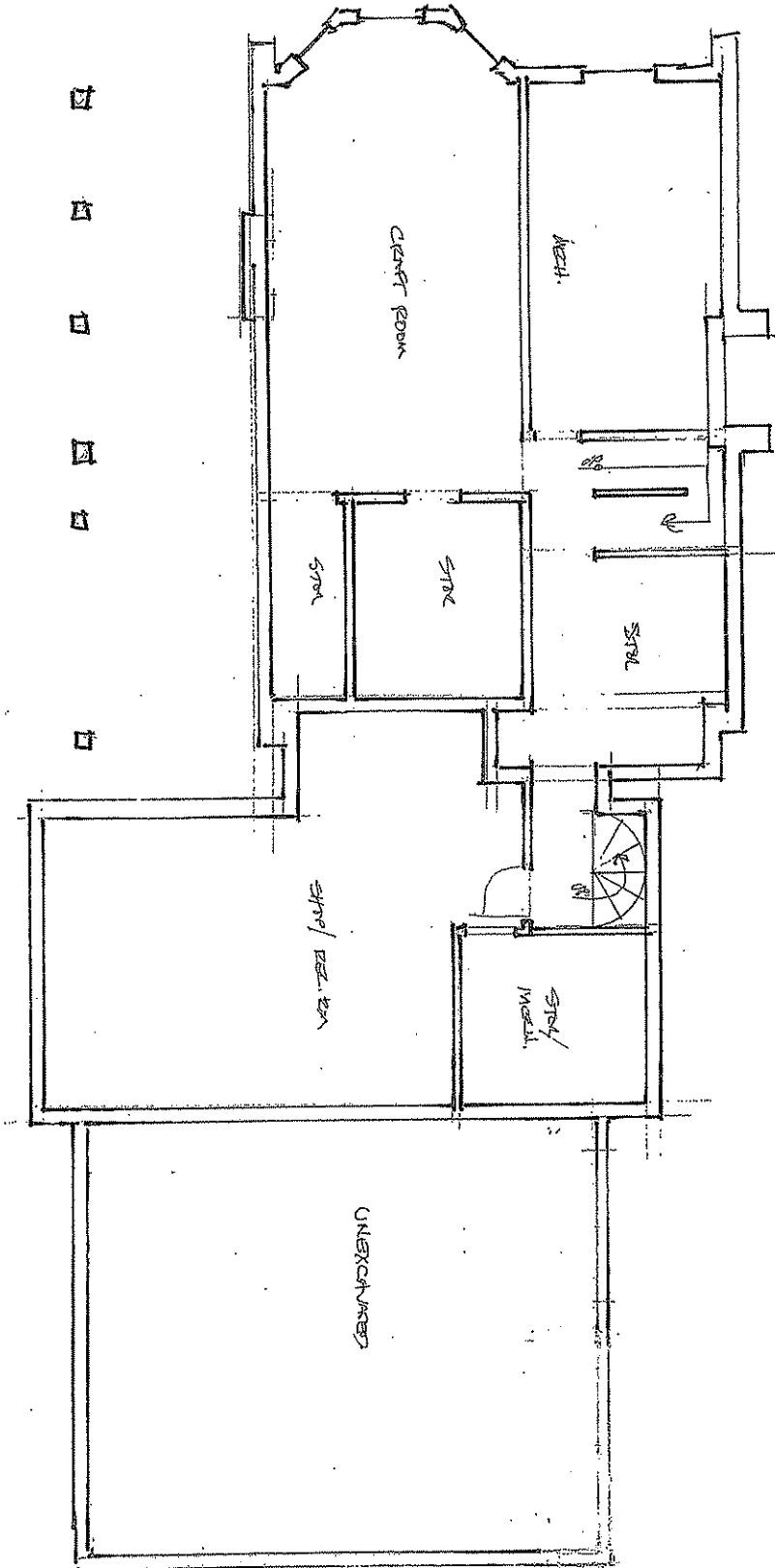
7/27 Submittal



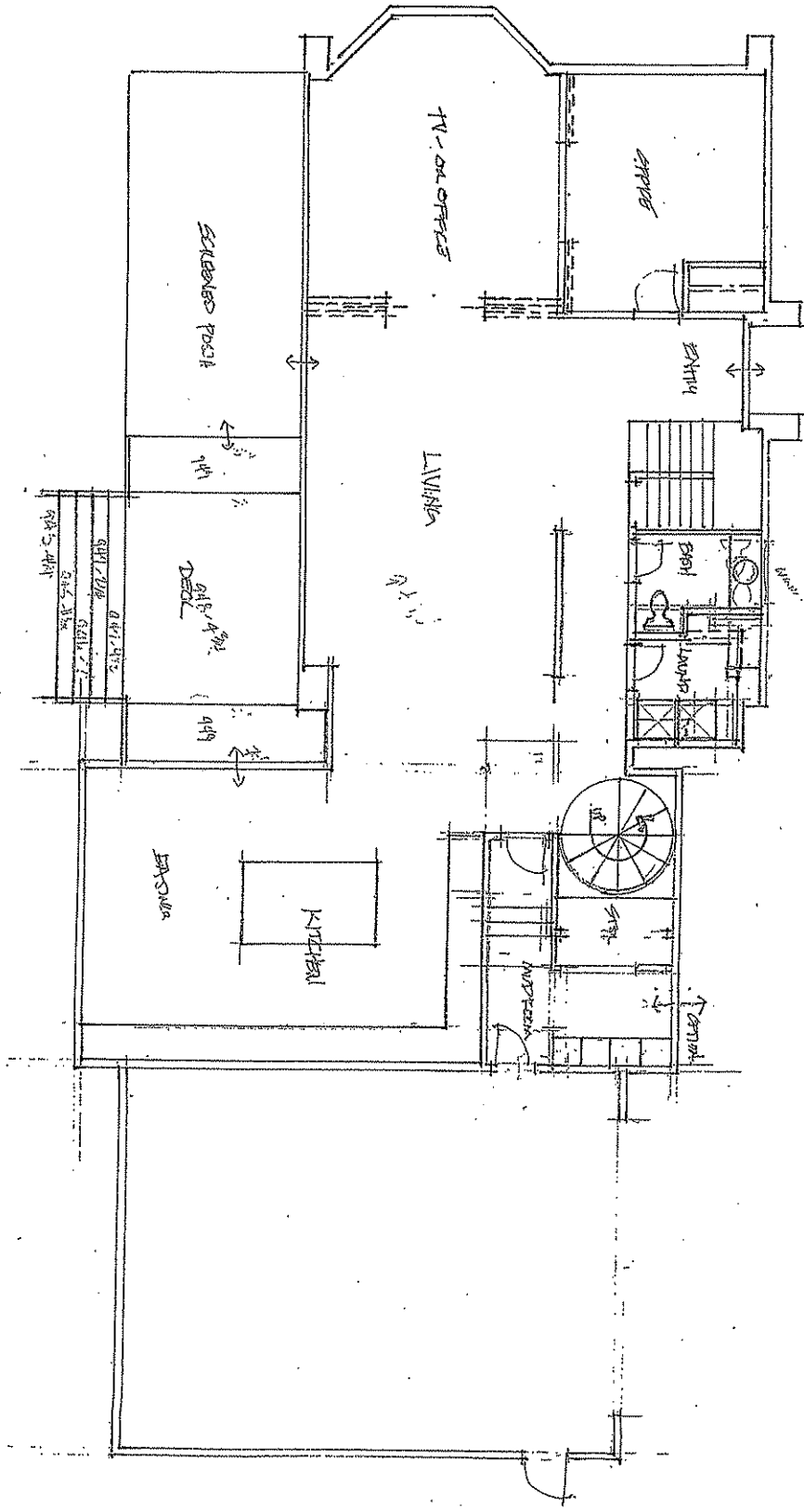


SITE PLAN

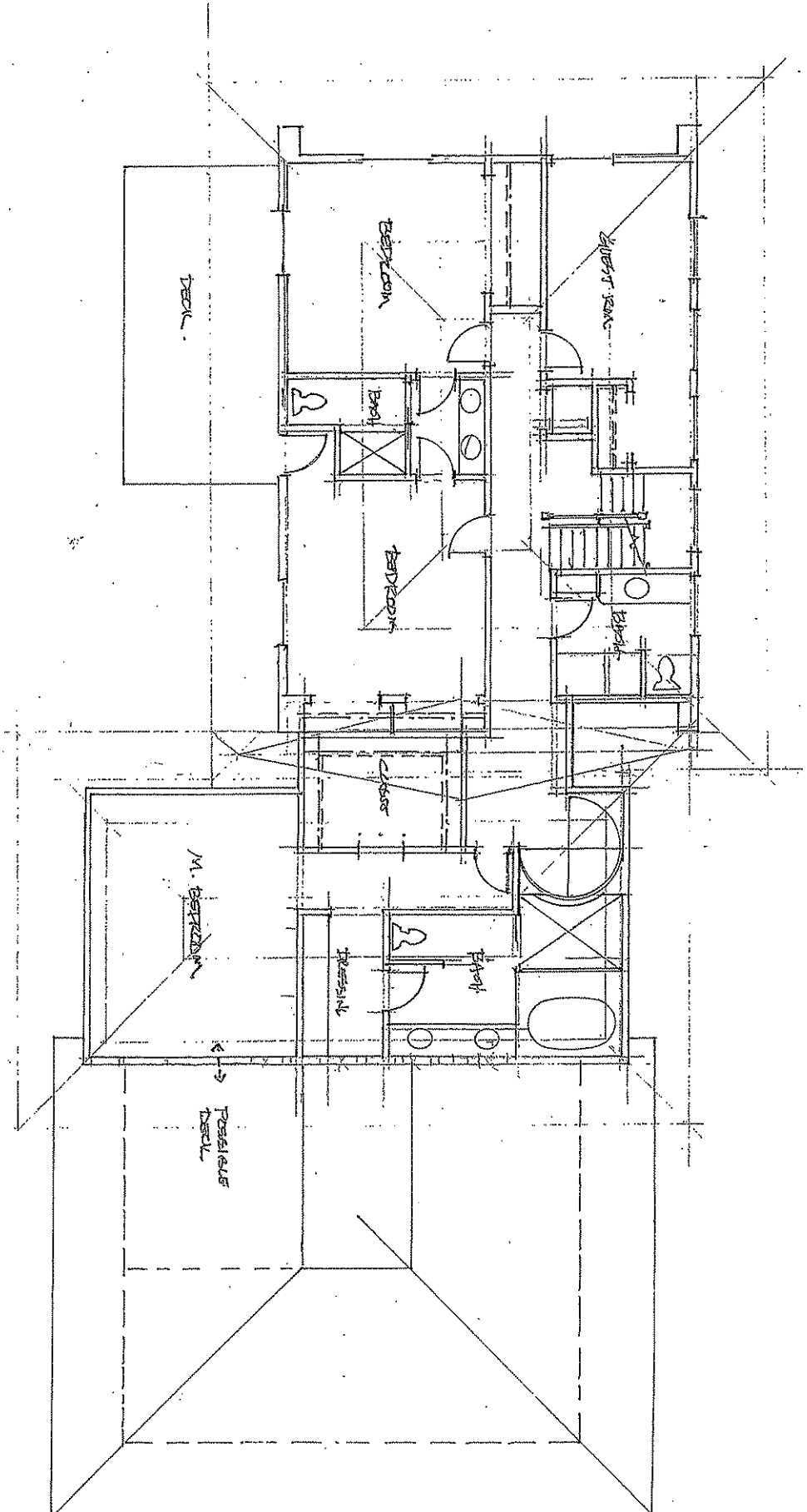




PLANNING - PLAN - A  
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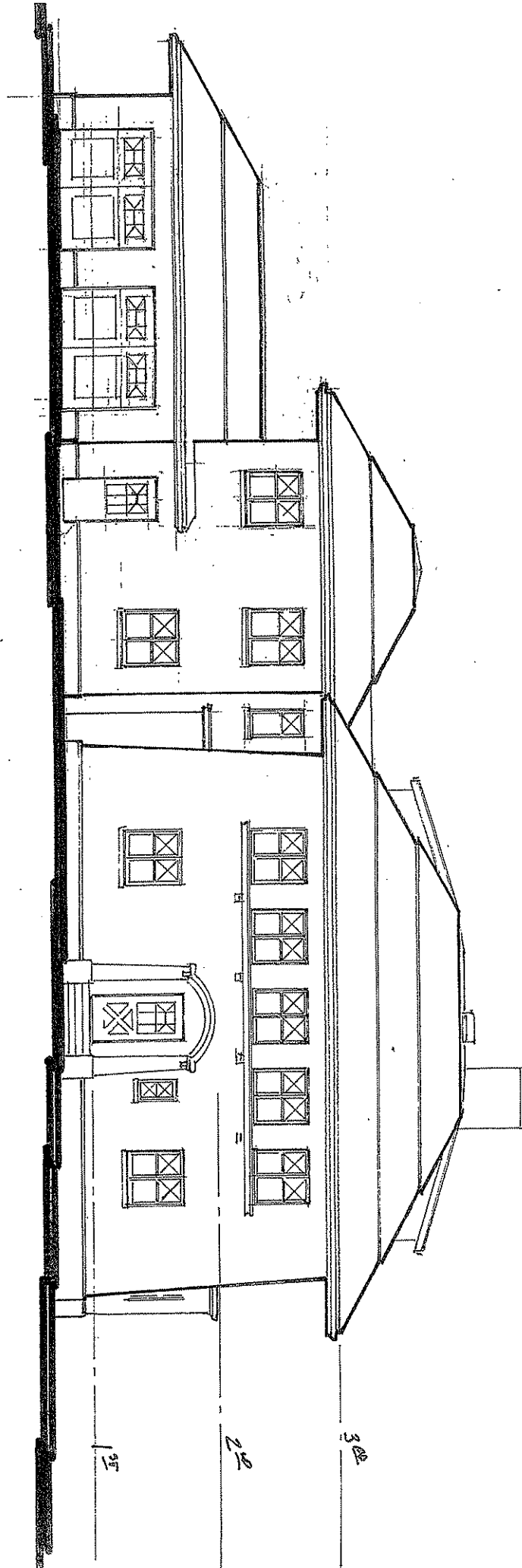


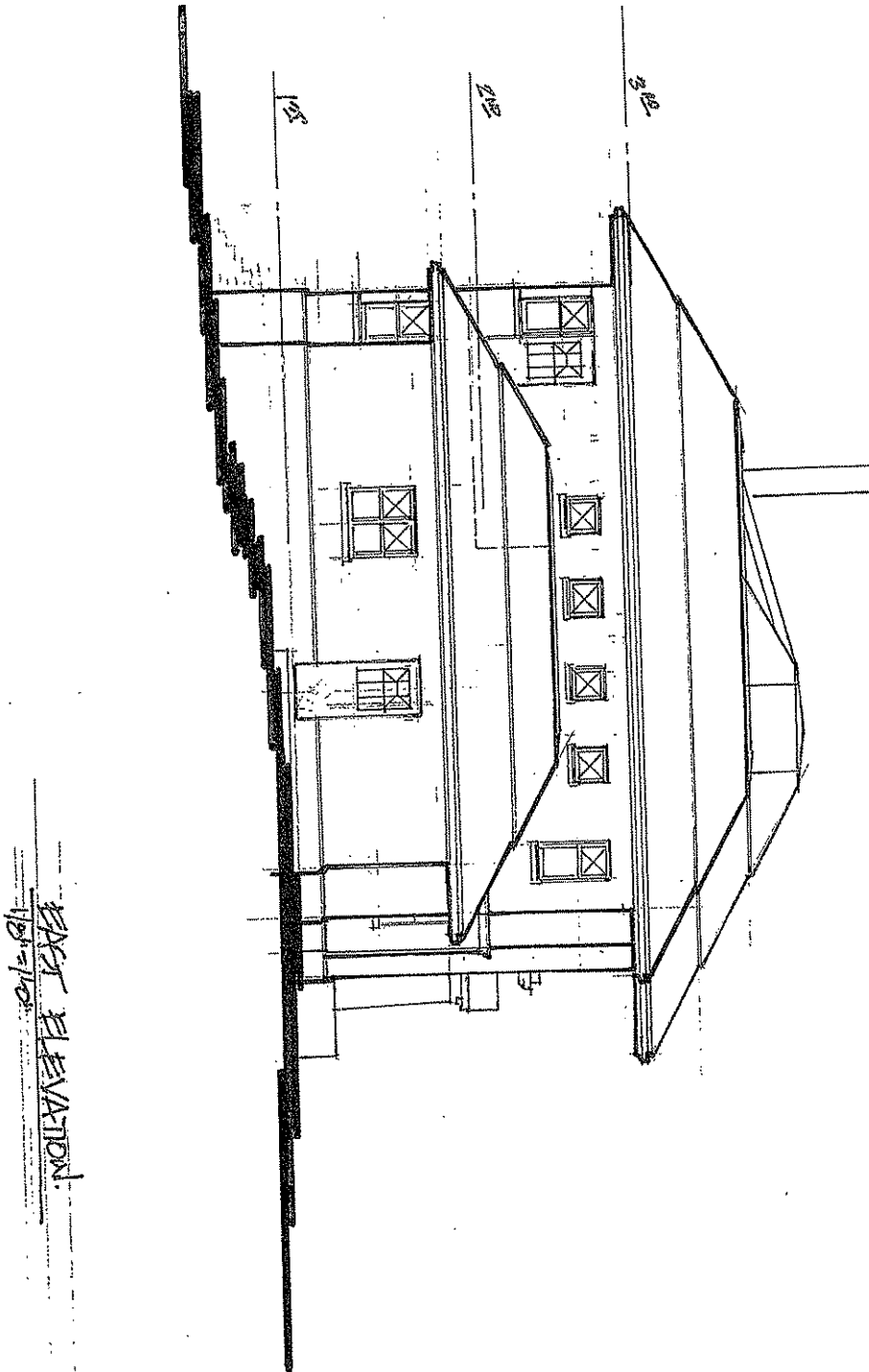
1st Floor - A  
1/8" = 1'-0"  
1/4" = 1'-0"  
1/8" = 1'-0"  
1/4" = 1'-0"



SECOND FLOOR - A  
1/8" = 1'-0"

NORTH (VIA HSE) ELEVATION  
1/8" = 1'-0"











# City of Madison

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

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Monday, July 27, 2009

4:45 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-130 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

**Present:** 6 -

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

**Absent:** 1 -

Erica Fox Gehrig

### APPROVAL OF July 13, 2009 MINUTES

**A motion was made by Taylor, seconded by Rosenblum, to Approve the Minutes of the July 13, 2009 meeting. The motion passed by voice vote/other.**

### PUBLIC COMMENT

There was no public comment.

### CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

- 1. [15468](#)** 716 Orton Court - Third Lake Ridge Historic District  
Consideration of Issuance of Certificate of Appropriateness for the enclosure of the front porch and replacement of existing flat roof.  
Contact: Ganser Company  
Dana Bjerke, Ganser Company, gave a brief presentation about the project.

Ms. Taylor asked if the homeowners were keeping the existing railing, and if the new space was to be heated. Ms Bjerke replied that they are keeping the railing and that the new porch would be insulated, but not heated.

Ms Slattery asked if the windows design matches the rest of the house. Ms Bjerke replied that except for the existing leaded glass windows, the remaining house windows were not divided.

Ald. Maniaci asked why the homeowners want to enclose the porch. Ms Bjerke replied that the house is close to the lake and has many problems with spiders, as well as the hope that the space would become more usable for the homeowners.

Ms Slattery asked the Chair what the history of this type of porch enclosure was with the Commission, and noted that she does not believe that it meets the intent of several of the guidelines that refer to rhythm of solids and voids, specifically Section (i)3: Alteration of any existing structure shall retain or be compatible with the original or existing rhythm of masses and spaces. and (i)5: ...retain the original or existing historical proportional relationships of door sizes to window sizes

Mr. Stephans replied that he does not believe that the Commission has approved previous porch enclosures in the Third Lake Ridge District. Mr. Stephans also noted the concern about

the idea that the enclosure could set a precedent for other projects, and that the design, while it has nice details that are appropriate to the design of the house, will obscure the existing leaded glass windows that are on the front facade.

**A motion was made by Levitan, seconded by Rosenblum, to Refer to the LANDMARKS COMMISSION'S next meeting in order to allow the homeowner to come and discuss the project further. The motion passed by voice vote/other.**

2. [15469](#)

2021 Van Hise Avenue - University Heights Historic District

Consideration of Issuance of Certificate of Appropriateness for a side yard addition.

Contact: Colin Godding

Mr. Colin Godding, 107 N Hamilton St, gave a brief presentation about the project.

Mr. Stephans asked about the total square footage of the addition. Mr. Godding replied that the new addition will add approximately 1,500 square feet bring the house from currently 2500 square feet to approximately 4,000 square feet after the addition is complete.

Ms Slattery asked if there had been any thought to a rear addition or a detached garage. Mr. Godding replied that the configuration of the lot prevents this from working well, and that the owners want to have an attached garage.

Fred and Sara Jane Osborne, 2021 Van Hise, registered in support and were available to answer questions.

Darsi Foss, 2533 Kendall Ave, representing the Regent Neighborhood Association, register in neither support nor opposition. Mr. Levitan asked Ms Foss about the neighborhood's thoughts on the project. Ms Foss replied that this is really the first time that they have seen it, but the homeowners and the architect have been doing a lot of outreach to the neighbors and the neighborhood association.

Alder Shiva Bidar-Sielaff mentioned that as of now, she had not heard any worries from neighbors. She also mentioned that this is a very large lot with some large houses around it.

**Received an Informational Presentation**

3. [15483](#)

Edgewater Redevelopment - 666 Wisconsin Avenue - Mansion Hill Local Historic District.

Contact: Amy Supple, Hammes Company

Bob Dunn and Amy Supple, 22 East Mifflin, gave a brief informational presentation to the Commission.

Mr. Levitan asked to see a view of the project from the Capitol. Mr. Stephans noted that the Commission would like to see several views of the project from different sightlines in order to put the project into a neighborhood context. Mr. Dunn replied that they are working on a virtual model to show these views.

Fred Mohs, 512 Wisconsin Ave, registered in opposition. He discussed the condition of the existing tower and noted that the thought that this project would not have even been considered if the owners had not let the old tower deteriorate.

Harvey Wendell, 531 N Pinckney, registered in support. He noted that the project will bring a first class hotel back to the area, and that this project is an opportunity to improve the shoreline and lake access. He doesn't want blight to expand in the neighborhood.

Mary Mohs, 512 Wisconsin Ave, registered in opposition. She talked about the history of the neighborhood, and noted that the neighborhood is much more stable now than it had been in forty years. She said that if this project is approved, the Mansion Hill Neighborhood would be gone as we know it.

Ruth Wendtlandt, 1 Langdon Street, registered in support. She said that as an employee of the Edgewater and a resident of Kennedy Manor next door, she is very proud of this proposal

to restore the hotel. She wished that we could have the beauty of Monona Terrace on Lake Mendota.

Joe Lusson, 627 E. Gorham St., registered in opposition. He noted his concern about the height of the proposed tower. He said that a historic district designation should provide some assurances to neighbors that a large out-of-scale tower would never be built in an historic district. He noted that from the water, the building is really more like a 15 story tower, and that even though the developer mentioned that they had reduced the tower by 30% in size from a previous design, that even a 30% reduction of an outrageous tower is still outrageous.

Scott Watson, 6217 Piedmont Rd, registered in support. He noted that the Edgewater is in need of a facelift, and that this project will be a boost for economic development in the city. This project would put a lot of people to work and would create a new landmark for the city.

Pat Sheldon, 504 Wisconsin Ave., registered in opposition. She said that while she is not opposed to change or new development, she is worried about the building height and the views to and from the lake. She likes several things about the proposal, but thinks that a lower design, perhaps in the style of Frank Lloyd Wright would be a better fit. She also would like to see the view of the proposal from down Wisconsin Avenue.

Susan Schmitz, DMI, 210 Marinette Trail, registered in support.

Ledell Zellers, 510 N Carroll St., registered in opposition. She noted that Mansion Hill was made a Historic District because of the great architecture in the neighborhood, and that the R6H zoning designation, and the Historic District language were meant to preserve the character of the District. She said that piercing the 50-foot height limit of the District would set a precedent for other redevelopment, and that there would be a lot of vulnerable properties within the District. She also thought that the National Guardian Life building shouldn't be used as part of the visually related area study since it is not a historic building and would not meet the intent of the Historic District language.

Thomas Link, 1111 Willow Lane, registered in opposition, and noted that a 12-story tower is too tall for the Historic District.

Jim Skrentny, 511 E. Main St., registered in opposition, and requested that the developer share additional views of the proposal from different areas within the neighborhood and other important view corridors, i.e. James Madison Park. He is also concerned about the storage/stacking of busses on the drop off area. He said that Historic Districts are meant to protect people who invest in historic neighborhoods, and should provide assurances that the district language would be respected. He is worried that such a proposal would set a precedent for taller buildings in his own First Settlement Historic District. He also mentioned that he was asked to leave a meeting that was listed as a public meeting.

Dan Burke, 2025 Atwood Ave., registered in support, and discussed that this development will greatly help the Madison's economic development, and will draw in over 500 craftsmen during construction not to mention all of the new permanent jobs that will be needed to run the completed hotel.

Gib Docken, 1330 Co. Rd. JG, registered in support, noting that he owns a lot of land in the Mansion Hill District. He said that the tower would help make the rest of the refurbishment of the hotel possible. He noted that the National Guardian Life building really isn't visible unless you are on Gilman Street. He also noted that the student rental market is still strong and that this project would be a gemstone for Madison, and that he liked the idea of adding a marina to the lakefront.

Erik Minton, 21 N Butler St., registered in support, and talked about his love of living downtown. He is worried that with the news of some recent establishments that were closing due to the economy, a project like this could really be helpful for the downtown. He said that he is nothing but excited about this plan and he thinks that it is tragic that another downtown projects have been stalled or stopped because of Historic District issues.

Mr. Levitan asked staff to provide a flow chart of the approvals process for this project, as well as the visually related area study once the submittal is finalized. Mr. Levitan also asked for before and after views from both Pinckney and Langdon Streets, besides the other requests

that he made earlier.

Mr. Stephans asked that the applicants make the trees in the virtual model transparent so that the Commission could get a better idea of the impact of the building on different views during winter.

Ald. Maniaci asked how the design of the building came to be? Ms Supple replied that they wanted the building to have a residential feel; hence the balconies and other design features. She also mentioned that they considered an art moderne design, but it ended up looking like a movie set, so they went with a neo-classical architectural design. She also mentioned that the different architectural styles are meant to convey a sense of a collection of buildings around an open space.

Mr. Stephans asked about the original tower and its restoration/rehabilitation/changes to the old tower. Mr. Dunn and Ms Supple noted that due to the configuration of the old tower, that besides some suites on the upper floors, there will not have very many hotel rooms, but will hold offices, potentially some residential units and other functions. The rehabilitation will include new windows, but will also include an added top floor to the structure, as well as a skywalk to the 1970's addition across the grand staircase.

Mr. Stephans asked if there was any consideration to lowering the public terrace towards the lake. Mr. Dunn replied that they needed the existing programmable space beneath the terrace, and that they were pulling back the overhang of the 1970's addition and are creating a private terrace below the public terrace.

Mr. Stephans noted the need for views down the staircase from Langdon Street. Mr. Stephans also discussed the need for the architecture to maintain a pedestrian scale along the street frontage with building setbacks at 3 or 4 stories.

#### **Received an Informational Presentation**

### **OTHER BUSINESS**

4. [08717](#) Buildings proposed for demolition

The Commission discussed the demolition request from the University of Wisconsin for the UW Practice House and whether or not that it was a historic structure. The Commission expressed the desire to review the proposal and demolition of the house. Ald. Maniaci said that she would talk to the Plan Commission about referring the project to the Landmarks Commission for an advisory opinion.

5. [07804](#) Secretary's Report

There was no secretary's report.

### **ADJOURNMENT**

**A motion was made by Levitan, seconded by Taylor, to Adjourn at 7:30 p.m.  
The motion passed by voice vote/other.**