

Ledell Zellers
510 N. Carroll St.
Madison, WI 53703

Date: July 30, 2012
To: Landmarks Commission
Subject: Protect character of National Historic Districts

Dear Landmarks Commissioners,

As a city we need a strong voice for preserving buildings in historic districts...including national register historic districts which are part of the texture and context that make our city special and which contribute to Madison's distinctive character. The Landmarks Commission is one voice that has a large impact on retaining special historic buildings that are integral to the historic fabric of our city.

There are three buildings proposed for demolition in the Langdon National Register District which are specifically designated as building contributing to character of the national historic district. They are

- o 145 Iota Court -- Historic name: Lakeview Batchelor Apts/res.
- o 619 N. Henry St. -- Historic name: Spooner Apartments
- o 625 N. Henry St. -- Historic name: Sigma Nu Fraternity House

These buildings are the first requested demolitions in what is likely to be a series of such requests. This is in part a result of the recently passed downtown plan which essentially removes height limits in the downtown design zones. Under the newly adopted Downtown Plan, much of the Langdon Street National Historic District has an underlying height designation of 5 stories. However, these buildings are also in one of the areas targeted as allowing for two bonus stories. And because PDDs can be used anywhere, buildings which were formerly fairly safe from destruction are now targets for inappropriate and character destroying "redevelopment".

I ask that you actively and decisively recommend that these buildings not be demolished.

Sincerely,

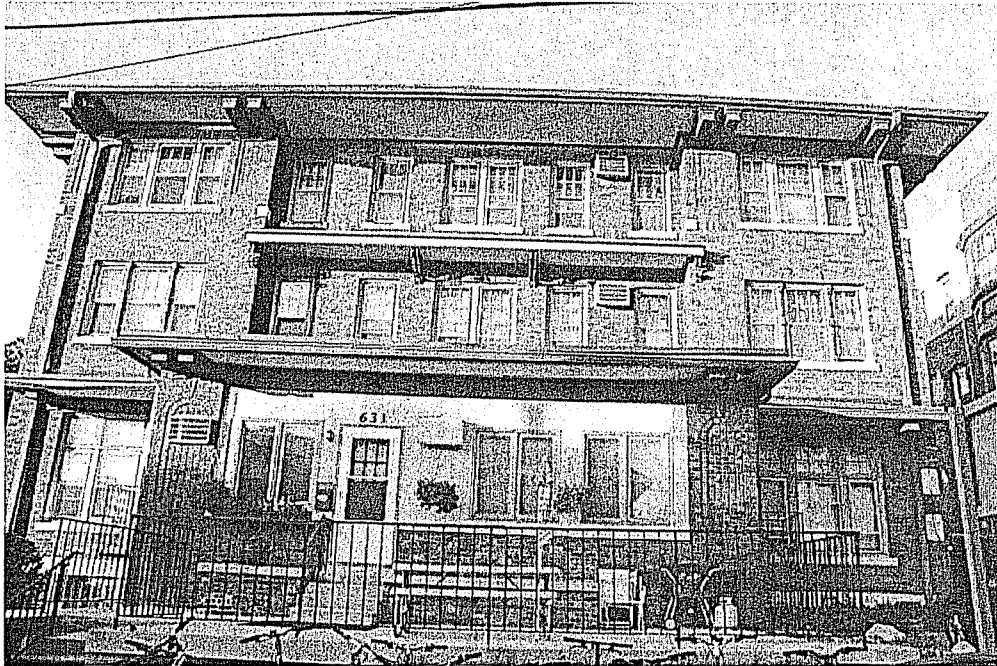
Ledell Zellers

Attachments

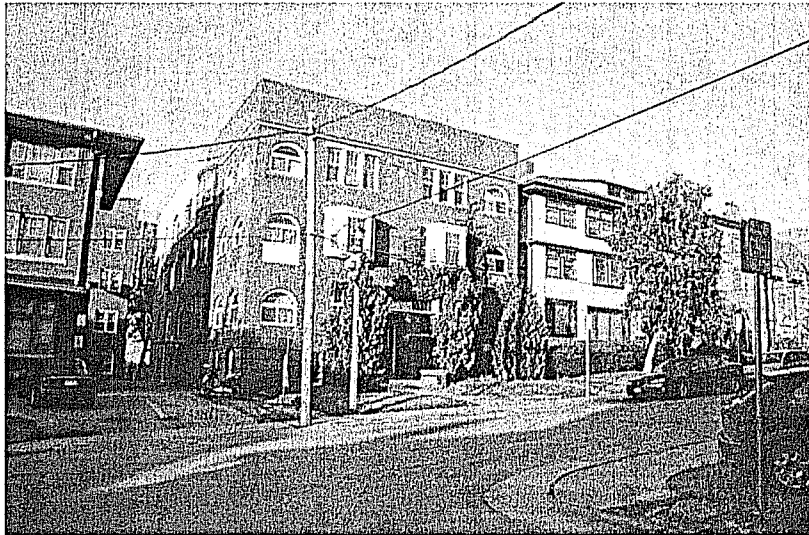
Buildings Proposed for Demolition in the Langdon Street National Historic District and Context



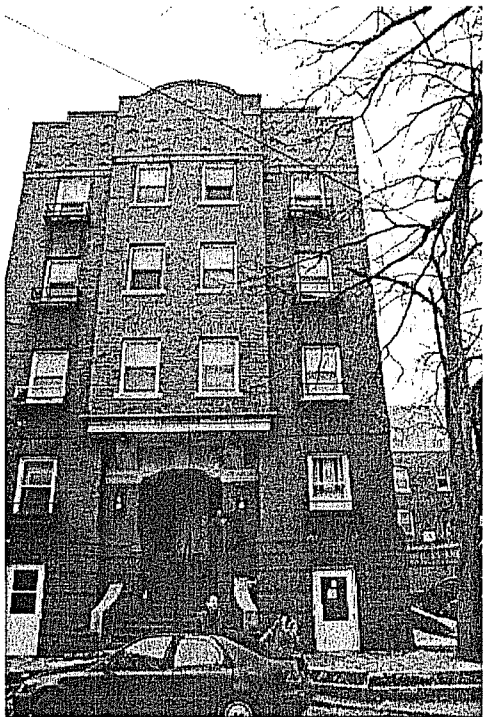
625-31 N. Henry (building on right) – proposed for demolition & 150 lota Court



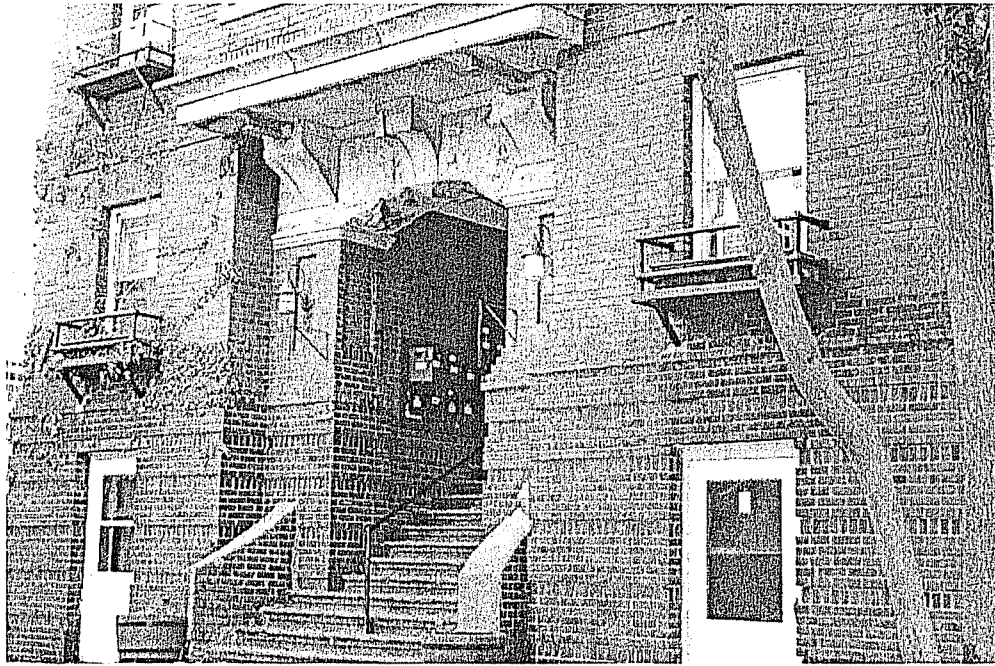
Another photograph of 625-31 N. Henry – proposed for demolition



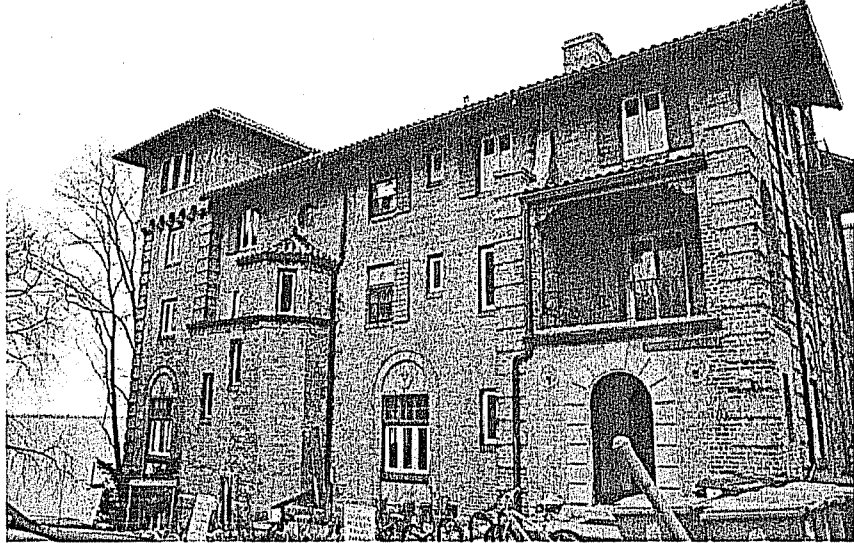
619 N. Henry – proposed for demolition



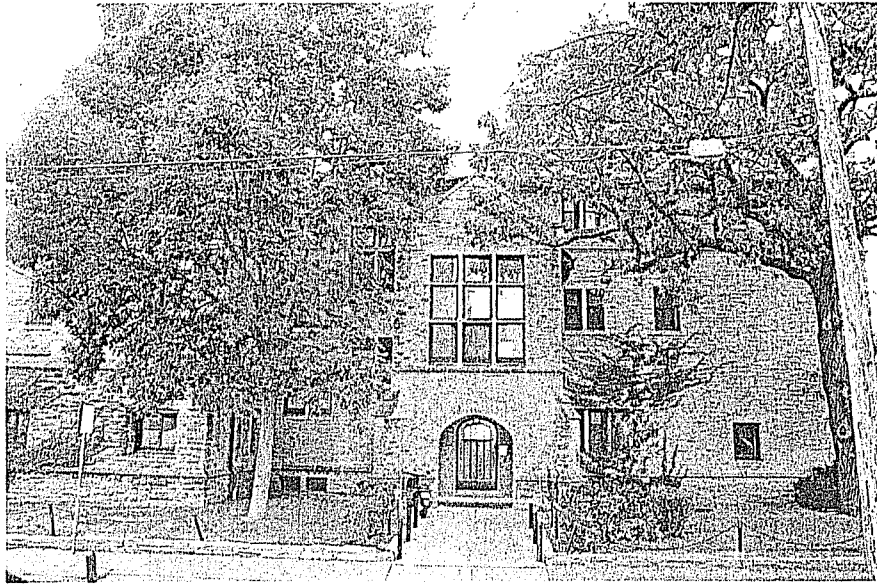
145 Iota Court – proposed for demolition



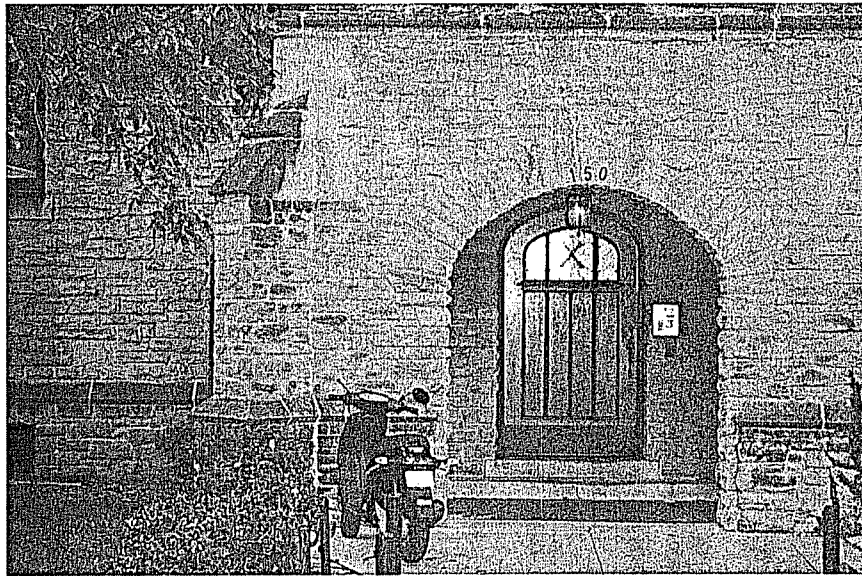
Front entrance of 145 Iota Court – proposed for demolition



146 Iota Court – scale and character of most buildings in area



150 Iota Court – directly across the street from 145 Iota Court



Front door of 150 Iota Court – directly across the street from 145 Iota Court