



# City of Madison

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

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Monday, August 9, 2010

4:45 PM

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

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### CALL TO ORDER / ROLL CALL

**Present:** 6 -

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

**Excused:** 1 -

Christina Slattery

### APPROVAL OF July 26, 2010 MINUTES

Ms Gehrig suggested that the word "minor" be removed in the description of the window relocation for the proposed addition at 40 North Roby Road.

**A motion was made by Levitan, seconded by Gehrig, to Approve the July 26, 2010 Minutes with the revision. The motion passed by voice vote/other.**

### PUBLIC COMMENT

There was no public comment.

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

- 19314** 1384 Williamson Street - Third Lake Ridge Local Historic District - Demolish the existing single-family home that is currently being used for storage in order to provide space for the adjacent hardware store outdoor display and storage.  
Contact: Steve and Tom Shepherd

Mr. Steve Shepherd briefly described proposed project. He mentioned the signatures and letters collected in support of the project. He explained that it was rented as a house five years ago and since then it has been used as storage by the hardware store.

Mr. Peter Wolf registered to speak in opposition and presented photos of the street context. He noted that the loss of the building would affect the rhythm of the street and urged the applicant to consider an adaptive re-use option. Mr. Levitan asked how a residential building built in 1894 would be adapted to meet the commercial needs of a hardware store. Mr. Shepherd explained that a re-use option for the building would require that the building be brought up to current building code and the re-use of the building would not allow for the outdoor garden sales space that is desired by the neighborhood customers.

Mr. Levitan stated that any future building addition on this site would need a Certificate of Appropriateness from the Landmarks Commission.

Mr. Levitan asked if there was an interest in constructing an addition on this site in a few years as mentioned in the staff memo from 1995. Mr. Shepherd explained that his father and uncle owned the business in 1995 and that the current business plan does not involve an addition on the site.

Ms. Taylor stated that she would prefer to see an adaptive reuse of the building, but cannot

justify asking the property owner to spend the necessary funds on making the current building code compliant.

Alder Maniaci stated that she was more comfortable with this decision once she saw the Marquette Neighborhood Association was in support.

Mr. Levitan asked if there was a formal statement from Alder Rummel. Staff explained that Alder Rummel expressed a desire to investigate adaptive reuse options.

Ms. Gehrig stated that she appreciates the hardware store as a neighborhood anchor, but that if approved, this demolition would be the second demolition in the Third Lake Ridge Historic District in two years.

**A motion was made by Levitan, seconded by Rosenblum, to Approve a Certificate of Appropriateness for the demolition. The motion passed by the following vote:**

**Excused:** 1 -

Christina Slattery

**Ayes:** 4 -

Stuart Levitan; Bridget R. Maniaci; Robin M. Taylor and Michael J. Rosenblum

**Noes:** 1 -

Erica Fox Gehrig

**Abstentions:** 1 -

Daniel J. Stephans

## CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

2. [19449](#) 727 Jenifer Street - Third Lake Ridge Local Historic District - Consideration of issuance of Certificate of Appropriateness for alterations to building exterior.

**A motion was made by Levitan, seconded by Rosenblum, to Approve a Certificate of Appropriateness for the proposed work with the following conditions:**

1. The Applicant must provide staff with drawings of all proposed changes that are to scale and have materials and dimensions noted.
  2. Staff will work with the Applicant to finalize details of the front porch design which will replicate/closely resemble the porch and railing and skirting shown in the 1947 historic photo. Staff will respond to noted architectural drawings.
  3. The Applicant will arrange a meeting on site with Staff and Mr. Stephans to discuss the stone veneer of the new foundation walls.
  4. Staff will work with the Applicant to work to a final design for the design and detailing of the proposed rear decks. Staff will respond to noted architectural drawings.
  5. The previously installed sliding doors on the front façade can remain.
  6. The Applicant must acquire a building permit for any and all work that will affect the exterior appearance of the building.
- The motion passed by voice vote/other.

**OLD BUSINESS**

3. [19096](#) City Development Review & Approval Initiative Discussion - Communication from Tim Cooley, Director of the Economic Development Division
- Staff explained that there was an error in the data provided at the last meeting and that there were three projects denied in 2009 by the Landmarks Commission instead of two as previously reported.
- Mr. Levitan gave an update of the neighborhood meeting on Saturday July 31, 2010.
- Mr. Levitan asked if the average meeting data included landmark designations and work orders. Staff noted that the calculations would be verified. Ms. Gehrig suggested that the numbered references to the DMI memo be more descriptive. Alder Maniaci noted that the data should be included in the recommendation. Ms Gehrig and Alder Maniaci discussed the order and format of the information in the recommendation.
- Staff handed out a memo from Capitol Neighborhoods, Inc. dated August 6, 2010 with revisions August 9, 2010.
- A motion was made by Levitan, seconded by Rosenblum, to Finalize the revised document and forward it to the Economic Development Committee. The motion passed by voice vote/other.**

4. [17835](#) Landmarks Ordinance Revisions
- A motion was made by Levitan, seconded by Gehrig, to Refer to the LANDMARKS COMMISSION meeting of August 23, 2010. The motion passed by voice vote/other.**

**NEW BUSINESS**

5. [19315](#) University Avenue reconstruction report and findings
- Ms. Gehrig suggested that the staff report be forwarded to Ms. Miller so that she is aware of City Landmark locations.
- A motion was made by Levitan, seconded by Gehrig, to forward the Final staff report to Ms. Miller. The motion passed by voice vote/other.**
6. [17150](#) Buildings proposed for demolition - 2010
- None
7. [07804](#) Secretary's Report
- Upcoming Issues:  
Public Hearing - Consideration of the Certificate of Appropriateness for an addition in the University Heights Historic District.  
Discussions on potential Ordinance language changes.

**ADJOURNMENT**

A motion was made by Levitan, seconded by Taylor, to Adjourn at 7:00 p.m.  
The motion passed by voice vote/other.