



City of Madison

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

Monday, November 2, 2015

4:45 PM

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

CALL TO ORDER / ROLL CALL

Present: 6 - Marsha A. Rummel; David W.J. McLean; Stuart Levitan; Lon Hill; Anna Andrzejewski and Erica Fox Gehrig

Excused: 1 - Christina Slattery

McLean arrived during the discussion of item 2 (40316). Rummel arrived during the discussion of item 3 (40178).

APPROVAL OF October 5, 2015 MINUTES

A motion was made by Gehrig, seconded by Andrzejewski, to Approve the Minutes of the October 5, 2015 meeting. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

McLean explained that he works professionally with Molly Cooper at the University, but not on the project that she is bringing before the Commission and this will not affect his ability to review the request as a Commissioner.

** Items were taken out of order **

PUBLIC HEARING - DEMOLITION BY NEGLECT

1. [40134](#) 801 Williamson Street - Third Lake Ridge Historic District - Demolition by Neglect of the structure. 6th Ald. Dist.

Staff explained that the property was sold and that the official notices (work orders) will be sent to the new owner with a deadline in the spring. If the work is not completed by that deadline, the demolition by neglect hearing will be scheduled at that time. Staff requested that the review of the demolition by neglect hearing be placed on indefinite referral.

A motion was made by Andrzejewski, seconded by Gehrig, to Refer to the LANDMARKS COMMISSION indefinitely. The motion passed by voice vote/other.

PUBLIC HEARING - REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

2. [39466](#) 215 Martin Luther King, Jr. Boulevard - Designated Madison Landmark - Review of the proposed land division of the property and the demolition of the loading dock addition (annex) to the U.S. Post Office and Federal Courthouse (Madison Municipal Building) which will also require the exterior alteration of the historic building. 4th Ald. Dist. Contact: Bryan Cooper, City Engineering
The Applicant requested indefinite referral.

A motion was made by Andrzejewski, seconded by Gehrig, to Refer to the LANDMARKS COMMISSION indefinitely. The motion passed by voice vote/other.

4. [40316](#) 306 Lathrop Street - University Heights Historic District - Construct a garage building and rear addition. 5th Ald. Dist.
Contact: Molly Cooper; Cooper Architecture

A motion was made by Hill, seconded by Gehrig, to approve the certificate of appropriateness for the addition with conditions in the staff report. The motion passed by voice vote.

A motion was made by Andrzejewski, seconded by McLean, to Approve the certificate of appropriateness for the garage with conditions in the staff report. The motion passed by voice vote/other.

7. [40258](#) 412 Wisconsin Avenue & 2 West Gorham Street - Hart House/Quisling Clinic - Land Division. 2nd Ald. Dist.
Contact: Gary Gorman, Gorman & Company, Inc.
Applicant requested referral to November 16, 2015 meeting.

A motion was made by Gehrig, seconded by McLean, to Refer to the LANDMARKS COMMISSION meeting on November 16, 2015. The motion passed by voice vote/other.

REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

8. [40417](#) 1609 Chadbourne Avenue - University Heights Historic District - Installation of basement window and well. 5th Ald. Dist.
Contact: Bill Ellickson

A motion was made by McLean, seconded by Andrzejewski, to Approve the Certificate of Appropriateness for the window well with the conditions of approval that grade will be raised as possible and that landscaping will be added to disguise the well. The motion passed by voice vote/other.

9. [40418](#) 704 East Gorham Street - Replace dormer and porch windows on a Designated Madison Landmark - Collins House. 2nd Ald. Dist.
Contact: Bob Klebba & David Waugh

A motion was made by Andrzejewski, seconded by McLean, to Approve both Certificates of Appropriateness for the two window replacement projects with the conditions of approval in the staff report. The motion passed by voice vote/other.

PUBLIC HEARING - REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

3. [40178](#) 601 South Dickinson Street - Marquette Bungalows Historic District - Add a mud room and construct a detached garage. 6th Ald. Dist.
Contact: Jennifer Perfetti

A motion was made by Gehrig, seconded by Andrzejewski, to approve the Certificate of Appropriateness for the demolition of the garage. The motion passed by voice vote.

A motion was made by Gehrig, seconded by Andrzejewski, to approve the Certificate of Appropriateness for the construction of the proposed larger garage with conditions of approval that include the recommendations in the staff report, all items discussed during the meeting, and that the applicant will work with staff on the final design approval. The motion passed by voice vote.

A motion was made by Andrzejewski, seconded by Rummel, to Approve the Certificate of Appropriateness for the exterior alterations with conditions of approval in the staff report and that the applicant will work with staff on the final design approval. The motion passed by voice vote/other.

5. [39062](#) 702-706 Williamson Street - Third Lake Ridge Historic District - Revisions to the construction of a previously approved six-story, mixed-use building. 6th Ald. Dist.
Contact: Thomas Miller, Kahler Slater

A motion was made by McLean, seconded by Rummel, to approve the Certificate of Appropriateness for the demolition of the existing building. Motion passed 4:1. Gehrig voted no. Levitan does not vote.

A motion was made by McLean, seconded by Hill, to Approve the Certificate of Appropriateness for the new construction with the conditions of approval in the staff report and modifying #3 to read that the applicant shall consider modifying the design with the following design suggestions: soften the corner tower element in its visual expression to increase horizontal compatibility, stepping of the mass down toward adjacent buildings, the height of the mechanical screening and rooftop elements, and the wood/material treatment. The motion passed by the following vote:

Ayes: 4 - David W.J. McLean; Lon Hill; Anna Andrzejewski and Erica Fox Gehrig

Noes: 1 - Marsha A. Rummel

Excused: 1 - Christina Slattery

Non Voting: 1 - Stuart Levitan

6. [40355](#) 315 South Paterson Street - Third Lake Ridge Historic District - Land Division of 906-910 Williamson Street. 6th Ald. Dist.
Contact LF Williamson LLC

A motion was made by Andrzejewski, seconded by Hill, to Approve the Certificate of Appropriateness for the land division/combination. The motion passed by voice vote/other.

REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

10. [40419](#) 409 Rogers Street - Third Lake Ridge Historic District - Remodel, including windows, siding, soffit, fascia, stairs, and upper deck. 6th Ald. Dist.
Contact Casey Eggleston

A motion was made by Andrzejewski, seconded by Rummel, to Approve the Certificate of Appropriateness for the exterior alterations with conditions of approval in the staff report and that the applicant will consult with the preservation planner on the original elements to remain visible on the street facade. The motion passed by voice vote/other.

REGULAR BUSINESS

11. [39571](#) Landmarks Commission policy document development

Levitan requested that the discussion of the policy document occur at the November 16, 2015 meeting.

No action was taken on this item.

12. [07804](#) Secretary's Report

A motion was made by Gehrig, seconded by Hill, to nominate Andrzejewski as Vice Chair. The motion passed by a voice vote.

13. [36427](#) Buildings Proposed for Demolition - 2015

There was general discussion about the demolition report which resulted in the following motion.

A motion was made by Andrzejewski, seconded by McLean, to report to the Plan Commission that the Landmarks Commission finds that there is no known historic value for the buildings located at 1325 and 1317 Applegate Road. The motion passed by voice vote/other.

14. [40509](#) Accepting Nominations for the 2015 Jeffrey Clay Erlanger Award

No action was taken.

ADJOURNMENT

A motion was made by Gehrig, seconded by Hill, to Adjourn the meeting at 7:50 p.m. The motion passed by voice vote/other.