

LANDMARKS COMMISSION  
September 18, 2023

ATTENDANCE

Excused: Kaliszewski

In Attendance: Arneson, Ely-Ledesma, Morrison, Harris, Taylor, Latimer Burris

CALL TO ORDER 5:01 PM

APPROVAL OF AUGUST 28, 2023 MINUTES: **Harris/Ely-Ledesma**

1.) 60576 – PUBLIC COMMENT: None

DISCLOSURES and RECUSALS: None

CONSENT AGENDA:

2. **79564 704 E Gorham**

3. **79565 1142 Spaight St**

5. **79572 1318 Williamson**

6. **79567 2438 Atwood Ave**

**Motion was made by Morrison, seconded by Ely-Ledesma to approve the consent agenda, separating out item 4 Legistar file 79571. The motion passed by voice vote/other.**

2.) **79564 704 E Gorham- Construction of an Addition located on a Designated Madison Landmark (District 6)**

*David Waugh registered in support, not wishing to speak but available to answer questions.*

*Bob Klebba registered in support, not wishing to speak but available to answer questions.*

This item was approved as a consent item with the finding that all applicable standards are adequately addressed and with all the staff recommendations contained in the report.

3.) **79565 1142 Spaight St-Construction of an Addition in the Third Lake Ridge Historic District (District 6)**

*Rick J Larson registered in support, not wishing to speak but available to answer questions.*

*Susan Mickel registered in support, not wishing to speak but available to answer questions.*

This item was approved as a consent item with the finding that all applicable standards are adequately addressed and with all the staff recommendations contained in the report.

4.) **79571 1039 Spaight St-Construction of a screened porch Addition in the Third Lake Ridge Historic District (District 6)**

*Chris Hacker registered in support and wishing to speak.*

Arneson opened the public hearing.

Staff provided background information on the project.

Chris Hacker provided public comment that he felt staff's presentation covered all the points, and noted that there are many comparable projects nearby.

Morrison asked if the gutter line on the façade was continuous with the new addition.

Hacker explained their decision to make the gutter continuous along the façade of both the house and the garage, and their choice for the roof pitch to match the existing gutter line.

Morrison stated the design choice was odd, but that the point was not enough to not approve the project.

Arneson closed the public hearing.

**A motion was made by Harris and seconded by Taylor to approve the issuing a CoA following staff recommendation with the condition that the railing style be administratively approved by staff. The motion passed by voice vote/other.**

**5.) 79572 1318 Williamson-Demolition of a garage in the Third Lake Ridge Historic District (District 6)**

This item was approved as a consent item with the finding that all applicable standards are adequately addressed and with all the staff recommendations contained in the report.

**6.) 79567 2438 Atwood Ave-Exterior Alteration of a structure on a Designated Madison Landmark Site (District 15)**

*Dr Paul Lang registered in support, not wishing to speak but available to answer questions.  
Bradley Servin registered in support, not wishing to speak but available to answer questions.*

This item was approved as a consent item with the finding that all applicable standards are adequately addressed and with all the staff recommendations contained in the report.

**Alder Latimer-Burris left the meeting at 5:35 PM**

**7.) 79566 134-150 S Blair-Land Combination & New Construction in the First Settlement historic district (District 6)**

*Brian Munson registered in support, wishing to speak.  
Trina Sandschafer registered in support, wishing to speak.  
Jim Skrentny registered in neither support nor opposition, wishing to speak.  
Joel Koeppen registered in support, not wishing to speak but available to answer questions.  
Barbara Fitzsimmons registered in opposition, not wishing to speak.*

Brian Munson of JCAP Development and Trina Sandschafer of Kahler Slater provided information on the proposed development.

Arneson opened public comment.

Jim Skrentny applauded the developer for looking back at past proposals, but noted past proposals did not meet the standards for land combination. The underlying lot lines that are proposed to be resolved may not meet 48.18 (4). Dissolving underlying lot lines should not become a precedent for all districts. Skrentny spoke about each of the standards and noted they feel the proposed size does not meet the visual massing and scale of the district. And is worried the massing, height, and footprint of the building are concerning and will set a precedent for historic districts.

Ely-Ledesma asked about the context of the commercial buildings on Wilson and if the facades could be preserved, and what the density bonus granted the project and how many units will be affordable.

Brian Munson explained that by adding two stories, 50% of those two stories would have to be affordable units and they are working with city staff on how to apply this. For the Facades on E Wilson, 510-516 have had significant if not complete removal of their facades. 518 the upper story is intact but the lower has been heavily modified. All 4 of those have significant structural issues. At the Come Back Inn, they are looking into it, and they know that the lower façade is not original.

Morrison asked for details on the materials in the future as that is critical to fitting in the historic context, specifically how the building will look alongside the Hotel Ruby Marie, including brick color, and to articulate some of the windows on the Blaire St façade. Morrison recommended showing some context including the buildings across the street, including the MG&E building and their monumental entrance. Along Wilson, a small setback between the hotel and the Ruby Marie is needed, a distinction or separation between the two. On the living street, Morrison had questions about what happens if someone accidentally turns in to that area from Blair.

Trina Sanschafer answered that there will be room for them to turn around using the hotel drop off, and it will not interfere with pedestrian or bike use.

Arneson stated he liked the Blair St building without opining on whether it is visually compatible, but the hotel does not work. The vertical elements that start on the third floor are not visually compatible.

Morrison noted that including a comparison to the Cardinal hotel is important.

Staff clarified that the underlying lot lines proposed to be resolved in this proposal are different than the last proposal in 2019, as this proposal is not proposing to combine all of the lots, just resolve the underlying lot lines on the surface parking lot whereas the previous proposal was to combine the three lots within First Settlement historic district and also combine with lots outside of the district. Staff also reiterated Skrentny's points about the visual size and how this new construction will relate to the historic resources in the First Settlement historic district. Staff clarified that the Cardinal and the MG&E buildings are not in the First Settlement historic district.

Arneson closed public comment.

## **8.) 75031 – Buildings Proposed for Demolition**

Ekberg shared information on the properties at 518 E Wilson St, noting a staff recommendation of historic value as relating to its status as a contributing structure to the E Wilson National Register District; 516 and 514 E Wilson St, noting a staff recommendation of historic value related to the vernacular context of Madison's built environment, but the building itself is not historically significant; 510 E Wilson St, noting a staff recommendation of no known historic value and 506 E Wilson St, noting a staff recommendation of historic value as a contributing structure in a National Register Historic District, as a mostly intact example of a rare remaining resource (early Italianate), and due to the cultural and historical significance.

Arneson opened Public Comment.

Kurt Stege spoke of the history of 506 E Wilson and noted another building constructed by Kleuter nearby (Kleuter Warehouse) that was adaptively reused by Hotel Indigo.

Jim Skrentny spoke of the value of the buildings and stated he agreed with the staff recommendation.

Arneson closed public comment

**A motion was made by Ely-Ledesma and seconded by Harris to recommend to Plan Commission that the structure at 518 E Wilson has historic value as a contributing resource to the E Wilson National Register Historic District, although the building has had a loss of historic integrity. The motion passed by voice vote/other.**

**A motion was made by Ely-Ledesma and seconded by Harris to recommend to Plan Commission that the structures at 516 and 514 E Wilson have historic value as related to the vernacular context of Madison's built environment, but the building itself is not historically significant. The motion passed by voice vote/other.**

**A motion was made by Morrison and seconded by Harris to recommend to Plan Commission that the structure at 510 E Wilson has no known historic value. A roll call vote was taken, with Morrison, Harris, and Arneson voting yes, Taylor and Ely-Ledesma voting no. Taylor would like to add to the record that as this building shares a wall and age with the neighboring building, that it have a similar finding of historical significance as related to the vernacular context of Madison's built environment.**

**A motion was made by Harris and seconded by Morrison to recommend to Plan Commission that the structure at 506 E Wilson has historic value as a contributing structure in a National Register Historic District, as an intact example of a rare remaining resource (early Italianate Commercial), and due to the cultural and historical significance to the LGBTQ community. The motion passed by voice vote/other.**

Ekberg shared information on 29 S Mills, and noted a staff recommendation of historic value due to cultural significance, but the building itself is not architecturally significant.

**A motion was made by Ely-Ledesma and seconded by Morrison to recommend to Plan Commission that the structure at 29 S Mills has historic value due to cultural significance, but the building itself is not architecturally significant. The motion passed by voice vote/other.**

Ekberg provided information on 5632 Lake Mendota Drive and noted a staff recommendation of no known historic value for the built environment but the site is culturally significant to the Ho-Chunk people.

**A motion was made by Ely-Ledesma and seconded by Harris to recommend to Plan Commission that the built environment at 5632 Lake Mendota Drive has no known historic value, but the site is culturally significant to the Ho-Chunk people and the property owners must receive a Request to Disturb from the Wisconsin Historical Society due to the presence of uncatalogued burial sites. The motion passed by voice vote/other.**

Ekberg shared information on 617 W Lakeside St, and stated that staff recommended a finding of no known historic value.

**A motion was made by Morrison, seconded by Harris, to recommend to the Plan Commission that the building at 617 W Lakeside has no known historic value. The motion passed by voice vote/other.**

ADJOURNMENT  
Ely-Ledesma/Harris  
6:35 pm

DRAFT