

From: [Jessica Sack](#)
To: [Evers, Tag](#); [Plan Commission Comments](#)
Subject: Opposition to demolition of historic homes hearing (#86419)
Date: Friday, January 10, 2025 4:07:58 PM

Some people who received this message don't often get email from jessica.sack@gmail.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Subject: Opposition do demolition of historic homes hearing (#86419)

I am opposed to the demolition of 1007 Edgewood Avenue and 2121 Jefferson Street. I grew up in an old house (1115 Van Buren Street) where my parents still live. The older houses are one of the reasons the neighborhood is so special. These historic homes still have so many original details.

The one on Edgewood Ave is listed for rent and the photographs show lovely woodwork and built in features that are hard to find in modern construction. The house on Jefferson St is a few doors down from where many of my friends grew up.

If I were moving back to Madison, I would opt for a house like these with historic qualities in the Vilas neighborhood. All older homes need repair and upgrading for safety. Demolition is extreme and destroys history. You would not demolish a Frank Lloyd Wright house just because it has original old materials.

People buy houses in this neighborhood because of the community and the charm of the homes. The original sale listing suggests that a buyer could purchase both lots and combine them. The idea that it would be bought and turned into a massive single property, suggests an investment to sell rather than to be part of this community.

I strongly oppose the demolition of these historic homes unless the goal is to return the property to the Ho Chunk Nation on whose sacred burial land these houses were built.

Best regards,
Jessica Sack (formerly of 111t5 Van Buren St)

From: [Kurt Stege](#)
To: [Plan Commission Comments](#)
Subject: Item #7, Plan Comm. meeting of 1-13-25. Legistar 86419
Date: Friday, January 10, 2025 2:36:19 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

The request to demolish these two buildings requires a different standard than whether the applicants would be good neighbors.

The applicants are undoubtedly “good people” who genuinely wish to raise their family in the Vilas neighborhood. Many of the current residents of the Vilas neighborhood may reasonably feel the applicants would be excellent new neighbors. Establishing as facts that the applicants are upstanding citizens, already have friends nearby, have good reasons for wanting to live in a home larger than 1500 square feet, and love the neighborhood may all provide prospective neighbors with good reasons to sign a petition. Yet all of these are irrelevant factors in the decision at hand. As provided in Sec. 22.185(9)(c), MGO, the Plan Commission has specific standards to apply when deciding whether to grant or deny an application for a demolition.

Tearing down two buildings in order to make space for anyone (great or less than great) to move into a historic district has to be analyzed according to the applicable standards in the ordinance.

After the Plan Commission’s unanimous decision to deny their first application on September 23rd, ^[1] the applicants chose to appeal it to the Common Council where it was scheduled to be heard on October 29th. The success of that appeal would have required a supermajority of Alders. Shortly before the scheduled Council meeting, the applicants decided to change their approach by filing a second application that generated a new file for the Plan Commission’s consideration.

At about the same time, a professional colleague and friend of one of the applicants initiated a concerted effort to invoke the sympathy of both the Vilas Neighborhood Association (VNA) and Vilas area residents as a group. The wife of the professional colleague and friend is a voting member of the VNA Council and a VNA monthly meeting happened to be already scheduled for the day after a Vilas list-serve plea from the applicants was sent out. The plea was well-written and included a large color image of the applicants’ and their cute young child. The emailed plea was introduced by the VNA Council member who described them as “wonderful people” who “are committed to building a home that is consistent with the scale and historic character of our beautiful neighborhood.” In their folksy plea, the applicants wrote of “working with an architect to design a new home that celebrates the scale and character of the district’s homes ^[2] while also striving to achieve high levels of energy efficiency and sustainability that are more challenging in older structures.” There was no mention made of the condition of the “two small houses” or of any resulting safety issues. The applicants went on to describe the three different ways someone could sign a petition of “community voices.”

At the VNA Council meeting held the next day, October 23, the applicants, their

architect, and their attorney all spoke. A motion to support the proposal to demolish was offered by the wife of the “colleague and friend” of the applicant. The only reason cited in the minutes of the meeting favoring demolition was that the “houses are in a poor state.” The vote was four in favor, one opposed, and one abstention. **Because of the nature of the information presented to the VNA Council, their vote should be given no weight by the Plan Commission. The same is true of the signatures that may be found on the petition that was circulated.** The results are skewed by the incomplete and one-sided nature of the information made available.

Despite a written request, the Madison Trust has not been supplied with a copy of the petition that was circulated for signature to the neighborhood. As a consequence, we are not in a position to comment on the justification(s) that may be set forth on the petition to support demolition. However, the comments found in the applicants’ list-serve plea described above should be sufficient to show that the sentiments of those persons who supported the petition may have been strongly influenced by one-sided and often irrelevant information found in that plea.

[1] In advance of the Plan Commission’s September 23rd meeting for voting on the first demolition application, the Madison Trust for Historic Preservation checked with the Vilas Neighborhood Association (VNA) to make sure they were aware of the pending application and to see if they intended to weigh in on it. In response to that inquiry, the VNA president wrote that the group “will not be holding a special meeting to discuss **nor taking a formal position on these demolitions.**”

[2] The applicants’ architect works out of Milwaukee. We have no reason to believe the architect is not talented. However, the only evidence we have found of his preferred style of architecture is [on his own website](#). That evidence does not suggest a style that will celebrate the scale and character of the other homes in the Wingra Park historic district. The style of the home the applicants wish to build on the site of the two demolished homes is clearly conjectural. The reference to the examples of the architect’s work is merely intended to convince the Plan Commission not to rely on the applicants’ statements describing the architectural character and energy efficiency of their planned structure.

From: [REDACTED]
Subject: [Plan Commission Comments; Evers, Tag](#)
Date: Legislative File # 86419 Plan Commission comment: Opposition
Friday, January 10, 2025 9:56:28 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To: Plan Commission
From: K. Ryan 1816 Vilas Avenue, Madison

I oppose the demolition application/permit for 1007 Edgewood Avenue and 2121 Jefferson Street.

Maintaining the integrity of the Wingra Park National Register Historic District is a core element of the Vilas neighborhood. These two historic houses are contributing structures in the district and need to be maintained as such. I oppose the demolition application and urge the Plan Commission to support the Wingra Park Historic District.



January 10, 2025

To: City of Madison Plan Commission

Re: January 13, 2025, Plan Commission Meeting
Agenda Item 7 (Legistar File 86419)
1007 Edgewood Ave. and 2121 Jefferson St.

To the Members of the Plan Commission:

A new request for a demolition permit has been filed for two houses in the historic Vilas Neighborhood. The Madison Trust for Historic Preservation, with more than 500 members throughout the city, opposes the demolition permit.

Background

A previous request for a demolition permit for these houses was filed in 2024. The Landmarks Commission found that the two houses have historic value as contributing resources to the Wingra Park National Historic District at its August 5, 2024, meeting. The Plan Commission voted unanimously to deny a demolition permit at its September 23, 2024, meeting. The applicant appealed that denial to the Common Council, then withdrew that appeal and filed this new request.

We urge you to uphold the recommendation of the Landmarks Commission and reach the same conclusion as when this matter was previously considered by the Plan Commission. There have been no significant changes since the previous decision.

The previous Plan Commission decision was well-founded. The applicant has not met the standards for approval of a demolition permit set forth in Sec. 28.185(9)(c) of the Ordinances. It should also be noted that the application materials have several repeated misstatements.

These houses are listed as contributing houses to a historic district. They are located next to each other, at 1007 Edgewood Ave. and 2121 Jefferson St. (a corner lot with one side on Edgewood Avenue). They were built in 1905 and 1909 and are among ten houses from the same era located along Edgewood Avenue across from Edgewood College. They are situated at the top of a hill in the middle of that stretch of Edgewood

(Continued)

Avenue, all of which are listed as “contributing” to the historic district. The owners have proposed demolishing the two houses and replacing them with one large single-family house.

Standards for Review

The Ordinances set up a sequence for review:

- Do the houses contribute to Madison’s historic character (Standard 4)? The answer is yes.
- Are the houses structurally sound and safe (Standard 6)? The answer is yes.
- Will demolition produce net benefits for the city (Standard 7)? The answer is no. We would have a net loss of housing stock and lose two mid-range houses that contribute to the neighborhood’s historic identity.

Contribution to Madison’s Historic Character (Standard 4)

The applicant says the two houses should not be listed as contributing houses to the historic district because there have been some modifications to them. This is flatly wrong, according to the City Preservation Planner, as stated in several of the staff reports to the Plan Commission. The Preservation Planner clearly states that there are many houses that have been rehabilitated and that still qualify as contributing houses to a historic district. She says the Edgewood Avenue houses are still able to convey their historic associations and retain their historic integrity. The limited siding and interior modifications mentioned by the applicant do not change the status of these houses as contributing resources to a historic district, contrary to the incorrect assertions of the applicant.

The applicant has repeatedly and wrongly said that these houses have lost their status as contributing houses due to minor modifications over the years. This blatant misstatement has been made to the Plan Commission, the Common Council and the Vilas Neighborhood Association. It is included on captions on photos submitted by the applicant. The Plan Commission should not allow these misstatements to influence the decision in this matter.

Under Standard 4 of Sec. 28.185(9)(c), the Plan Commission is required to consider the recommendations of the Preservation Planner and Landmarks Commission, and they clearly recommended against demolition.

Condition of the Houses (Standard 6)

Standard 6 says the Plan Commission should consider the condition of the buildings and look at any Building Inspection and Fire Department reports. The applicant says the

(Continued)

houses are not in good condition. This is wrong. There are no negative city reports. The photos provided by the applicant show two houses in good condition.

The applicant has filed inspection reports listing various issues with the houses. None of these issues demonstrate that the houses are structurally unsound or unsafe. Members of the Madison Trust with decades of professional experience in maintaining and rehabilitating all types of property, including many properties similar to these houses, say that these houses are sound, based on their detailed review of the reports and photographs provided by the applicant. The issues identified involve deferred maintenance and routine repair and replacement needs and do not justify demolition of two houses that have stood for decades and can serve for many more decades.

It should be noted that the house at 1007 Edgewood Ave. has been listed online as a “House for Rent” for \$2,800 per month, with a list of desirable features and no mention of defects. This shows that the owners know it is in fact a very nice, very livable and sound house in good condition. The 17 photos that are part of the rental listing confirm the good condition of this historic home.

The house at 2121 Jefferson St. appears to be currently occupied, based on activity such as package deliveries, which is not surprising since photos show that it is a nice, livable and sound house.

Net Benefit to the City (Standard 7)

Finally, Standard 7 and the Statement of Purpose in the Ordinances say the Plan Commission should consider whether demolition is consistent with several factors, including preservation of historic buildings and the welfare of the city. Demolition would remove two houses that contribute to a historic district and replace them with a larger house that would not fit in.

As far as the overall welfare of the city is concerned, demolition would remove two average-sized houses which could be purchased by middle class families and replace them with one large house unaffordable for most families. There would be a net loss of housing stock and a loss of some of Madison’s distinctive identity. The Ordinances encourage preservation of all houses that contribute to the city’s historic character, not just grand mansions.

Additional Points

Many residents of the neighborhood and hundreds of members of the Madison Trust for Historic Preservation oppose demolition. We are aware that some residents of the Vilas neighborhood and the Vilas Neighborhood Association board support demolition. As the members of the Plan Commission know, a decision on the application has to be based on a review of the Ordinances, not on polls or petitions (although if it were to be based on

(Continued)

petition signatures, there are hundreds of people who would be willing to sign a petition opposing demolition).

The applicant says they want to build a new house on this site because they love the historic neighborhood. The irony, of course, is that if the houses that contribute to the historic look and feel of the neighborhood are torn down, it will lose the characteristics that make it so attractive.

The applicant objects to the statement that they want to build a large house in place of the two existing average-sized houses. They have not provided any drawings of the house they plan to build, any information about its square footage or mass, any specific information about its design, or any information about its estimated cost. The logical conclusion when somebody says they want to tear down two average-sized houses and combine their lots and build a new house is that they want to build a large replacement house.

Conclusion

As previously stated, the Ordinances set up a sequence for review:

- Do the houses contribute to Madison’s historic character? The answer is yes.
- Are the houses structurally sound and safe? The answer is yes.
- Will demolition produce net benefits for the city? The answer is no. We would have a net loss of housing stock and lose two mid-range houses that contribute to the neighborhood’s historic identity.

The Plan Commission correctly concluded in 2024 that the previous application for a demolition permit should be denied, based on its thorough review of the standards in the Madison Ordinances that must be applied here. This is for all intents and purposes the same application and it should be denied.

Respectfully submitted,

Richard Chandler

Richard Chandler
President
Madison Trust for Historic Preservation

From: [Kathleen Standen](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#); [Wells, Chris](#)
Subject: Plan Commission Comments
Date: Friday, January 10, 2025 11:15:33 AM

You don't often get email from kjrocks1018@gmail.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Subject: Legislative File 86419 – Oppose Demolition of 1007 Edgewood Avenue and 2121 Jefferson Street

I am writing to oppose the demolition application/permit for 1007 Edgewood Avenue and 2121 Jefferson Street. I am a longtime neighborhood resident and homeowner who has maintained and improved our historic home and I want to maintain the character of the Wingra Park historic neighborhood, as recommended by the Landmarks Commission. I am also concerned that this demolition will set precedent for the future of the Wingra Historic District and erode its continuity. In addition, demolishing two homes to build a single home does not meet the city's goal of increased density and increased housing.

These houses have faults that all the neighbors have had to deal with when purchasing a historic district home. In 1988, when we purchased and moved into our historic home, we did a complete restoration of the structure that was constructed in 1917. That work included removing the knob and tube wiring and rewiring the entire home, completely restoring and painting the existing wood siding, repairing and replacing the roof, designing and installing comprehensive new landscaping, replacing all lead pipe waterlines, refinishing wood floors, renovating the kitchen and two bathrooms, refinishing interior walls, replacing lighting fixtures, insulating the attic and other exterior walls, upgrading major appliances, and eventually converting original octopus boiler and oil fuel source with high efficiency natural gas boiler.

We did not have any known burial sites on our property. Since the two subject homes apparently do, it seems unreasonable to purchase the land with the intention of disturbing those sites as part of new construction. The 1985 Wisconsin law that states that mounds are grave markers and should be preserved and protected like any cemetery seems to apply and preclude intentional disturbance.

These two residential structures lie within the Wingra Park National Register Historic District and are contributing to the integrity of the overall historic character of the area. The two structures are assets to the neighborhood. They are of historic value, fit within the design, scale and rhythm of the area, and provide an opportunity to purchase or rent in a location that is close to employment, education, transit, and other neighborhood amenities. Furthermore, maintaining the two separate structures will continue to allow two households to reside in the neighborhood at presumably a more affordable price.

I ask that the Plan Commission deny the demolition application/permit.

Thank you.
Kathleen Standen
1908 Adams St, Madison, WI 53711

CC: Alder Evers

Chris Wells

JAN 2 2025

TO: CITY PLANNING COMMISSION;

I WOULD LIKE TO GO ON RECORD FOR
REJECTING THE DEMOLITION PERMIT FOR
2121 JEFFERSON ST AS WELL AS 1007 EDGEWOOD AVE.

AS IT WOULD SET PRECEDENT TO REMOVE MORE
OF OUR NEIGHBORHOOD'S HISTORIC HOUSES.

A REMODEL OF THE INTERIOR OF THESE HOMES
IS ALL THAT IS NEEDED FOR A COMFORTABLE LIFESTYLE.

I ASK YOU TO DO YOUR BEST TO PRESERVE THE
HISTORIC HOUSING IN OUR NEIGHBORHOOD -

SINCERELY,
RICHARD SCOTT
811 OAKLAND AVE.

From: [Carol Mitchell](#)
To: [Plan Commission Comments](#)
Subject: Concern over historic neighborhood Hearing: #86419
Date: Friday, January 10, 2025 8:02:41 AM

[You don't often get email from carol_1_mitchell@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I understand there are plans to destroy multiple single family homes for one single home in the Vilas historic neighborhood. This would act would erode the nature of important historic neighborhood and contribute to the escalation of home prices in the area.

I moved into the area in 1995. Over the past thirty years, I replaced wiring and lead pipes, updated and remodeled significantly to improve the house while ensuring the character of the home retained the original 1920's appeal. I have watched as others worked closely with the city to meet historic neighborhood regulations while making their home accommodate contemporary family life. We moved to a neighborhood that shared these values. The time, love, and energy it takes to keep up these homes reflects these shared values.

I have watched as builders flagrantly disobey regulations who see the fines imposed on them as a necessary cost. There is no way to measure the cost to our neighborhoods. Less available housing increases overall housing costs; gaudy expensive homes do not contribute to the aesthetics but add to our property taxes; regular folks give way to development speculation.

I am firm believer there are areas nearby that can be revitalized and improved to attract more families. This is not revitalization.

In case you need reminding, this is the description of the Wingra Park Historic District. Perhaps the developer believes these homes are adjacent to that district. Those of in the district believe in keeping the spirit of that neighborhood alive by keeping its original homes.

From: wendy.fearnside@att.net
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#)
Subject: Deny Demolition Permit for 2121 Jefferson St. and 1007 Edgewood Ave. ((File# 86419)
Date: Thursday, January 9, 2025 9:30:15 PM

You don't often get email from wendy.fearnside@att.net. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I oppose approval of a demolition permit of the two historic homes at 2121 Jefferson St. and 1007 Edgewood Ave. in the Vilas neighborhood for these and other reasons:

Demolition is inconsistent with the City's standards for approving demolitions. The first purpose listed in the Statement of Purpose in the Demolition and Removal section of the Madison Zoning Code is "to ensure the preservation of historic buildings." (Sec. 28.185, MGO). The Standards of Approval for demolitions require that the Plan Commission "find that the proposed demolition or removal is consistent with the statement of purpose of this section and with the health, prosperity, safety, and welfare of the City of Madison." I maintain that this standard has not been met. While not every historic building can be saved, preservation should be a priority unless the buildings in question are found to be unsafe, which they are not, or stand in the way of development that would significantly contribute to the prosperity and welfare of the City. Replacing two modestly priced homes with one bigger, more expensive one hardly affects the general prosperity or welfare of the City

There is evidence that the buildings are not unsafe. Both homes have been listed for rent and presumably can be safely occupied. The photos in the real estate listings are in startling contrast to the dire descriptions in the transmittal memo for the inspection report and in the report itself. Please see for yourself and make your own judgement. I think you will agree that neither appears to be derelict, unsafe and in need of demolition. Please see for yourself and make your own judgment. (https://www.zillow.com/homedetails/1007-Edgewood-Ave-Madison-WI-53711/191000572_zpid/ and <https://www.apartments.com/2121-jefferson-st-madison-wi/8201hc1/>).

The homes are suitable for rehabilitation. Many owner(s) of older houses in the neighborhood have successfully dealt with issues similar to those identified in the inspection report (e.g., knob and tube wiring, water leaks, tilting floors, need to stabilize joists and/or beams, peeling paint, vinyl siding, replacement windows). My own 1912 Craftsman style house in the Vilas neighborhood had a number of structural issues, including inadequate support for the floor beams, stucco sagging from the overhanging eaves, cracked plaster, a leaking roof, and a deteriorating chimney, all of which have been addressed satisfactorily. Tax credits are available to help homeowners pay for renovations in a National Historic District.

The homes have historic value and contribute to the to the character of the Vilas neighborhood. The Madison Department of Planning, Community and Economic Development's website describes the Wingra Park Historic District where the homes are

located as follows:

“By 1903 the [Wingra Park] area was considered one of Madison's finest residential districts. The area contains some of Madison's finest Queen Anne, Prairie style and period revival homes. These buildings constitute one of Madison's most important and intact architectural legacies.”

The Landmarks Commission identified these homes as contributing value to the Wingra Park National Historic District. The Jefferson St. home is a Queen Anne and the Edgewood Ave home is a classic American Four Square. Their demolition would chip away at the integrity of the historic district and set a potentially damaging precedent.

Demolition is inconsistent with City goals and plans. Replacing two relatively modestly priced homes in the Vilas neighborhood with one larger and more expensive single-family home is inconsistent with Madison’s goals for increasing the City’s housing supply and affordability, as expressed in the Comprehensive Plan (2018), the Housing Forward Initiative (2021), the Housing Strategy Committee Report on Housing Supply and Affordability (November 2024).

From: [Peter Daly](#)
To: [Plan Commission Comments](#); [Evers, Tag](#)
Cc: [Nancy Daly](#)
Subject: Opposition to the proposed demolition of 1007 Edgewood Ave and 2121 Jefferson St.
Date: Thursday, January 9, 2025 7:38:42 PM

[Some people who received this message don't often get email from peterdaly@charter.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Doug (VNA president),

Good to see you at the holiday party and in the neighborhood this week.

I thought I'd let you know that I continue to oppose the house demolitions. My experience as an engineer, homeowner and historical preservationist tells me we should save these houses. As you may know I renovated 1918 and 1920 Vilas Avenue. Their condition was very similar to these two properties and the renovation went well. The end result further contributes to our historic neighborhood.

Reading in detail the inspection reports did little to sway me from my initial impression and opinion. Home inspectors often produce scary statements to warn and alert purchasers (and cover their own professional liabilities). I accept repairs are necessary but not outside the range of work expected on 100 year old buildings.

Walking by the properties, I noticed one has a "for rent" sign out front. If the owners and inspectors are so concerned about the condition, how can they offer the house up for rent?

I'd suggest the neighborhood council change their position to neutral and let the decision be reached at the city level. The council need not weigh in on this decision with a wide range of opinions, complexity and self interests within the neighborhood.

Peter Daly
1112 Lincoln St.
Madison, WI 53711

From: [Kurt Stege](#)
To: [Plan Commission Comments](#)
Subject: Item 7, Legistar 86419, Plan Commission agenda 1-13-25
Date: Thursday, January 9, 2025 6:28:19 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

The two existing homes have a significant historical connection with the Sacred Heart Academy of Edgewood

This demolition application relates to two buildings within the Wingra Park National Register Historic District (the District). The buildings are along the southwest edge of the District. This border runs along Edgewood Drive, on the other side of which is now the Edgewood Campus which is comprised of the Edgewood Campus School, Sacred Heart Academy at Edgewood (Edgewood High School), and Edgewood College.

Wingra Park is considered the City of Madison's first suburb. It was platted on land purchased by William T. Fish in 1889. Native Americans inhabited the area for centuries before that purchase. Some (but not all) of the Wingra Park Plat is now the Historic District which was placed on the National Register in 1999.

In the late 1800s, the Edgewood Campus was an estate and working farm for several wealthy owners. It was centered on a mansion ("Edgewood Villa") and included orchards, livestock, and fishing berms along Lake Wingra. The last cows on the property were sold in 1930. Wisconsin Governor Cadwallader Washburn, who then owned it, gifted the property 1881 to the Dominican Sisters of Sinsinawa for use as a convent and school for girls. The Governor had just lost his bid for re-election and moved to Minnesota where he invested in flour mills that eventually became General Mills.

The sisters took in and educated both paying boarders and orphaned girls in need at the school. They also operated the farm. The school had its first graduate in 1893, just about the same time that William Fish began selling the lots in Wingra Park. But later in the same year, Edgewood Villa and another building on the property burned to the ground. The Sisters had a new building constructed on the property and in 1895, the school reopened under a new name, Sacred Heart Academy at Edgewood. The academy building included a convent, dormitory rooms, classrooms and a chapel. Georgia O-Keefe, the famous American modernist artist, was a boarder in 1901 and 1902.

The Sisters obtained several lots in Wingra Park and soon erected buildings to support their activities at the Sacred Heart Academy. Two of the early buildings were 1007 Edgewood and 2121 Jefferson, just across the street from the Sacred Heart Academy. The Landmarks Commission recognized the historical significance of this connection which was referenced in the August 5, 2024 Staff Report to the Landmarks Commission (Legistar 84825):

- A. For the structure at **1007 Edgewood Avenue**, built around 1909, it notes, "The preservation file names this the John & Helen Bong Residence, an American Foursquare house contributing to the Wingra Park National Register District. The file notes it is likely the first house on Edgewood Ave and served as housing for the Dominican Sisters of Edgewood. This property

is located within the boundary of the Jefferson Street Mounds human burial site (DA-0179, BDA0408). The WHS Site File contains similar information.”

B. For the structure at **2121 Jefferson Street**, built in 1905, it notes, “The preservation file **names this the Sacred Heart Academy Rectory**,^[1] a Queen Anne house contributing to the Wingra Park National Register District. The file notes **it served as a rectory from 1907-1939, and then a nunnery until at least 1988.**

It wasn't until after these two homes were built that the popularity of Wingra Park generated architectural commissions for some of Madison's foremost architects of the time. The results of those commissions are spread around the District, but the structures built because of the District's immediate proximity to the Sacred Heart Academy tell a distinct and an important part of the story of the District's development and growth. They reference the building's use for providing housing for the priests and nuns who were enmeshed in the educational function of the Academy and in running the adjoining farm that fulfilled some of the needs of the Academy.

^[1] The rectory was the house in which priests lived.

From: [Terri Connelly](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#); [Wells, Chris](#)
Subject: Legislative File 86419 - Oppose Demolition of 1007. Edgewood Ave. and 2121 Jefferson St.
Date: Thursday, January 9, 2025 5:41:29 PM

Some people who received this message don't often get email from cronkelly@gmail.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To: Plan Commission Comments – pccomments@cityofmadison.com

Subject: Legislative File 86419 – Oppose Demolition of 1007 Edgewood Avenue and 2121 Jefferson Street

We are writing to oppose the demolition application/permit for 1007 Edgewood Avenue and 2121 Jefferson Street. These two residential structures lie within the Wingra Park National Register Historic District. Allowing the demolition would set a precedent for the Wingra Historic Districts future. Demolition of two homes for one, does not meet the city's goal of providing more density and increased housing. The two homes are contributing to the integrity of the overall historic character of the area. The two structures are assets to the neighborhood: they fit within the design and scale of the area and provide an opportunity to purchase or rent in a location that is close to businesses, schools, transit, and other neighborhood amenities. In addition, maintaining the two separate structures will continue to allow two households to reside in the neighborhood at presumably a more affordable price.

Many neighbors who have moved into this historic district realize they will need to take steps to renovate their home. When we moved into our home at 2003 Adams Street in 1994, we knew that there would be upgrades and repairs we would need to make. We had to deal with water in the basement, the cracked foundation, leaky windows, and knob and tube wiring. Upgrading a home seems preferable to demolishing and replacing it.

We would hope that the residences at 1007 Edgewood Avenue and 2121 Jefferson Street could be renovated to take care of the deferred maintenance issues rather than demolishing the two structures. This approach would likely save energy and materials that would be required to demolish both structures, transport the demolition material and purchase all the new materials to rebuild. This would likely also be a more affordable housing option.

Please do not approve the demolition application/permit.

Thank you for considering our comments,
Jack Connelly and Terri Connelly Cronk
2003 Adams St.
Madison, WI 53711

From: [Carol Ricker](#)
To: [Plan Commission Comments](#); [Evers, Tag](#)
Subject: Vilas Neighborhood demolition
Date: Thursday, January 9, 2025 4:30:16 PM

[You don't often get email from carolricker@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To: Plan Commission Members:

I am writing to register my opposition to the proposed demolition of 2121 Jefferson St and 1007 Edgewood Ave., in the Vilas neighborhood of Madison.

The owner has stated a number of reasons that the houses should be torn down, none of which I find very convincing. None of the cited issues seem insurmountable, or different than any other purchaser of an old Vilas neighborhood home has encountered. Over the years, my husband and I have replaced our knob and tube wiring, removed asbestos, replaced windows, dealt with basement moisture problems and renovated the kitchen. This is par for the course in a historically significant neighborhood like Vilas.

These homes were built in an era when wood was of a higher quality, harvested from old-growth, dense hardwoods. These are just not to be found in new construction. The stone foundation will last forever (yes, moisture problems need to be dealt with, but many of us have succeeded at that). With proper care, the existing homes could last for a few more hundred years. In addition, these homes are on the smaller side, and keeping them supports the city's goal of higher density.

I have seen what has happened in other cities who freely grant permits for old houses to be demolished. The result is a loss of neighborhood integrity and of the architecture and history that we all value in these older homes. In my opinion, what has happened in these areas is a tragedy. Let's preserve the history and quality of the Vilas Neighborhood.

Thank you,

Carol Ricker
1815 Adams St
Madison WI 53711

From: Karen Tolle <kltolle@gmail.com>
Sent: Thursday, January 9, 2025 3:30 PM
To: Tuttle, Meagan <MTuttle@cityofmadison.com>
Cc: Evers, Tag <district13@cityofmadison.com>
Subject: proposed demolition 2121 Jefferson and 1007 Edgewood

Some people who received this message don't often get email from kltolle@gmail.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello, I'd like to express my concern relating to the proposed demo of these two referenced houses. I don't wish to see them destroyed. They can be restored to good condition with the same investment of time and money which many of us in the neighborhood committed to when we moved here.

I live in the Vilas neighborhood at 2005 Madison, so I am a four-minute walk from these houses. I've read their full condition reports online. I've looked at the buildings. Their condition sounds very similar to the condition of my own house, back when we purchased it in 2015. Knob and tube wiring, non-compliant or nonexistent stair railings, non-standard step risers, aluminum replacement windows, flooring joists which had been compromised during previous project work, water intrusion due to grading problems, damaged tuckpointing, stone foundation damage, and so forth. Over time we've taken care of these problems and many, many more.

My point is that many of the homes here are over 100 years old. Of course they need significant work to be kept up to current standards. It seems true that the previous owners of these proposed demo properties deferred maintenance which should have been completed over the years. The prospect of doing many years' worth of improvements all at once is daunting---it's expensive and laborious. I understand this. But this is the way we keep the solid nature of any area. Deferred maintenance should never be an excuse to demolish homes with strong potential to be restored. I am positive that if the current owners don't wish to undertake remodeling and repair, they could easily sell the homes to someone who is willing. That's what neighbors do up here. If deferred maintenance is of a magnitude that seems to warrant demolition, then that indicates that the city should have been approaching this problem over time through inspection and enforcement. It shouldn't be "solved" through demolition.

I am also against losing two more modest homes, to be replaced by one single larger home. That trend heads in exactly the wrong direction, in terms of current trends supporting density. Some of us here have been trying to increase our neighborhood density by approving the adaptation of ADU's, and already a few ADU's have been built.

Once these homes are demolished, there is no going back. That type of destruction and erasure does not belong here in this historic neighborhood.

Thank you

Karen Tolle

Plan Commission Meeting

Jan 09, 2025

Re: file #86419

We oppose the proposal to demolish the houses located within the Wingra Park National Historic District – 2121 Jefferson Street and 1007 Edgewood Ave.

- 1.** The City of Madison is encouraging density in the neighborhoods to address the housing crisis. The removal of **two homes to build one large house contradicts the City of Madison's density goals.** These homes are very suitable to accommodate two families desiring to be located centrally. The location is also in the recently designed Transit Oriented Development (TOD) which changed the zoning in the neighborhood to encourage further density.
- 2.** The petitioners stated their recently shared inspection reports indicate that these homes pose a safety hazard. However, **the problems noted in the inspection report are quite typical of many older homes in the Vilas neighborhood and can be resolved with relatively minor repairs and modifications.** Any home inspector who has expertise in older homes should have understood the manageable nature of these repairs.

As a case a point, this inspection report has much resemblance to the one provided for our home in Vilas neighborhood (built in 1917), which noted the following issues:

- Our post and beam frame construction home had a floor section that was sagging in the kitchen and nearby pantry. To resolve this issue, we hired a contractor that had expertise in older home construction. They installed a steel column adding support to a compressed wood post that created the out of kilter kitchen floor (completed before moving in). A few years later when we remodeled the kitchen, the first floor section of joists were reinforced horizontally with steel plates.
- The concrete foundation walls had stains indicative of moisture and several cracks. The problem was resolved by adding soil to the poorly draining side walls.
- The roof had three layers of shingles, and had leaks (the original cedar shingles with two additional asphalt layers) along with missing chimney flashing. We hired a Roofing company to patch areas where leaking occurred, and installed flashing (we found out the Chimney company hired by previous owners was instructed to save money and not apply a flashing). The roof was ultimately removed and replaced with one layer of asphalt shingles as many homeowners in Vilas neighborhood likely have faced.
- The full width of the home's flat porch roof was leaking, and we had roofing company install EPDM material to remedy this problem as suggested by the historic home inspector.

- Lead water pipes to the faucets and a blistered waste pipe were removed with a bathroom remodel – before that time, we only used an RO water filtration unit for drinking.
- The nonfunctioning water softener was replaced, as was the old water heater within the first 6 months.
- The house had knob and tube wiring, which electricians replaced as we added overhead light fixtures, rather than wall sconces on the second floor. When we replaced a kitchen light and dining room overhead light, we had the wiring corrected.
- Most all windows (double hung sashes) were painted shut, missing balance weight cords, and needed weather stripping. The windows were removed, we fixed the cords, and professionally had the cracked paint removed and stained before reinstalling them one by one.
- The 8 foot oak mantel which was supported incorrectly with makeshift bookshelves, was stripped of paint and professionally remounted correctly.
- These are but a few of the processes used to rectify these initial inspection details. We specifically had hired a historic home inspector that could educate us, assess the structural and mechanical integrity, make suggestions, prioritize repairs, and helped us embrace preservation efforts.

3. As the Landmark Commission mentioned very clearly in the August 5, 2024 report, **these houses are located on two known burial sites.** All Native American burial mounds deserve to be preserved and protected as the Ho-Chunk have said these sacred sites are similar to any cemetery. Per the 1985 Wi State law: effigy mounds are grave markers and should be treated as such and with respect

These mounds were documented in 1915, as having been surveyed in 1907 by Dr. Arlow B. Stout (The Wisconsin Archeologist). While they were flattened at the time, large portions of the mound likely remain and are catalogued by the State Historical Society. Effigy mounds can span up to 625 feet long as is the case of one Mendota Hospital effigy mound.

How do you demolish a home, and not disturb the earth or ground? **Please oppose these house demolitions to protect and preserve this cultural past.**

Regards,
Eileen and Craig Thompson
311 Campbell Street

I'm writing in opposition to the proposed demolition of the two homes at Edgewood and Jefferson. City staff and the landmarks Commission described both houses as contributing resources to the Wingra Park National Register District. Yes, the homes are old, but I'm sure they have lots of life left in them. They are, in fact, properties that are eligible for Federal Historic Tax credits for updates and improvements. These places are valued as contributing historic resources and they have potential. I'm guessing these two homes are some of the more affordable in the Vilas neighborhood. It would be a mistake to demolish two modest, relatively affordable homes that have tax credit potential and replace them with one very expensive single-family residence.

Sincerely,

Jean Parks
302 Chamberlain Ave

From: [Gera Bodley](#)
To: [Plan Commission Comments](#); [Evers, Tag](#)
Subject: City of Madison Plan Commission file number (#86419)
Date: Thursday, January 9, 2025 9:38:18 AM
Attachments: [City of Madison Plan Commission file number 86419.docx](#)

[You don't often get email from ggbodley@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Plan Commission and Alder Tag Evers,

I would like to express my opposition to the proposed demolition of houses located at 2121 Jefferson Street and 1007 Edgewood Avenue in Madison, which will be discussed as item #86419 at the next Plan Commission meeting scheduled for January 13, 2025.

While reading the inspection report of condition of the structures, I was reminded of the inspection report when my ex-husband and I bought our house in 1987 in the Vilas neighborhood. For example, my report mentioned the roof was good and should be replaced in the next 5 years. It didn't mention anything about the 8-pane glass window (constructed to stand vertically on a house) used horizontally as a hatch to gain access to the flat portion of the roof. This window/door/sky light was fine until it rained or snowed.

My house was built in 1891 in the Queen Anne style. It was originally built as a single family and at some point, converted to a duplex. It was built with square nails and hand tools before modern heating or plumbing. Since purchasing my house, I have put an average of \$10,000 a year of repair or maintenance into the house. From new electrical, windows, plumbing, furnace, asbestos removal, stabilized structure, rain troughs and gutters, and plaster work, to name a few. This is what homeowners do in a neighborhood with older homes.

While gathering estimates, every time I hear a contractor say, 'we can't restore this because we don't have the skill and craftsmanship like they used to have', I'm reminded of why our houses are in the Wingra Park National Historic District. Once they are gone, they are gone forever.

Yours truly,

Gera Bodley
Vilas resident since 1987
809 Grant Street
Madison, WI 53711

From: [Jule Stroick](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#); [Wells, Chris](#)
Subject: Legislative File 86419 – Oppose Demolition of 1007 Edgewood Avenue and 2121 Jefferson Street
Date: Thursday, January 9, 2025 10:55:03 AM

Some people who received this message don't often get email from jule.stroick@gmail.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To: Plan Commission Members

I am writing to oppose the demolition application/permit for 1007 Edgewood Avenue and 2121 Jefferson Street. These two residential structures lie within the Wingra Park National Register Historic District and are contributing to the integrity of the overall historic character of the area. The two structures are assets to the neighborhood: they are of historic value, fit within the design, scale and rhythm of the area, and provide an opportunity to purchase or rent in a location that is close to employment, education, transit, and other neighborhood amenities. Furthermore, maintaining the two separate structures will continue to allow two households to reside in the neighborhood at presumably a more affordable price.

I am a homeowner that moved into the Vilas neighborhood in 1992. The proposed site for demolition is approximately two blocks away. You could describe our structure as one that had decades of deferred maintenance, but we chose to renovate by upgrading electrical wiring from knob and tube (although we still have knob and tube in the attic), replacing the roof, furnace and major appliances, installing a basement drain and sump pump, restoring siding and replacing a few windows, and re-grading the lot to address drainage issues. In addition, we removed asbestos from the octopus heating system and heating ducts in the basement and kitchen flooring. Since the existing housing stock in Vilas is older, I would say that the majority of the structures in Vilas have undergone rehabilitation or renovations to improve their home's functionality.

It is preferable that the residences at 1007 Edgewood Avenue and 2121 Jefferson Street be renovated to resolve the deferred maintenance issues rather than demolition. The two structures provide a viable, and most likely more affordable, housing option to live in Vilas.

I do hope that the Plan Commission will deny the demolition application/permit.

Thank you.
Jule Stroick
2015 Adams St, Madison, WI 53711

CC: Alder Evers – district13@cityofmadison.com

Chris Wells – cwells@cityofmadison.com

From: [Jeff](#)
To: [Plan Commission Comments](#)
Cc: [Wells, Chris](#); [Evers, Tag](#)
Subject: Subject: Legislative File 86419 – Oppose Demolition of 1007 Edgewood Avenue and 2121 Jefferson Street
Date: Thursday, January 9, 2025 8:29:08 AM

Some people who received this message don't often get email from fordjrf@gmail.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am writing to oppose the demolition application/permit for 1007 Edgewood Avenue and 2121 Jefferson Street in the Vilas neighborhood.

I had previously sent in a letter in opposition to the previous legislative file, but I have been told that for some reason that letter did not follow the “new” application. I have also sent a letter to the Vilas Neighborhood Association for their consideration on this matter. I am not sure if my, or any of the letters sent to VNA have been forwarded to the Plan Commission for their consideration.

As background and context, my wife and I have lived in our home at 2015 Adams St. since 1992. The previous occupant had been a woman who was in her 90's and the property had decades of deferred maintenance: old cedar shake roof, knob and tube wiring, ancient Octopus furnace with asbestos on the ductwork, 37 year old water heater, galvanized pipe plumbing with hard water deposits internally from not having a water softener, some dropped ceilings to conceal cracked plaster, a cracked floor joist, no insulation except for some mineral wool batting in the attic, among with mouse and bat droppings, cracked plaster walls, and a couple wet spots in the basement. I'm sure I am forgetting some items, but these are all correctable problems.

I will highlight one issue that the architect emphasized in his letter: the wet basement. 2121 Jefferson is located on the south side of the street, at the top of a long and fairly steep gradient down to Vilas Park. 1007 Edgewood Avenue is on that steep gradient. There is no inherently problematic reason why the basement was wet. Neither property is in a valley, near a lake, river or high water table. If you stand at the intersection of Jefferson St and Edgewood avenue and look down to the lake, there appears to be at least a 20' drop from there to Lake Wingra. This appears to be a maintenance/gradient issue. Our house had the same problem, and after the rain gutters and downspouts were corrected to drain properly and the proper gradient was established to have water drain away from the house, here we are 32 years later, with no leaks or other waterproblems in the basement since the issue was corrected. Dry basement with no mold or mildew smells. Our house is one block south and closer to the lake from the properties in question. We do have a dehumidifier but it rarely runs except during

periods of high humidity in the summer. I did not notice a dehumidifier in the pictures supplied by the architect, but that alone might have been sufficient to keep the basement dry.

My point is that all the issues highlighted by the architect are what you would expect in a neighborhood with homes built when they were. Ours was built around 1915, and far from the oldest property, but more importantly, they are all correctable problems.

The patients in question, 1007 Edgewood Ave and 2121 Jefferson Street are perhaps ill from lack of maintenance, but not terminal.

Thank you for your consideration,
Jeff Ford
2015 Adams Street
Madison, WI. 53711

.

From: [Kurt Stege](#)
To: [Plan Commission Comments](#)
Subject: Legistar 86419, demolition application for 2121 Jefferson and 1007 Edgewood
Date: Wednesday, January 8, 2025 9:34:30 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Despite a timely request, the applicants have not permitted qualified members of the Madison Trust for Historic Preservation to enter either home in order to reach independent conclusions regarding the condition of the homes and whether they present significant safety concerns.

The applicants filed “supplemental materials” with the application that is being reviewed by the Plan Commission. These materials included the Inspection Reports that were completed for the applicants approximately one month before they purchased the two homes. Each Inspection Report includes a “Summary Report” that “is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection.” (Emphasis added.) According to Wikipedia:

A home inspection is a limited, non-invasive examination of the condition of a home, often in connection with the sale of that home. Home inspections are usually conducted by a **home inspector** who has the training and certifications to perform such inspections. The inspector prepares and delivers to the client a written report of findings. In general, home inspectors recommend that potential purchasers join them during their onsite visits to provide context for the comments in their written reports. The client then uses the knowledge gained to make informed decisions about their pending real estate purchase. The home inspector describes the condition of the home at the time of inspection but does not guarantee future condition, efficiency, or life expectancy of systems or components.

Once the applicants submitted the Inspection Reports, the Madison Trust for Historic Preservation concluded that the condition and safety of the two homes were fundamental factors being relied upon to justify demolition.

The Madison Trust has several members with a great deal of experience and training that relate to rehabilitating buildings.

During the morning of Monday, December 30, 2024, I wrote an email message to the applicants’ attorney that included the following language and my cell number:

An important premise of the demolition application is that the two homes are in “poor condition, which presents considerable safety risks.” (Letter of Intent, p. 1)

We would like to have an opportunity to view the interior condition of these two homes in advance of the public hearing, so we can assess whether their condition is such as to generate safety risks and, if so, the nature of those risks. I anticipate that the examination would be conducted by one or two people familiar with historic preservation and with residential conditions in Madison. One of those persons is currently out-of-town but should be generally available to view the houses between January 3 and January 11. I am

currently unaware of the availability of the second person. I will do my best to help come up with a schedule that is convenient for everyone concerned.

Please contact me so we can schedule something.

After not having received a response, I telephoned the appellants' attorney at 3:50 p.m. on Monday, January 6 at the work number of (608)283-6762, which generated a recorded message from Attorney Procter inviting the caller to leave a message. In my message I identified myself, provided my cell number again, indicated that I had not heard from him, and asked him to return my call and respond to the email or indicate if he had decided not to respond to the email.

As of 9:00 pm on Wednesday, January 8, there has been no response to either my email or my phone call. It is still possible that I will receive a response and arrangements can be made to timely view the two buildings. However, the members of the Plan Commission need an opportunity to review our written comments describing the ultimate result of our December 30th request. **So far, "no response" is the only description I can provide.**

Kurt Stege
Co-chair of the Advocacy Committee
Madison Trust for Historic Preservation

From: [Rhonda OBrien](#)
To: [Plan Commission Comments](#)
Subject: Subject: Legislative File 86419 – Oppose Demolition of 1007 Edgewood Avenue and 2121 Jefferson Street
Date: Wednesday, January 8, 2025 12:53:18 PM

You don't often get email from robrien0415@icloud.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

We would like to voice our opposition to the demolition of properties 2121 Jefferson St. and 1007 Edgewood. Given our neighborhoods historic designation, demolition is not consistent with the values of such a designation. We value and want to protect the historical nature of this neighborhood, each and every house. We would fully support a restoration of each of these properties to become two updated yet historically accurate homes.

Secondly, this request falls directly contrary to Madison's recent declaration for increased density in all neighborhoods. How can anyone, VNA, or the plan commission be supportive of two such opposing actions? We hope the commission can be consistent in supporting historical preservation and fostering our cities need for increased housing.

Lastly, one of the endearing qualities of our neighborhood is its diversity. Its diversity in our residence's occupations, ethnicity, socioeconomic background, and our age ranges. We fear that movement towards a more homogenous housing inventory, large expensive homes, will lead to a less diverse neighborhood. Again, a direction our city nor our individual consciences need support.

Thank you for hearing our opinion and for your work in making these difficult decisions.

Rhonda and Kevin OBrien
1901 Vilas Ave Madison Wi

(A house that required; new wiring, foundation work, new furnace, better insulation, storm windows, new roof, plumbing repair, new brickwork, chimney repair, and critter control since our purchase in 1998)

From: [Planning](#)
To: [Plan Commission Comments](#)
Subject: FW: legislative file (86419)
Date: Wednesday, January 8, 2025 7:56:00 AM

From: Pat Scheckel <pschecke@yahoo.com>
Sent: Tuesday, January 7, 2025 4:55 PM
To: Planning <planning@cityofmadison.com>
Subject: legislative file (86419)

You don't often get email from pschecke@yahoo.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am writing in support of the demolition of the houses at 2121 Jefferson St and 1007 Edgewood. These houses are in poor condition and the owner's plan to build a new home on the single lot is the best path forward.

Patrick Scheckel
1915 Jefferson St.

From: [Tom Richardson](#)
To: [Plan Commission Comments](#)
Subject: Legislative File 86419 – Oppose Demolition of 1007 Edgewood Avenue and 2121 Jefferson Street
Date: Wednesday, January 8, 2025 7:53:45 AM

You don't often get email from tomrichardson49@yahoo.com. [Learn why this is important](#)

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I oppose the demolition of 1007 Edgewood Avenue and 2121 Jefferson Street.

Tom Richardson
1918 Adams Street
Madison, WI 53711