



City of Madison

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

Monday, August 23, 2010

4:45 PM

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

CALL TO ORDER / ROLL CALL

Present: 4 -
Stuart Levitan; Christina Slattery; Daniel J. Stephans and Robin M. Taylor

Excused: 3 -
Bridget R. Maniaci; Michael J. Rosenblum and Erica Fox Gehrig

APPROVAL OF August 9, 2010 MINUTES

Mr. Levitan asked to move his comment during the first discussion to after the presentation by Mr. Wolf. Ms. Slattery noted that she was not present at the meeting and could not have seconded the motion about the University Avenue reconstruction report.

A motion was made by Levitan, seconded by Slattery, to Approve the Minutes of the August 9, 2010 meeting with revisions. The motion passed by voice vote/other.

PUBLIC COMMENT

Mr. Stephans read a letter from the Madison Trust for Historic Preservation dated August 19, 2010 regarding East Dayton Street Historic District and Period Garden Park. Ms. Slattery suggested that the issues in the letter be placed on the next meeting agenda.

PUBLIC HEARING – CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

- 1. [19471](#)** 2001 Van Hise Avenue - University Heights Historic District - proposed addition to residence (over 100 square feet).
Contact: Adam Hebgen, Washa Construction

2001 Van Hise Avenue - University Heights Historic District - proposed addition to residence (over 100 square feet). Contact: Adam Hebgen, Washa Construction.

John Santarius, 2001 Van Hise, briefly described the project. He provided a handout that summarized his presentation. He described interior changes that would allow for more flexibility, the salvage and relocation of seven existing windows, and that the materials and details that would match the existing.

Alder Bidar-Sielaff spoke in support. She reported that there were no issues from the neighbors and that she agreed with the staff report.

A motion was made by Levitan, seconded by Taylor, to Approve a Certificate of Appropriateness for the addition. The motion passed by voice vote/other.

CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

2. [19613](#) 2017 Kendall Avenue - University Heights Historic District - Construction of deck. Contact: Adam Hebgen, Washa Construction
2017 Kendall Avenue - University Heights Historic District - Construction of deck. Contact: Adam Hebgen, Washa Construction.

Mr. Hebgen briefly described the proposed project. He provided a photograph showing the front of the house to illustrate that the deck would not be visible.

A motion was made by Slattery, seconded by Taylor, to Approve a Certificate of Appropriateness for the deck. The motion passed by voice vote/other.

OLD BUSINESS

3. [17835](#) Landmarks Ordinance Revisions

Staff handed out previous staff reports listing definitions and ordinance revisions proposed by the Commission to date. Staff also introduced a staff report that proposed setting a time limit on the validity of the Certificate of Appropriateness. There were general discussions about how this policy would work.

On a motion by Levitan, seconded by Slattery, the Commission approved adding language that would establish a time limit for Certificates of Appropriateness as follows:

- **The Certificate of Appropriateness would be valid for 24 months from the date of approval by the Landmarks Commission.**
- **The Applicant would be able to file for a 12 month extension. The Landmarks Commission would delegate approval of the extension to Staff under standard procedures. When a building permit is obtained, the time limit shifts to the building permit language.**

The motion carried by voice vote / other.

Ledell Zellers, 510 North Carroll, registered to speak and noted that the State Historic Preservation Office has a five year start to finish time limit for tax credit work.

Mr. Stephans suggested that staff contact the City Attorney's Office to begin drafting language relating to proposed ordinance revisions.

Staff suggested that the definitions be sent to the City Attorney also. There were general discussions about definitions. Mr. Levitan noted that some words have obvious meanings and should not require definitions. Mr. Stephans stated that a meaning should not be left to individual interpretation. Mr. Levitan suggested that any word that is defined elsewhere could be referenced to the appropriate document.

Mr. Levitan noted that "development parcel" had numerous interpretations and should be defined. Mr. Stephans suggested that "development parcel" be defined as the legally defined land area on which a development takes place. Mr. Stephans suggested that "environment" be defined as the defining character of the place including the surrounding hardscape, softscape, topography, and buildings.

Ms. Taylor wanted to define "hardship". Staff suggested that the City Attorney assist with language as noted in the staff report dated August 4, 2010.

Mr. Stephans suggested that staff forward Ordinance revisions and definition discussions to the City Attorney's Office to begin the drafting process. In addition, he requested that a

communication be sent to the Common Council to inform them of the work by the Commission.

This Item was Rerefered to the LANDMARKS COMMISSION after consulting with the City Attorney's Office.

DISCUSSION ITEMS

4. [17150](#) Buildings proposed for demolition - 2010

Staff noted that several properties recently came through the demolition notification system as part of a redevelopment proposal at 2500 University Avenue, a few blocks down from the University Heights Historic District. Information about these buildings will be included in the packets for the next meeting. Mr. Levitan suggested that the redevelopment proposal come to the Landmarks Commission for an advisory opinion.

Ms. Ledell Zellers, 510 North Carroll, registered to comment that she attended a neighborhood meeting with Bethel Lutheran and it seems that the church is interested in seeking rescission of the landmark status for the Steensland House so that it can pursue demolition. She explained that there was a slight possibility that the house could be moved to another site.

5. [07804](#) Secretary's Report

Upcoming Issues: Landmark Plaques Procedures
Madison Trust for Historic Preservation letter dated August 19, 2010

ADJOURNMENT

A motion was made by Levitan, seconded by Taylor, to Adjourn at 6:00 p.m. The motion passed by voice vote/other.