



City of Madison

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

Monday, January 10, 2011

4:45 PM

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

CALL TO ORDER / ROLL CALL

Present: 4 -

Stuart Levitan; Daniel J. Stephans; Michael J. Rosenblum and Erica Fox Gehrig

Excused: 3 -

Christina Slattery; Bridget R. Maniaci and Robin M. Taylor

Alder Maniaci arrived during the discussion of Item 2 and left near the end of the discussion of Item 2.

APPROVAL OF MINUTES

**A motion was made by Rosenblum, seconded by Gehrig, to APPROVE the December 13, 2010 minutes.
The motion passed by a voice vote/other.**

PUBLIC COMMENT

There was no public comment.

DISCLOSURES AND RECUSALS

Mr. Levitan stated that he received donations from the Madison Trust and Historic Madison for the publication of his book and that Attorney Bill White who is providing legal services to Bethel Lutheran Church also made a donation toward the publication. He does not believe that these associations will impair his impartial judgement.

INFORMATIONAL REVIEW

- [20928](#) 209 North Prospect Avenue - construction of a new single-family home in the University Heights Historic District and adjacent to a designated landmark (Ely House).
Contact: Brian Johnsen, Johnsen Schmaling Architects
Julie and Matt Sager, 639 Knickerbocker Street, briefly described the proposed project. Architect Brian Johnsen registered in support and was available to answer questions. Ms. Sager explained that this parcel was recently subdivided from the adjacent landmark site, the Ely House. She explained that they wanted to locate the residence toward the rear of the lot to provide unbuilt green space toward the street. She explained that they are interested in creating a modestly sized home (2,000 square feet) that respects the adjacent properties and the historic district in scale, materials and form.

Mr. Stephans and Mr. Levitan complimented the Applicants on their straightforward and thorough presentation. Mr. Rosenblum asked if they have completed a tree survey. Ms. Sager explained that they had met with arborists and were very interested in keeping the trees that were viable. In particular, they plan to locate the driveway to work with the existing maple tree in the terrace.

Ms. Sager explained that they are most interested in receiving guidance from the Commission about the proposed massing, roof shape and building location. Mr. Johnsen explained that they used a flat roof shape because the lower height preserves the views from the neighboring residences and creates a smaller building mass. Ms. Sager explained that the neighbors were supportive of the flat roof. Ms. Gehrig stated that she appreciates the set back. Mr. Rosenblum explained that he appreciates the concern about the height of the proposed building, but wants to understand the materials. Ms. Sager explained that they will use high quality materials and are considering using a 4" horizontal cedar for the upper level and masonry (probably brick) for the lower level. Mr. Stephans explained that he approves of the massing, roof shape and location as they relate to his interpretation of the Ordinance. Mr. Levitan explained that he is not interpreting the Ordinance the same way and thinks that the neighbor support of the roof shape and the various roof shapes in the neighborhood might be the case they need to get the flat roof approved.

Staff will prepare a visually related area map and post it to Legistar after the meeting.

Alder Bidar- Sielaff explained that the Applicants held a well attended neighborhood open house and that the comments about the proposal were positive. She reported that the neighbors were supportive of the small size, the building location, and the flat roof.

Received an Informational Presentation. There was no action taken.

ROLL CALL

Present: 5 -

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

Excused: 2 -

Christina Slattery and Robin M. Taylor

2. [20929](#)

315 North Carroll Street - Bethel Lutheran Church Expansion involving a designated landmark (Steensland House) and in the Mansion Hill Historic District
Contact: Randall Alexander

Pastor Bill White, 4822 Woodburn Drive, presented background information for the project. Pastor White explained that the current church was built in 1941 and the Steensland House was purchased in 1959. He explained that by 1966 the church had successfully purchased the entire city block. He stated that the church leadership protested the designation of the Steensland House as a local and national landmark. He explained that the church would like to continue their commitment to the community by developing a community center in the downtown and that the location of the Steensland House significantly impacts the development options for the site.

Mr. Levitan asked for clarification about the square footage allocations in the submitted materials. Pastor White explained that there is a future school component that has not yet been developed which is different than the daycare component. Mr. Levitan also asked for clarification about the cost of \$2 million to move the house that was included in the Wisconsin State Journal article and is different than the amount in the Iconica report that was included in the submission materials. Pastor White stated that he probably misrepresented the information due to misunderstanding.

Peder Moren, 100 Wisconsin Avenue, discussed options for the Steensland House. Mr. Moren described the findings in the report by Charles Quagliana that was included in the submission materials. He explained that the current proposal will not work with the Steensland House in its current location or moved to another location on the site. He explained that the church is actively looking for available lots within Mansion Hill Historic District, but because there are very few vacant lots, they are also looking in the Mansion Hill neighborhood and the greater area. Ms. Gehrig asked if there were any suitable lots in the Historic District. Mr. Moren explained that there were a few including one owned by Fred Mohs, one owned by National Guardian Life, one owned by Gary

Gorman, and maybe another. Alder Maniaci asked if the church had a schedule for the development and relocation. Mr. Moren stated that the church did not have a strict schedule.

Randall Alexander, 145 East Badger Road, presented the new development proposal. Mr. Alexander explained that in order to keep the Steensland House on the corner of the site, the interior spaces would have to stack which makes the building much taller than desired. He explained that the exterior design of the new development complements the architecture of Bethel Lutheran Church, but does not compete with it.

Mr. Levitan explained that as the development details move forward, the Landmarks Commission will be interested in the careful stewardship of the Steensland House and how the design of the new building meets the criteria in the Landmarks Ordinance. Staff explained that a visually related area map will be prepared in the next few weeks.

Douglas Peterson, 619 East Johnson Street, registered in neither support nor opposition and stated that the Landmarks Commission should consider the amount of good the new facilities would contribute to the community compared to the amount that the Steensland House currently provides.

Gene Devitt, 28 East Gilman Street, registered in neither support nor opposition and stated that the context for the Steensland House was previously sacrificed for parking lots and the disrepair of the Steensland House cannot be used as a reason since the church has owned the building since 1959. Mr. Devitt suggested that maybe a non-contributing building could be demolished so that an appropriate lot could be made for the Steensland House relocation. He explained that the proposed building would negatively effect the residential buildings across the street and he suggested that there be a compromise for parking within the neighborhood.

Fred Mohs, 512 Wisconsin Avenue, registered in neither support nor opposition and stated that there must be a good record of protection for Historic Districts and Landmarks or their significance is lost. Mr. Mohs requested that the relocation site for the Steensland House be as close to the existing site as possible. He noted that the landmark would benefit from appropriate context if relocated. Alder Maniaci asked Mr. Mohs what would be needed to move the Steensland House to the parking lot that he owns. He explained that the parking spaces would have to be provided below ground and that additional parking spaces would still be needed to replace what is lost. He stated that he would further consider the option. Mr. Levitan asked if Mr. Mohs preferred relocating the Steensland House to a small lot in the Historic District or a larger lot outside of the Historic District. Mr. Mohs stated that the landmark should be relocated as close to its original context as possible.

Ledell Zellers, 510 North Carroll Street, registered in neither support nor opposition and explained that she dislikes the idea of relocating the Steensland House based on the fundamentals of historic preservation. Ms. Zellers explained that she would prefer to walk by a parking lot than the proposed design/parking ramp. She stated that if the Steensland House must be moved it should be within the Historic District. She explained that she was surprised by the historic findings in the Charles Quagliana report and suggested to the church leadership that the responsible stewardship of the landmark would be a gift to the downtown and future generations.

Jason Tish, 2714 Lafollette Avenue, registered in neither support nor opposition and explained that the Madison Trust could be supportive of moving the house within the Historic District due to loss of context. Mr. Tish requested that the church be patient in the search for the most appropriate location for the Steensland House and do their due diligence to find a lot within the Historic District. He explained that the Madison Trust would not support demolition of any landmark. Pastor White stated that the people discussing demolition are not associated with the church.

Mr. Stephans read a statement from Alder Rummel which asked that the church leadership to do their due diligence to study moving the Steensland House on the lot or building the new structure around it. Alder Verveer stated that the Bethel Lutheran Church is an important institution in the downtown and that he appreciated the communication from Bethel about this proposal. He explained that he would not support any radical changes to the Steensland House and would prefer to have the landmark relocated within the Historic District. He also shared that Mayor Cieslewicz mentioned moving the Steensland House to James Madison Park, but that he felt that would be too far from the original context.

Mr. Stephans stated that the proposed building design needs further refinement before it will meet the criteria stated in the Landmarks Ordinance.

Dan Ramsey, 3114 Nightingale Lane, registered in support and was available to answer questions.

Received an Informational Presentation. There was no action taken.

ROLL CALL

Present: 4 -

Stuart Levitan; Daniel J. Stephans; Michael J. Rosenblum and Erica Fox Gehrig

Excused: 3 -

Christina Slattery; Bridget R. Maniaci and Robin M. Taylor

OLD BUSINESS

3. [17835](#) Landmarks Ordinance Revisions

Assistant City Attorney, Kitty Noonan, was present to discuss Landmarks Ordinance revisions to date. Staff explained that the revisions should be divided into two phases. The phases would include revisions that could be made now and those that should be considered later. After general discussion about the phases, the Commission determined that it would be prudent to make all revisions at one time.

**A motion was made by Levitan, seconded by Rosenblum, to RE-REFER the discussion to a future meeting.
The motion passed by a voice vote/other.**

NEW BUSINESS

4. [20957](#) Buildings proposed for demolition - 2011

There was no discussion about the buildings proposed for demolition.

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

There were no issues to report.

ADJOURNMENT

**A motion was made by Rosenblum, seconded by Levitan, to ADJOURN at 7:35 P.M.
The motion passed by a voice vote/other.**