



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved LANDMARKS COMMISSION

Monday, September 21, 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

APPROVAL OF August 17, 2015 MINUTES

A motion was made by Andrzejewski, seconded by Rummel, to Approve the Minutes of the August 17, 2015 meeting. The motion passed by voice vote/other.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

None

PUBLIC HEARING - REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

1. [39059](#) 210 Princeton Avenue - University Heights Historic District - Residence addition. 5th Ald. Dist.
Contact: Eric Donovan, TDS Custom Construction
Eric Donovan, TDS Construction registering in support and wishing to speak.

A motion was made by Rummel, seconded by Andrzejewski, to approve the certificate of appropriateness for the project as submitted. The motion passed by voice vote.

REQUEST FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

- 2. [40095](#) 1335 1/2 Williamson Street - Third Lake Ridge Historic District - Front Porch Entry Conversion. 6th Ald. Dist.
Contact: Adam Hebgen, Washa Construction
Adam Hebgen, registering in support and available to answer questions.

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

- 3. [40096](#) 1431 Spaight Street - Marquette Bungalows Historic District - Replace windows and siding. 6th Ald. Dist.
Contact: Gavin Macaulay
Gavin Macaulay, registering in support, wishing to speak, and available to answer questions.
Lance Brownrigg, registering in support and available to answer questions.

A motion was made by Rummel, seconded by McLean, to approve the certificate of appropriateness for the project with conditions of approval in the staff report. The motion passed by the following vote:

Noes: 1 - Erica Fox Gehrig

Excused: 1 - Christina Slattery

- 4. [40101](#) 1925 Kendall Avenue - University Heights Historic District - Construction of a greenhouse. 5th Ald. Dist.
Contact: Jason Kwan
Jason Kwan, registering in support and available to answer questions.

A motion was made by Gehrig, seconded by Rummel, to approve the certificate of appropriateness for the project in the revised location. The motion passed by voice vote.

ADJACENT TO A LANDMARK ADVISORY RECOMMENDATION

****Items 5 and 6 were discussed together and had the same registrants****

- 5. [40097](#) 202 South Pinckney Street - Addition of Judge Doyle Square adjacent to a Designated Madison Landmark - Madison Municipal Building. 4th Ald. Dist.
Contact: Stuart Zadra, JDS Development LLC
Jody Shaw, Potter Lawson, registering in support and wishing to speak.
Eric Lawson, Potter Lawson, registering in support, wishing to speak, and available to answer questions.
Matt Morris, Hammes Company, registering in support and wishing to speak.
Natalie Erdman, Director of Department of Planning and Community and Economic Development.

A motion was made by Andrzejewski, seconded by Gehrig, to advise the Plan Commission and Urban Design Commission that the Landmarks Commission finds that the proposed development (on Block 88) is not so large, but in order to find that the proposed building does to adversely affect this historic character and integrity of the adjacent landmark, the horizontal treatment of the exterior western wall should be revised to exhibit a more vertical/less horizontal expression. The motion passed by a voice vote.

6. [40098](#)

Block 105 - PD for Hotel with Retail on Structured Parking adjacent to a Designated Madison Landmark. 4th Ald. Dist.
Contact: Stuart Zadra, JDS Development LLC

Jody Shaw, Potter Lawson, registering in support and wishing to speak.

Eric Lawson, Potter Lawson, registering in support, wishing to speak, and available to answer questions.

Matt Morris, Hammes Company, registering in support and wishing to speak.

Natalie Erdman, Director of Department of Planning and Community and Economic Development.

A motion was made by McLean, seconded by Hill, to advise the Plan Commission and Urban Design Commission that the Landmarks Commission finds that the size of the proposed SIP related to parking levels 1-6 (Block 105) is not so large as to adversely affect this historic character and integrity of the adjacent landmark, but that the treatment of the Doty Street elevation is visually intrusive in its current design and should be revised to exhibit and architectural rhythm and interest compatible with the rhythm of the adjacent landmark; and further advise that the proposed GDP building height on Doty Street does adversely affect the historic character and integrity of the adjacent landmark in its current proposed massing and finds that the upper stories should be significantly stepped down or stepped back directly adjacent to the landmark site reduce the adverse affect on the adjacent landmark. The motion passed by a voice vote.

REGULAR BUSINESS

7. [39571](#)

Landmarks Commission policy document development

Levitan provided a brief update on the policy and procedure document and explained that Levitan and Scanlon (staff) met to discuss the document that will be provided at the October 5 meeting.

No action was taken on this item.

8. [07804](#)

Secretary's Report

Staff explained that Letters of Intent were submitted for Certified Local Government (CLG) grant requests for a National Register nomination for Hoyt Park and for an update to the existing survey.

No action was taken on this item.

9. [36427](#) Buildings Proposed for Demolition - 2015

Levitan disclosed that he is on the Board of the Madison Development Corporation which is related to the demolition request for 433 West Mifflin Street and will facilitate the meeting, but will not participate in the discussion.

A motion was made by Andrzejewski, seconded by Gehrig, to report to the Plan Commission that the Landmarks Commission regrets the loss of the vernacular architecture located at 1906 Monroe Street. The motion passed by voice vote.

A motion was made by Gehrig, seconded by Andrzejewski, to report to the Plan Commission that the Landmarks Commission regrets the loss of the vernacular architecture located at 433 West Mifflin Street. The motion passed by voice vote.

A motion was made by Andrzejewski, seconded by McLean, to report to the Plan Commission that the Landmarks Commission regrets the loss of the concentration of vernacular residential structures located near Park Street and encourages the preservation and relocation of the building located at 911 Delaplaine Court. The motion passed by voice vote.

A motion was made by Andrzejewski, seconded by Rummel, to report to the Plan Commission that the Landmarks Commission finds that there is no known historic value for the buildings located at 1801 East Washington Avenue, 215 South Pinckney, 2087 Atwood Avenue, 1020 John Nolen Drive, 1101 University Avenue, 1121 University, 906 East Mifflin Street and 1917 Lake Point Drive. The motion passed by voice vote.

ADJOURNMENT

A motion was made by McLean, seconded by Hill, to Adjourn the meeting at 7:00 p.m. The motion passed by voice vote.