



City of Madison

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

Monday, August 10, 2009

4:45 PM

215 Martin Luther King, Jr. Blvd.
Room LL-130 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 5 -

Bridget R. Maniaci; Daniel J. Stephans; Stuart Levitan; Robin M. Taylor
and Erica Fox Gehrig

Excused: 2 -

Michael J. Rosenblum and Christina Slattery

APPROVAL OF July 27, 2009 MINUTES

A motion was made by Levitan, seconded by Taylor, to Approve the Minutes of July 27, 2009. The motion passed by voice vote/other.

PUBLIC COMMENT

There was no public comment.

CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

1. [15468](#)

716 Orton Court - Third Lake Ridge Historic District

Consideration of Issuance of Certificate of Appropriateness for the enclosure of the front porch and replacement of existing flat roof.

Contact: Ganser Company

Lucy Mathiak, 716 Orton Court, gave a presentation on the porch project.

Ms. Gehrig asked if the space between the porch railing and the ground would be filled in. Ms Mathiak replied that it would be filled in.

Ms. Gehrig noticed that the house was a bungalow style, which often has porches filled in. Staff noted that the Marquette Bungalow Historic District does indeed allow front porches to be filled in, as long as the design fits with the remaining criteria of the district.

A motion was made by Taylor, seconded by Gehrig, to Approve a Certificate of Appropriateness for the project. The motion passed by the following vote:

Excused: 2 -

Michael J. Rosenblum and Christina Slattery

Ayes: 4 -

Daniel J. Stephans; Stuart Levitan; Robin M. Taylor and Erica Fox Gehrig

Abstentions: 1 -

Bridget R. Maniaci

2. [15584](#) 1130 Williamson Street - Third Lake Ridge Historic District
Consideration of Issuance of a Certificate of Appropriateness for the replacement of a pole sign graphic.
Contact: Stubblefield & Sons Signs
Bart Stubblefield, 534 W Lake Park Place, Lake Mills, WI, gave a brief description of the proposed sign.
Staff noted that the new sign code does not allow LED changeable copy signs in Historic Districts, but gas price signage is not considered changeable copy. This sign meets the new sign code guidelines, and gives some assurance that its approval would not set a precedent for future changeable copy LED signs in Historic Districts.
- Ms Maniaci asked about whether the whole sign was LED, or just the gas prices. Mr. Stubblefield replied that only the prices would be LED lights. He also noted that the brightness of the lights could be easily turned down if there was a complaint about the brightness.
- A motion was made by Gehrig, seconded by Levitan, to Approve a Certificate of Appropriateness for the sign proposal with a note that while gas price signage is okay as LED lights, other types of larger LED signs would not be historically appropriate. The motion passed by voice vote/other.**
3. [15585](#) 1108/1110 Jenifer Street - Third Lake Ridge Historic District
Consideration of the demolition of existing garage, and replacement with a larger two-car garage.
Contact: Jon Baker, American Garage Builders
Mr. Jon Baker, 5036 Meadowside Lane, Waunakee gave a brief presentation of the proposed garage, noting that he erred in not showing a more historically appropriate garage design, and that he is intending to have a square paneling on the garage door design.
- A motion was made by Gehrig, seconded by Taylor, to Approve a Certificate of Appropriateness fore the project with a condition that the garaged doors have a more square paneled design that is historically appropriate as discussed. The motion passed by voice vote/other.**

ADVISORY OPINION TO THE PLAN COMMISSION

4. [15586](#) Consideration of a demolition permit and conditional use to allow two buildings to be demolished and an addition to the UW School of Human Ecology to be constructed at 1300 Linden Drive. 8th Ald. Dist.
- A motion was made by Levitan, seconded by Maniaci, to Refer to the PLAN COMMISSION advising that they do not object to the demolition or relocation of the HDFS House, or the new SoHE addition on Linden Drive, but would like the applicant to continue to look for ways to move the HDFS House to another location, and would like the applicant to provide the Plan Commission with a copy of the complete mitigation plan that was developed with the State Historical Society. The motion passed by voice vote/other.**
- Angela Pakes-Ahlman, University of Wisconsin, gave a presentation on the project. She discussed the proposed addition to the School of Human Ecology Building (SoHE Building) as well as efforts to relocate the Human Development/Family Studies House (HDFS House).
- Gary Brown, University of Wisconsin Madison, discussed the eligibility of both the SoHE Building and the HDFS House for the National Register. He also mentioned that there are three National Register Districts that are either adjacent or are impacted by this development. The Henry Mall National Register District, the Agriculture Hall National Register District, as well as the Observatory Hill Historic District and Mound Group.

Ms Maniaci asked about the relationship between the new building and the Washburn Observatory. Ms Pakes-Ahlman replied that there is no physical connection between the two buildings. There is a steep wooded hill between the two buildings with a pathway on the top of the hill. She mentioned that there may be a future desire to have a bridge connection between the top of the hill and the new building.

Ms, Gehrig asked why the HDFS House was never added to the NRHP list if it was eligible, especially since it is related to women's studies and there are not very many examples of such buildings devoted to that subject? Mr. Brown noted that there are many eligible buildings on campus, and as part of the agreement with the State, the cataloging of these buildings will become a priority.

Mr. Stephans asked Mr. Brown to explain more about the negotiation with the State Historical Society.

Mr. Brown noted that there were 10 items of negotiation that were created in a Memo of Understanding process because of the loss of the HDFS House. A few of the items included:

- Photos, plans and drawings of the HDFS house will be cataloged and submitted to the state, along with a plaque or area in the new building that discusses the history of the HDFS House.
- The University will also be catalog other potentially eligible buildings on campus
- The University will be maintain and repair many windows inn the original facade of the SoHE Building
- Other details of the original SoHE Building will be maintained
- Among others

Mr. Levitan asked why no one has shown interest in the free house? Mr. Brown noted its concrete block construction is very heavy, and will be very expensive to move.

Mr. Stephans noted that like the previously discussed Rennebohm Building demolition, as the UW expands, the city will continue to lose more historic structures. He said that while he doesn't want to stop the project, these types of losses are difficulty, and it is important to note that with the loss of the HDFS House, some of the conditions and requirements of the mitigation plans with the state may help offset the loss of this one house.

Mr. Levitan asked if removing the house from its location take away from its historic value? Mr. Stephans noted that he believes that the context of the house is more important than the house itself, however the house still has historic value even in a different location. Ms Gehrig added that the context is especially important considering that it is a women's education building in the middle of the campus.

Mr. Levitan asked other Commissioners about the relationship between the Agricultural Hall building and the new SoHE expansion. Mr. Stephans noted that he knew that the programming that needed to be fit into the new building was already very tight.

OTHER BUSINESS

5. [08717](#) Buildings proposed for demolition

Ms. Gehrig noted that the continued loss of the small vernacular houses along the lakeshore is regrettable.

6. [07804](#) Secretary's Report

Staff handed out the Edgewater Submittal that was received that afternoon, as it is a large packet of information. Staff thought that the Commissioners could use extra time to review the proposal before the next Landmarks Commission Meeting. The Commissioners that were absent will receive a copy of the packet in the mail.

ADJOURNMENT

A motion was made by Taylor, seconded by Maniaci, to Adjourn at 6:20 p.m.
The motion passed by voice vote/other.