



August 18, 2011

Ms. Amy Scanlon  
Preservation Planner  
Department of Planning and Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
Madison WI 53701

RE: Thoughts on proposed development east of Luther Memorial Church

Dear Madam:

I am writing share my thoughts on the proposed housing development east of Luther Memorial Church located at 1021 University Avenue.

As having been the architect that has worked on numerous projects at Luther Memorial Church (LMC) over many years I have come to know and appreciate the significance of this beautiful historic building and have concerns about the adverse effects from the proposed housing development to it's east. I would like to highlight those concerns from an architectural perspective.

- A. The shadowing of the LMC Nave's east stained glass windows from the proposed project as demonstrated in our recent shading studies has indicated a negative shadowing effect on the original design intent. Morning sunlight was intended to naturally illuminate the east stained glass windows and enhance the architectural beauty of the Worship Space. The enjoyment of this quality of light will be forever diminished with the proposed development.
- B. The increased shadowing will have a long term negative impact on the building envelope. This is currently being experienced on the LMC's west side. When the roofs and exterior walls have diminished access to sunlight, snow and ice accumulates and remains longer on roof surfaces and adjacent to walls which increases the potential for moisture intrusion through the building envelope. This results in increased maintenance costs and decreases the integrity of a landmark building.
- C. The proximity of the proposed project is visually and audibly intrusive for Luther Memorial Church both along it's east side as well as on University avenue. The significant increase in noise from a large number of short-term renters will likely pass through thin stained glass windows.

Adam Voltz  
Allen Washatko  
Ariel Steuer  
Chris Socha  
Donna Weiss  
Erin Lawrence  
Ethan Bartos  
Jim Read  
Joel Krueger  
Justin Racinowski  
Kirk Lundgren  
Leta Flom  
Mark Lefebvre  
Paul Rushing  
Rich Hepner  
Tim Hansmann  
Tom Kubala  
Vicki Yurske  
Vince Micha  
Wayne Reckard



Adam Voltz  
Allen Washatko  
Ariel Steuer  
Chris Socha  
Donna Weiss  
Erin Lawrence  
Ethan Bartos  
Jim Read  
Joel Krueger  
Justin Racinowski  
Kirk Lundgren  
Leta Flom  
Mark Lefebvre  
Paul Rushing  
Rich Hepner  
Tim Hansmann  
Tom Kubala  
Vicki Yurske  
Vince Micha  
Wayne Reckard

I would like to also comment about the historic significance of both the 1929 St Francis House designed by Eschweiler & Eschweiler Architects as well as the 1963 Chapel designed by William Horne and Associates. These building play an important role in the context of the beautiful historic University Avenue Corridor along with Luther Memorial Church and the historic University buildings across the street. The proposed destruction of the Chapel and random relocation of St Francis House would create a significant negative impact to this historic fabric. The proposed development pays no attention to the context of the St Francis House and how it was originally intended to beautifully address the corner of Brooks Street and University Avenue.

I encourage the Landmarks Commission members to carefully consider these negative impacts not only to Luther Memorial Church but also to the historic University Avenue Corridor. Please also base your decision on whether to support or reject this proposal based on city statutes. I've listed the relevant statute below.

28.04(3) Scope of Regulations (n) Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission. (Cr. By Ord. 11,648, 8-20 & 8-26-96)

Thank you for your consideration,

A handwritten signature in blue ink that reads "Vincent B. Micha".

Vincent B. Micha  
Senior Project Architect