



City of Madison

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

Monday, April 20, 2009

4:45 PM

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

CALL TO ORDER / ROLL CALL

Present: 7 -

Brenda K. Konkel; Daniel J. Stephans; Stuart Levitan; Robin M. Taylor;
Michael J. Rosenblum; Christina Slattery and Erica Fox Gehrig

APPROVAL OF March 23, 2009 MINUTES

A motion was made by Levitan, seconded by Stephans, to Approve the March 23, 2009 Minutes with the following addition to Agenda Item #9, Legistar ID #14038: City Attorney May indicated that he was not inclined to follow the Landmarks Commission's request to suspend prosecution of the Majestic Theater, or to support a new ordinance that proposed to reduce the encroachment fees for designated Landmarks. The motion passed by voice vote/other.

PUBLIC COMMENT

Staff handed out an e-mail letter to the Commission from Ledell Zellers regarding recently issued draft revisions to the Mansion Hill Design Criteria which can be found at: www.capitolneighborhoods.org/pdf/MH_Design-Criteria_Web-layout.pdf

CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

- 1. [14251](#)** Chez Vous Catering, 831 Williamson Street - Third lake Ridge Historic District - Consideration of Issuance of Certificate of Appropriateness for the restoration of street-facing facade and storefront.

Contact: Jim Vincent
Jim Vincent, 221 S Midvale Ave, presented the project information to the Commission, noting that the building restoration was based upon a 1923 photograph.

Victoria Kohlman, 831 Williamson Street registered in support.

A motion was made by Levitan, seconded by Konkel, to Approve the Certificate of Appropriateness for the facade restoration. The motion passed by voice vote/other.

2. [14252](#) Christianson residence, 234 Lathrop Street - Consideration of Issuance of Certificate of Appropriateness for an alteration to a previously approved addition and remodeling project in the University Heights Historic District.

Contact: Shane Fry, Brownhouse

Shane Fry, 202 W Gorham Street, presented the project information to the Commission. Mr. Fry noted that the applicant wished to retain the door leading into the screen porch, and not remove it as originally requested. Mr. Fry also noted the code requirement to install the fire escape on the third floor. He stated that he would make it as small as possible allowed by code.

Ms Gehrig asked what was behind the window that was proposed for removal on the south side? Mr. Fry stated that it was to be a part of the master closet. Mr. Stephens noted his preference to have the applicant keep that window.

Jake Holler, 9333 Ancient Oak Ln, registered in support.

A motion was made by Gehrig, seconded by Rosenblum, to Approve the Certificate of Appropriateness for the project, with the condition that the applicant work with planning staff to minimize the fire escape, and to retain the window on the second floor of the south façade, if possible, by using spandrel glass or some type of window film. The motion passed by voice vote/other.

CONSIDERATION OF RECOMMENDATION TO PLAN COMMISSION AND URBAN DESIGN COMMISSION

3. [14424](#) Stoner House, 321 South Hamilton Street, Designated Local Landmark - Consideration of Issuance of Certificate of Appropriateness for the addition of an accessible ramp to the rear of the building.

Contact: Peter Rott, Isthmus Architecture Inc.

Peter Rott, 613 Williamson Street, presented the project information to the Commission.

Mr. Levitan asked about the material of the existing rail? Mr. Rott noted that the 2x2 wood rail was part of an earlier renovation and porch project that was not original to the building.

Mr. Stephens stated he didn't believe that anyone would mistake an accessible ramp for an original part of a structure. He noted that the placement was a good solution, as it is where many people enter the building

A motion was made by Rosenblum, seconded by Gehrig, to Approve the Certificate of Appropriateness for the project as submitted. The motion passed by voice vote/other.

4. [13960](#) Creating Section 28.06(2)(a)3422. of the Madison General Ordinances rezoning property from R5 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3423. of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development Plan (Specific Implementation Plan) District. Proposed Use: Demolish 11 Houses, Build 3 Apartment Buildings and Restore 8 Houses; 2nd Aldermanic District: 609-625 East Gorham

Street, 604-630 East Johnson Street and 303-323 North Blair Street.

A motion was made by Konkel, seconded by Rosenblum, to Return to Lead with the Following Recommendation(s) to the PLAN COMMISSION, Due to the proximity of the Fourth Lake Ridge National Register Historic District, the loss of eleven 19th-century houses, the size and scale of the proposed housing project, and the existing adopted neighborhood plan, the Landmarks Commission recommends that the houses not be demolished because of the number of houses, and the context of the houses on the block.

However, if the project is approved, the Landmarks Commission recommends that the Plan Commission require the applicant to return to the Landmarks Commission for review of each of the proposed rehabilitated houses or that the applicant applies for Historic Tax Credit Certification with the State Historical Society according to the Secretary of Interior Standards; and the Plan Commission should consider the impact of the proposed green space plan that uses part of the Fourth Lake Ridge National Register Historic District for its required open space.

The motion passed by the following vote:

Ayes: 5 -

Brenda K. Konkel; Robin M. Taylor; Michael J. Rosenblum; Christina Slattery and Erica Fox Gehrig

Noes: 2 -

Daniel J. Stephans and Stuart Levitan

J. Randy Bruce, 7601 University Ave, presented the project information to the Commission. Mr. Bruce also handed out additional information about the project, including updated plans, and the SIP information for the rehabilitation of the homes on Gorham Street.

Mr. Levitan asked about the status of the Section 42 tax credits. Mr. Bruce replied that the credits were not yet awarded, but that they had had been encouraged by their discussions with WHEDA.

Richard Arnesen, 114 Nautilus Drive, confirmed that the rehabilitated houses were now part of the SIP, instead of only the GDP, and that the houses would be renovated over a maximum 8-year time span, or one house per year.

Michael Matty, 745 Jenifer Street, confirmed that he would be happy to return to the Landmarks Commission for approvals for the houses to be renovated.

James Roper, 746 E Gorham Street, registered in opposition. He opposed the project, but only because of its location, as he generally is supportive of affordable housing. He noted that the Neighborhood Association had asked for a smaller project during many discussions, and were split on their final vote.

Paul Schoeneman, 1108 E Gorham Street, registered in opposition and noted that he had attended a presentation by the applicant, and was very concerned by the deep shadows that would be created between each of the large buildings. He asked that the roof shape be changed to hip roofs in several locations. Mr. Schoeneman also asked that the applicant consider selling the buildings proposed to be demolished, to allow them to be moved to other locations.

Ledell Zellers, 510 N Carroll Street registered in opposition with a concern about the

demolition of the eleven buildings, noting that their removal will completely change the character of the block and the immediate neighborhood. Ms Zellers also objected to using the fact that a building has been altered, or isn't listed as a potential landmark, as reasons to allow it to be demolished. She noted that the proposed buildings were extremely large, and while workforce housing is a good goal, the new proposal is very close to the houses on Gorham Street that are located in a National Register Historic District.

Joe Lusson, 627 E Gorham Street, registered in opposition and noted that during the neighborhood meetings, the neighborhood kept asking for smaller buildings, and while the applicant moved the buildings around and removed a few units, the buildings remained very large. He objected to the proposals bulk, noting that this will put pressure on a lot of nearby buildings to be redeveloped rather than rehabilitated or restored. Mr. Lusson noted that a conservation district, as discussed for the future, may have prevented this development.

Mr. Levitan asked the applicant if they could address the issue about selling the houses. Mr. Arnesen and Mr. Matty noted that they have been trying to give the houses away, and have even offered to help pay for some of the costs of moving the houses, they have used both Craigslist and online realty listings to encourage moving the houses.

Mr. Levitan asked if the applicant was going to try and salvage any of the building materials during demolition? Mr. Matty said that they will save everything that they can and also have Habitat for Humanity come in and get anything that they want.

Staff also handed out four letters received regarding this project:

James and Julia Gray, 13878 Rooster Valley Road, Spring Grove, Minnesota wrote in opposition to the project.

Joe Lusson and Aleen Tierney, 627 E Gorham Street wrote in opposition.

Carolyn Friewald, 1442 Williamson Street, wrote in opposition.

Patrick McDonnell wrote on behalf of the Tenney-Lapham Neighborhood Association to support the project and included the following statement:

"The TLNA Council determines that the redevelopment proposal by Stone House Development for part of the 600 Block of E Johnson, submitted to the city on 2/18/09, as revised on 4/8/09 has sufficient merit to be granted an exception to the standards set for this block in the adopted Tenney-Lapham Neighborhood Plan."

Ms Gehrig noted that this is an intact block, so it is a tough situation. Ms Konkel also stated that the Neighborhood Association vote was very split, and that the statement that was described in the letter was about all they were able to agree to. Mr. Rosenblum noted that it is a tough decision to weigh the neighborhood support against the existing plans, along with the demolition of 11 buildings that are all about 100 years old or older.

Ms Taylor stated that she thinks that this project is too big, and that while some of the houses proposed for demolition have little value, others have some interesting features.

Ms Konkel also noted that the open space required for the large buildings is being calculated using the backyards of the houses on Gorham Street. She added that many large trees would also have to be removed which will change the character of

the area.

Mr. Stephans noted that it is a very tough decision, and if the project is recommended to go forward, that the rehabilitation of the Gorham street properties should follow Secretary of Interior Standards for restoration/rehabilitation.

5. [14253](#)

202 South Park Street - Meriter Campus Master Plan, PUD-GDP, 13th Ald District.

Contact: Melissa Huggins, Meriter

Melissa Huggins, 202 S Park Street, presented general information about the project information to the Commission. Jody Shaw, 15 Ellis Potter Court, gave a presentation on specific issues regarding building heights, design and locations.

Mr. Levitan asked about the potential height of the proposed building next to Longfellow School. Mr. Shaw replied that it would be up to 6 stories and/or 88 feet tall. Mr. Levitan stated that he believes that that is too tall. Ms Slattery agreed and asked about the height of the School. Mr. Shaw replied that he believes that is it approximately 35 feet tall.

Ms Gehrig noted that Longfellow School already feels dwarfed by some of the surrounding buildings, and that this would only make it worse. She also noted that she would like Meriter to consider keeping the houses where potential townhomes, built up to 42 feet tall, are being proposed. Ms Huggins noted that she is managing a grant project for a Greenbush Workforce Housing Study and Revitalization Project that will be looking into housing issues in the neighborhood. Ms Huggins said that she will forward that information to Ms Gehrig, as that study will help to inform the type of housing that could be a buffer between Meriter and the neighborhood.

Mr. Stephans noted that the height of 6 stories, or 88 feet doesn't necessarily mean that the building will be that tall over the whole site, and suggested that with modulation of building form, setbacks, and stepbacks could help alleviate some of the bulk issue adjacent to Longfellow School, however agreeing that a shorter building height would be better.

Ms Taylor asked if it was absolutely necessary to demolish McConnell Hall to build a parking garage. Ms. Huggins stated that while Meriter is completely committed to the care of Longfellow School, McConnell Hall is not the best example of Colonial Revival, and has many structural and HVAC issues that prevent it from being converted into medical offices. The severe lack of parking and the central location of the site, along with the difficulty of renovating the building for other uses, necessitates the building of a parking garage.

Mr. Levitan stated that Meriter has made a good case for the demolition. Ms. Gehrig added that perhaps the most historic thing about the building was its use as a nurse's dormitory, and that perhaps the new building could use the same name, or otherwise acknowledge the previous use on the site.

Paul Schoeneman, 1108 E Gorham Street, registered in opposition and asked why the parking ramp couldn't be built on the Braxton site, as that is closer to Park Street, and also centrally located.

Ms. Huggins noted that parking would also be a part of the Braxton Place project.

A motion was made by Levitan, seconded by Konkel, to Approve the Meriter Campus Plan PUD-GDP with the condition that the height limit of the building next to Longfellow School should be no higher than sixty-five (65) feet, as a building higher than sixty-five (65) feet would have an adverse impact on the

Landmark Longfellow School Building, and that Meriter should return to the Landmarks Commission with design details related to the height, location, scale and design of the building adjacent to Longfellow School for approval, when more finalized plans are available. The Commission added that that the housing on Mills Street should be consistent with the results of the Greenbush Workforce Housing Study now being discussed in the neighborhood. The motion passed by voice vote/other.

REPORTS

6. [08717](#) Buildings proposed for demolition

Staff handed out information on buildings that have been recently posted to the demolition notification site.
7. [07804](#) Secretary's Report

ADJOURNMENT

A motion was made by Levitan, seconded by Gehrig, to Adjourn at 8:15 p.m. with a special note that with great respect and admiration, that the Commission wishes to thank Ms Brenda Konkel for her great contribution to both the Landmarks Commission, and the City as a whole. The motion passed by voice vote/other.