

## AGENDA # 4

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION

PRESENTED: 7/26/21

TITLE: Lot adjacent to 1103 Jenifer St -  
Relocation of a house to a newly  
created lot on Jenifer St in the Third  
Lake Ridge Hist. Dist.; 6th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 8/5/21

ID NUMBER: 66287

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Members present were: Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, Arvina Martin, and Maurice Taylor. Excused were Betty Banks and David McLean.

### **SUMMARY:**

*Eric Welch, registering in support and available to answer questions*  
*John Olson, registering in support and available to answer questions*  
*Alison Olson, registering in support and available to answer questions*  
*Josh Harty, registering neither in support nor in opposition and wishing to speak*  
*Bonnie Olson, registering in support and not wishing to speak*

Andrzejewski opened the public hearing.

Bailey discussed the proposal to relocate the existing structure from 151 W Wilson Street to the newly created lot adjacent to 1103 Jenifer Street. She said that the property at 151 W Wilson Street is outside of the Third Lake Ridge historic district, and it was previously identified as a potential landmark. She said that the demolition of 151 W Wilson Street was approved by the Plan Commission as part of the redevelopment of the area. She said that the structure at 151 W Wilson Street is currently a corner property, and often corner properties are taller and larger than others on the block. She said that in Third Lake Ridge, there are larger buildings midblock on Spaight Street, so that rule doesn't always hold true. She discussed whether the building would look like it belonged if it were to move into Third Lake Ridge. She referenced the two properties on the adjacent parcels, which were constructed in similar years of 1908 and 1913; 151 W Wilson was constructed in 1911 as a 3-story apartment building. She said that this was contemporaneous in terms of the period of construction with structures within the 200' vicinity and was within the period of significance for Third Lake Ridge. She showed images and a map demonstrating what the building would look like in its new location. She said the proposal is in line with other front yard setbacks on the block face. She said that it is more questionable in its height and gross volume. She said that there are some other 3-story buildings on Jenifer, including the church and the landmark at the corner of S Ingersoll Street and Spaight Street, but the building would be larger than most other residential structures on that block face. She said that overall, it is comparable to the height of buildings across the street and in a 200' vicinity. She said that the gross volume is going to be large for this block, and while the corner properties have a comparable volume, this will read as a large building fitting into this space. She said that further down Jenifer Street, there are some structures with comparable volume, but they are on larger lots. She said that this is right at the threshold of height and gross volume, but the rest of the standards are easily met. She discussed the applicable standards, specifically frustrating the public interest. She said that the structure at 151 W Wilson Street was previously identified as a potential landmark and is now being proposed for reuse rather than demolition, which supports the public

interest in the preservation and conservation of historic resources. She also discussed the Third Lake Ridge standards and said that while there are sticking points regarding gross volume and height, she concluded the building was comparable to historic resources within 200'. She also referenced the letters of support for the project that the commission received.

Andrzejewski closed the public hearing.

Andrzejewski discussed the public interest section of the ordinance, noting the public interest in the preservation of building fabric.

Harty said that as a neighbor, they had questions about the project. They asked if the tree in the terrace in front of the house would be saved and what type of parking would be offered. They share a driveway with the future property and were concerned about the parking situation, including the number of spots offered vs. on-street parking and whether any off-street parking would be paved. They expressed concern about the drainage from Spaight Street coming into their yard and wanted to make sure that would be addressed, especially if the backyard were paved for parking rather than the existing grass that absorbs a lot of the water.

Welch said they anticipated having around three parking stalls and confirmed they would be sharing the same driveway. He said they will be redoing the entire property including putting in a new foundation and landscaping, so they would put in proper drainage. Andrzejewski asked if the off-street parking would be paved or unpaved. Welch said they weren't sure yet but were willing to do whatever is the best solution. He said they didn't want to lose the tree in front either, and they thought they could complete the move without damaging the tree.

Andrzejewski asked if the issues raised by the neighbors fall outside of the ordinance the Landmarks Commission is using in their review. Bailey said that the project will be reviewed by other City staff and commissions that could address those issues, and the Landmarks Commission's purview is only related to meeting the new construction standards for Third Lake Ridge. She offered to connect the Hardys with staff who could address their concerns.

Arnesen said that if there is a means and method to move this building from where it is and preserve it, he thinks they need to make it happen. He said there are a couple of issues with the relocation to this site, but he thinks it falls within the ordinance and is in favor of approval. Kaliszewski agreed. Andrzejewski said that the public interest aspect, preservation of the physical fabric of a historic building, is important. She added that the commission takes concerns about height and gross volume seriously, and staff did an excellent job in the staff report of providing the context for this being on the border but meeting the standards. She said that this is a building form seen throughout Third Lake Ridge, with an almost-identical building nearby on Jenifer or Spaight Street. She agreed that the project meets the standards and said it is important that the project team go through all the other processes with the City and neighborhood to make sure concerns are addressed because there is still a lot to be worked out as it moves through the approval process.

### **ACTION:**

**A motion was made by Arnesen, seconded by Kaliszewski, to approve the request for the Certificate of Appropriateness. The motion passed by voice vote/other.**