



City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

Project Address: 1825/1833 REGENT ST. Aldermanic District: 5

2. PROJECT

Date Submitted: 10/26/15

Project Title / Description: CSM TO COMBINE LOTS 7-9 WEST LAWN BLOCK 2

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - University Heights
 - Third Lake Ridge
 - Marquette Bungalows
 - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

3. APPLICANT

Applicant's Name: REV ANDREW JONES Company: ST. ANDREWS CHURCH
 Address: 1833 REGENT ST. City/State: MADISON WI Zip: 53726
 Telephone: 608-233-3249 E-mail: rector@standrews-madison.org
 Property Owner (if not applicant): ST. ANDREWS CHURCH
 Address: 1833 REGENT ST. City/State: MADISON WI Zip: 53726

Property Owner's Signature: [Signature] Date: 10/25/15

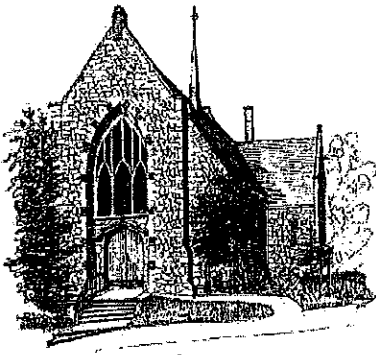
GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.



Established 1914

St. Andrew's Episcopal Church

1833 Regent St.
Madison, WI 53726
608 233-3249
Fax: 608 233-3486

The Very Rev Andrew B. Jones
Rector

The Re. Dorota Pruski
Associate Priest

October 26, 2015

To the Madison Landmark Commission,

It is our desire to combine the 2 parcels of land, 1825 & 1833 Regent Street, to administratively manage the property with ultimate goals of better using both structures and allow for future work.

A Brief History of the 2 properties. Saint Andrew's Episcopal Church was established in 1914 and in 1928 the current church building at 1833 Regent Street was build. In 1958, the education wing was added resulting in our current footprint. The Newell Building, 1825 Regent Street, was purchased and from 1966-1975 was used for program activities. In 1975-1999, a former parish secretary was allowed to reside in the building and upon her death the Newell Building again return to church as program space. From 1999 to the present, church groups regularly meet in this space as well as community groups, Alcoholics Anonymous and Girl Scout troops, have weekly meetings.

The most recent upgrade to our campus has been to return the South side of the church building to it original elevation. Due to sever water damage to the parish hall, a renovation of the south side of the building has been undertaken. This has resulted in excavation of a large portion of the dirt that has been built up against the south wall over several years as road elevations in the neighborhood have change to accommodate road construction. This in fact returns the facade of the south side to it original 1928 architectural design.

The Vestry (our governing board), has recently approved a remodeling project. This remodeling will be to the main church and be all interior work with the exception of new shingle roof and flat roof. Along with the roofs being replaced we are planning to upgrade the HVAC system, upgrade the current elevator, remodel the kitchen, replace windows and refresh wallcovering and flooring in the Education Wing and repair the parish hall water damage. This remodel project does not change the current footprint of the church or its exterior façade.

As part of the remodel process we are aware that our current sign is old, and in need of significate repair. We have begun discussion with our architect regarding new signage but no formal plans have been created. We are aware that we will need to come back to this body when we have more formal drawing for review.

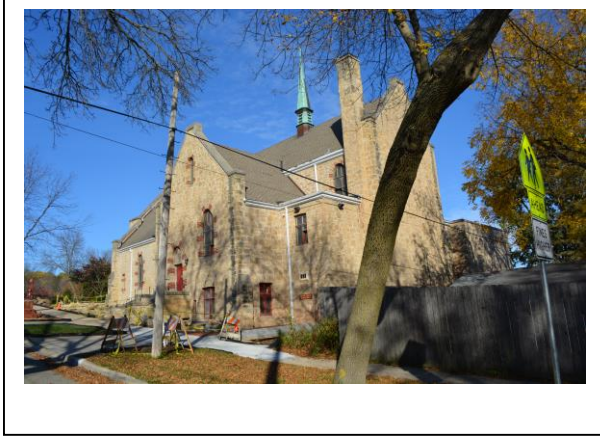
At this time we have no plans for any remodeling of the Newell Building. However, we will be looking at removal of the existing garage as it is not only an eyesore but is dilapidated and structurally is becoming unsound. At this time we have no desire to replace this outbuilding which will require the appropriate permits when we determine the demolition time frame.

Thank you for considering our desire to combine the 2 properties at 1825 & 1833 Regent Street.

The Rev. Andrew B. Jones, Rector

St Andrews Episcopal Church

Property Photos.



Southwest Corner looking Northeast



Northwest Corner Looking Southeast



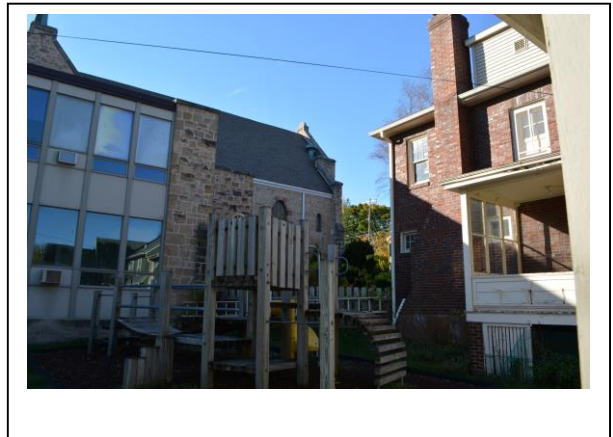
Northeast Corner looking Southwest



Northeast Corner looking South.



East looking West

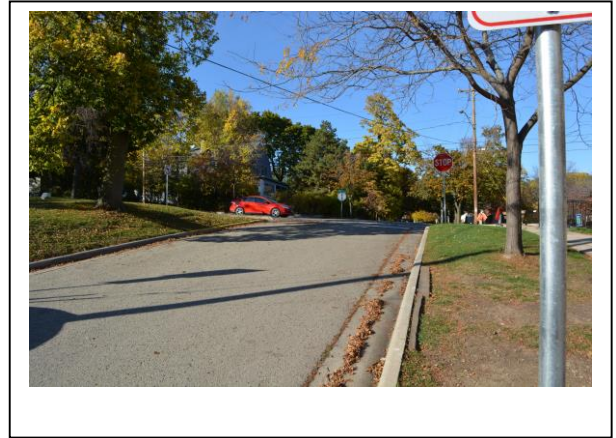
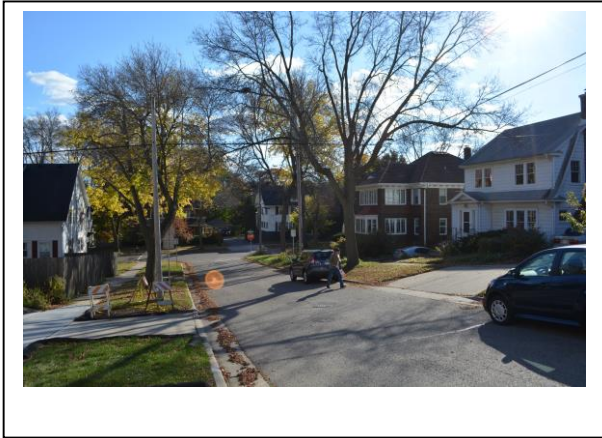


Southeast looking Northwest

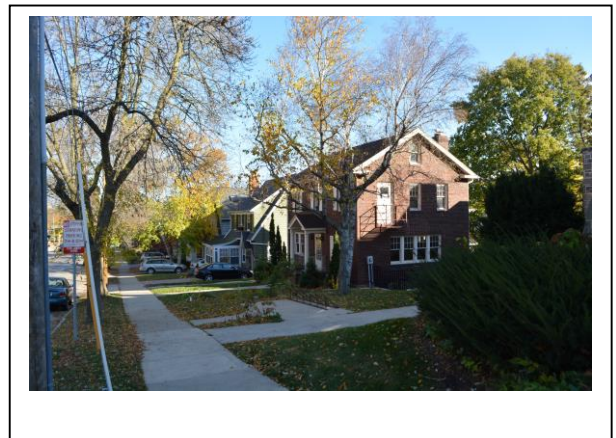
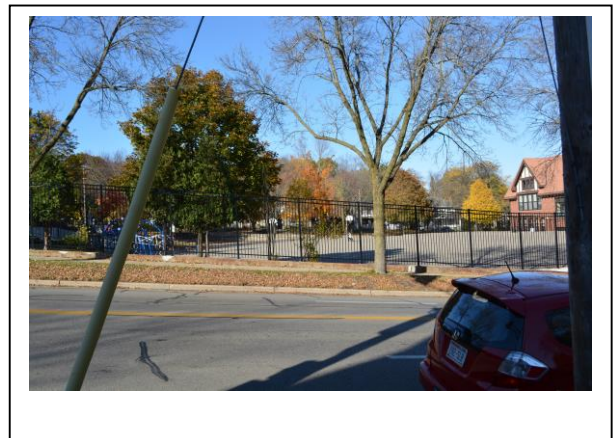
St. Andrews Episcopal Church

Neighborhood Photos

Roby Street:

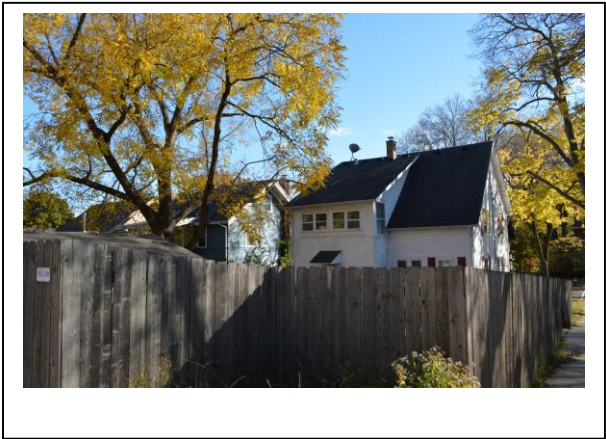
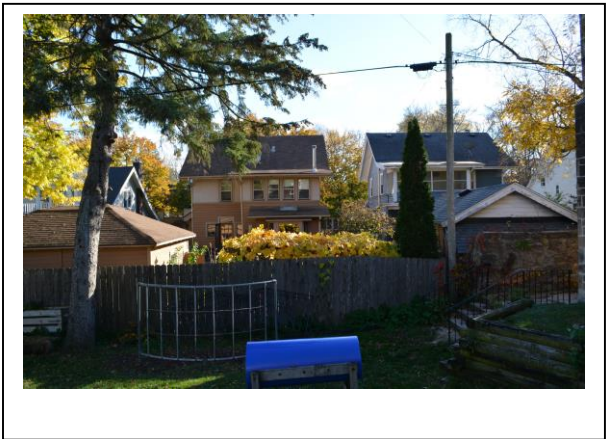
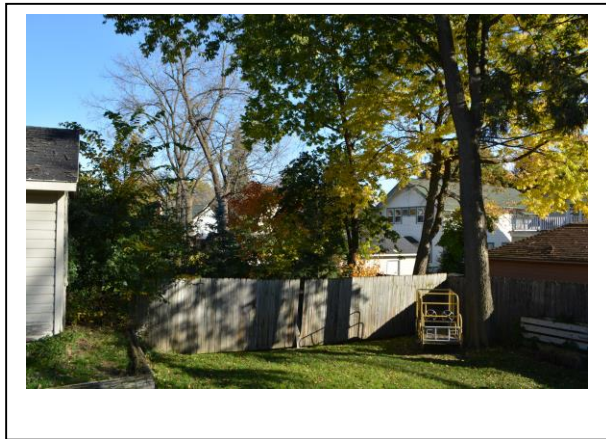


Regent Street:



St. Andrews Episcopal Church

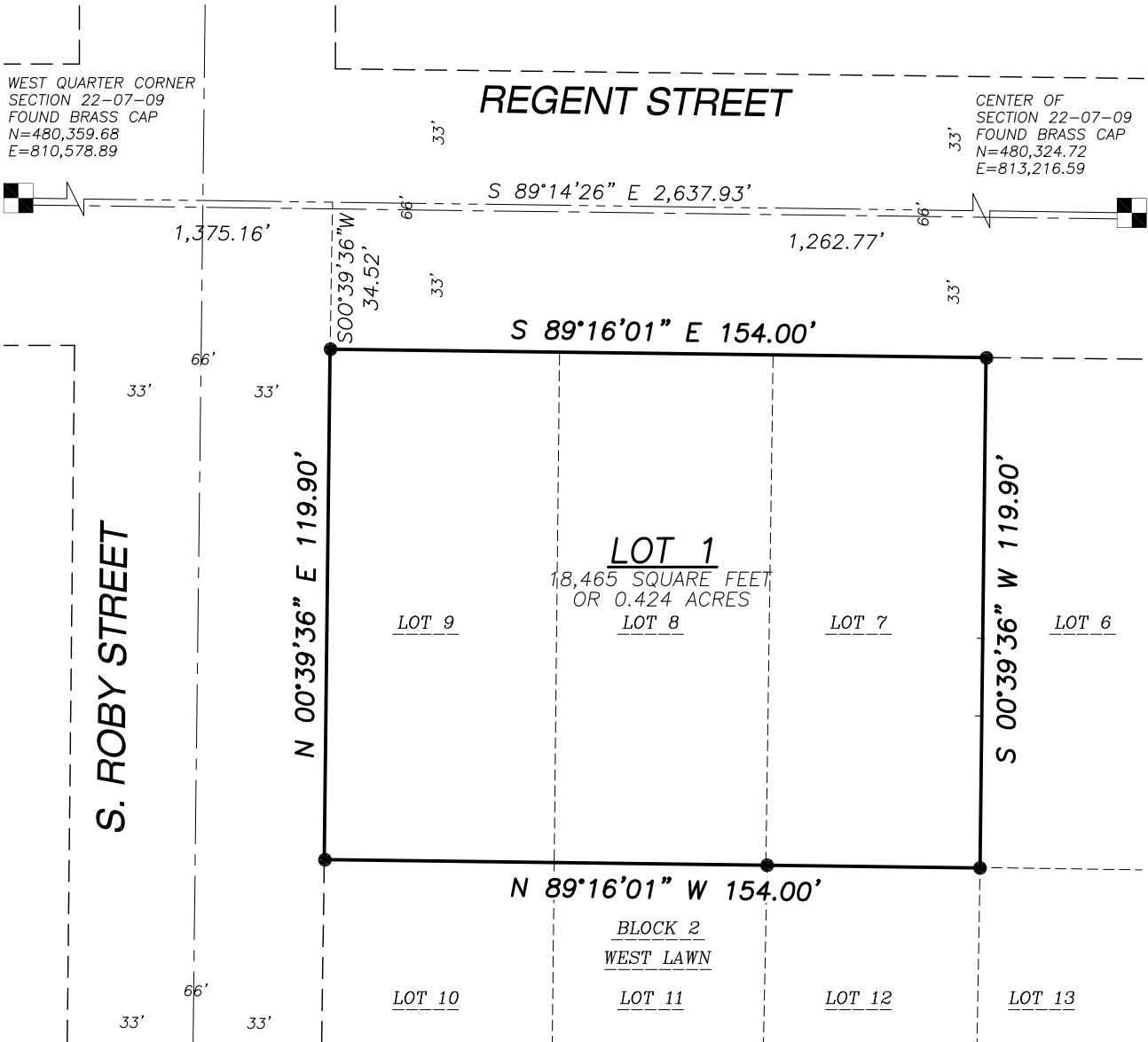
Rear Yard looking South:



PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 7, 8 AND 9, BLOCK 2, WEST LAWN, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

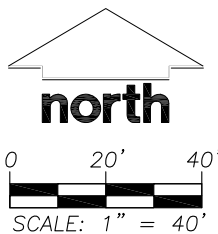


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- PLAT BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- CONCRETE CURB & GUTTER
- EDGE OF PAVEMENT
- BUILDING
- CONCRETE PAVEMENT
- RETAINING WALL

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JULY 24, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22-07-09 BEARS S 89°14'26" E.



PREPARED BY:



161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

ST. ANDREWS EPISCOPAL CHURCH
1833 REGENT STREET
MADISON, WI 53726

PROJECT NO: 15-6916

FILE NO: B-290

FIELDBOOK/PG: -

SHEET NO: 1 OF 4

SURVEYED BY: AWW

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: HPJ

VOL. _____ PAGE _____

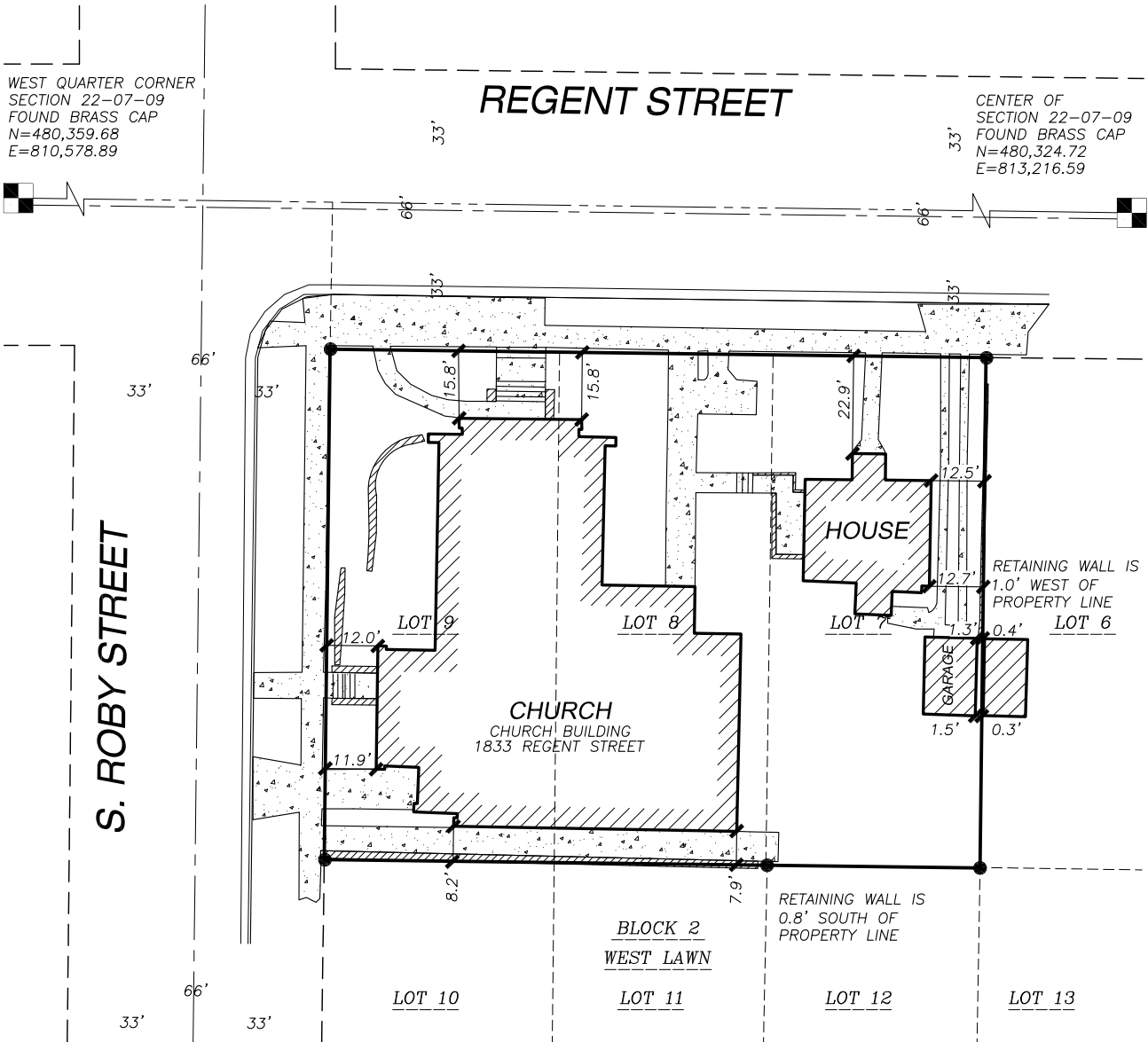
DOC. NO. _____

C.S.M. NO. _____

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CERTIFIED SURVEY MAP NO. _____

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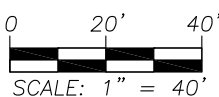
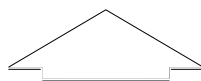


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- EDGE OF PAVEMENT
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- RETAINING WALL
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

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 • Engineers • Surveyors • Planners

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PROJECT NO: 15-6916

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C.S.M. NO. _____

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CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 7, 8 AND 9, BLOCK 2, WEST LAWN, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

ALL OF LOTS 7, 8 AND 9, BLOCK 2, WEST LAWN, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 22 AFORESAID; THENCE SOUTH 89 DEGREES 14 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 1,375.16 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 36 SECONDS WEST, 34.56 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 2 =, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 16 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF BLOCK 2, AFORESAID, 154.00 FEET TO THE EAST LINE OF LOT 7, BLOCK 2, WEST LAWN; THENCE SOUTH 00 DEGREES 39 MINUTES 36 SECONDS WEST ALONG SAID EAST LINE, 119.90 FEET TO THE SOUTH LINE OF LOTS 7, 8 AND 9, BLOCK 2, WEST LAWN; THENCE NORTH 89 DEGREES 16 MINUTES 01 SECONDS WEST ALONG SAID SOUTH LINE, 154.00 FEET TO THE WEST LINE OF BLOCK 2, WEST LAWN; THENCE NORTH 00 DEGREE 39 MINUTES 36 SECONDS EAST ALONG SAID WEST LINE, 119.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18,464 SQUARE FEET OR 0.424 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF WILLIAM DUNLOP, REPRESENTATIVE OF ST. ANDREWS CHURCH, THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

RECTOR WARDENS AND VESTRYMEN OF THE CHURCH AND PARISH OF ST. ANDREW, A RELIGIOUS CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID RECTOR WARDENS AND VESTRYMEN OF THE CHURCH AND PARISH OF ST. ANDREW HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2015.

RECTOR WARDENS AND VESTRYMEN OF THE CHURCH AND PARISH OF ST. ANDREW

BY: _____
*****, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED RECTOR WARDENS AND VESTRYMEN OF THE CHURCH AND PARISH OF ST. ANDREW TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
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1833 REGENT STREET
MADISON, WI 53726

PROJECT NO: 15-6916
FILE NO: B-290
FIELDBOOK/PG: -
SHEET NO: 3 OF 4

SURVEYED BY: AWW
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: HPJ

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CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

NATALIE ERDMAN, SECRETARY OF THE PLAN COMMISSION

DATE:

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS _____ DAY OF _____, 2015.

MARIBETH L. WITZEL-BEHL, CLERK
CITY OF MADISON

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____,

20__ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____ .

REGISTER OF DEEDS

PREPARED BY:

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FB/PG: -

SHEET NO: 4 OF 4

SURVEYED BY: AWW

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: HPJ

From: whdunlop15@yahoo.com
To: [Bill Dunlop](#)
Subject: Fw: 1825-1833 Regent
Date: Monday, October 26, 2015 7:05:36 AM
Attachments: [City of Madison Landmark Application 2011.pdf](#)

Bill Dunlop
[217-649-1236](tel:217-649-1236)

Sent from my Verizon 4G LTE Smartphone

----- Original message-----

From: Mary Hastings
Date: Fri, Oct 23, 2015 6:47 PM
To: 'John Krebs'; 'Todd Buhr';
Cc: 'Bill Dunlop'; 'Andy Jones'; 'Ray Sanna';
Subject: FW: [1825-1833](#) Regent

John and Todd,

This is the email I received from the city today. That I referenced in my prior email.

Mary

From: Scanlon, Amy [mailto:AScanlon@cityofmadison.com]
Sent: Friday, October 23, 2015 1:47 PM
To: 'maryhas1066@gmail.com'
Cc: Parks, Timothy
Subject: [1825-1833](#) Regent

Hi Mary,

The land division request for [1825-1833](#) Regent must be reviewed by the Landmarks Commission as it is located in the University Heights Historic District. The revised Historic Preservation Ordinance was adopted in July 2015 and with its adoption, a Certificate of Appropriateness is now required for land divisions and combinations in historic districts.

The review by the Landmarks Commission requires a public hearing so please submit application materials by 4:30 on Monday October 26 to have the item will be placed on the November 16 Landmarks agenda. The application form is attached for your information. A project representative should attend the meeting to answer questions.

Please contact me with any questions.

Best,
Amy

Amy Loewenstein Scanlon, Registered Architect



Preservation Planner
Department of Planning & Community &
Economic Development
Planning Division
Madison Municipal Building Ste LL.100
215 Martin Luther King Jr Blvd
P.O. Box 2985
Madison WI [53701-2985](tel:53701-2985)
ascanlon@cityofmadison.com
[608.266.6552](tel:608.266.6552)

In compliance with State public records law, the City of Madison retains copies of ALL email messages to and from this mailbox. Email messages may be released in response to appropriate open record requests.