

From: [Hans Borcharding](#)
To: [Plan Commission Comments](#)
Cc: [Hans Borcharding](#); [Carol Borcharding](#)
Subject: Demolition of historic houses 2121 Jefferson St & 1007 Edgewood Ave.
Date: Monday, September 23, 2024 1:03:25 PM

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Dear Plan Commission

I am asking you reject the demolition permit for item #9 (84825) on the Monday September 23, 2024 Plan Commission meeting. I believe the integrity of the historic character would be eroded by the removal of two historic houses, with their replacement by a modern house. I feel it is important to stop the ongoing removal of existing sound housing stock to facilitate their replacement with modern houses that do not contribute to the historic character of the neighborhood.

Thank You
Hans Borcharding
1524 Jefferson St
Madison, WI

From: [Nicholas Davies](#)
To: [Plan Commission Comments](#)
Cc: [Martinez-Rutherford, Dina Nina](#)
Subject: RE: 84825 - why is consolidation okay but not the opposite?
Date: Sunday, September 22, 2024 11:13:12 AM

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Dear Plan Commission,

The proposal here is to tear down two single-unit residences, and construct one single-unit residence instead.

Because the form of that resulting building matches the underlying zoning code, this net-loss of housing units is somehow considered uncontroversial under our current ordinances. Yet the inverse--tearing down one housing unit to construct two--would require a zoning map change.

This kind of thing has lately been a blight upon cities [like Chicago](#). This agenda item highlights a serious flaw in the system, where incremental de-densification requires only demolition approval, while incremental densification requires additional approvals and public hearings. The result is a bias in favor of thinning out neighborhoods to make way for mansions.

Unfortunately, I don't know if current ordinance equips you to resist that bias, when it comes to this agenda item currently before you. But I hope it will inspire you to propose the kinds of changes that will at least level the playing field between densification and de-densification.

Thank you,

Nick Davies
3717 Richard St

From: [Kurt Stege](#)
To: [Plan Commission Comments](#); rasoldner@madison.k12.wi.us; sundevils98@yahoo.com; [Field, Derek](#); [Guequierre, John](#); [Duncan, John](#); [Ledell Zellers](#); nicole.solheim@gmail.com; [Patrick Heck](#); srsande608@gmail.com
Subject: Agenda Item 9, Sept. 23 Plan Comm. meeting
Date: Sunday, September 22, 2024 2:24:04 PM
Attachments: [Edgewood and Jefferson demolition proposals 9.22.24.pdf](#)

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Proposed demolitions of 2121 Jefferson and 1007 Edgewood

I have attached a letter from the Madison Trust for Historic Preservation **opposing the proposed demolitions**. Due to the timing of the submission, copies are also being sent directly to those Commissioners for whom email addresses are listed.

Thank you.

Kurt Stege
Advocacy Committee Co-chair
Madison Trust for Historic Preservation



September 22, 2024

Re: September 23 Plan Commission Meeting Agenda Item 9
2121 Jefferson Street and 1007 Edgewood Avenue (District 13)

To Members of the Plan Commission:

Demolitions have been requested for 1007 Edgewood Avenue and 2121 Jefferson Street, which were recently purchased from the Sinsinawa Dominicans. Both structures are contributing buildings in the Wingra Park National Register Historic District which was listed on the National Register in 1999. **Wingra Park was the very first suburb in the City of Madison.** It was platted on land purchased in 1889 by William T. Fish, located just west of the city limits. At the time of the National Register listing, there were 297 buildings that were considered “contributing” to the District, with just 23 “non-contributing.” This very high ratio is notable:

The Wingra Park Historic District retains a high degree of historic integrity in setting, materials, feeling, association and design, as evidenced by the fact that 93 percent of the buildings in the district are contributing. National Register Nomination, page 5. Emphasis added.
[<https://npgallery.nps.gov/GetAsset/05628de4-6b47-4f56-888b-9d74b869679f>]

There are ten residences along Edgewood Avenue in the District, including both of the structures being proposed for demolition. All ten are identified as “contributing.” In other words, if you were to walk the District along Edgewood Avenue, there would only be “contributing” homes lining your route. This demolition proposal would destroy two of those contributing homes and both are in nearly the center of that walk.

While the Wingra Park neighborhood largely consists of residences that are at the upper end of the price range of Madison homes, the two residences in question fall much closer to the middle price range of the current Madison housing market. These two homes are eminently suitable for growing families that want to live in central Madison.

The applicants suggest that the two buildings are on their “last legs” and their condition effectively requires their demolition. This is a common refrain of those who seek demolition permits and it is often highly misleading. In this case, it is conclusory and is not based upon an expert opinion offered by someone qualified to assess the conditions of the two buildings. Yes, these two buildings are at the older end of Madison’s housing stock. However, their condition is quite normal for two homes built very early in the 20th century. While there are two photos with captions that read “wet basement,” one of the photos has no visual evidence of wetness while the other merely suggests that at one point in the history of the building, someone may have left a basement window ajar during a rainstorm.

Numerous photos submitted by the applicant suggest that the mere presence of vinyl siding should disqualify the two buildings from their status as “contributing” to the Historic District. Once again, there is no actual evidence that application of vinyl siding would somehow preclude these buildings from the qualification applied to them in 1999. On the contrary, **the National Register Nomination for the district states** that exterior alterations, including **replacement windows and doors, and aluminum, asbestos or vinyl siding,**

(Continued)

“are typical of older residential neighborhoods and **do not comprise the integrity of the Wingra Park Historic District.**” In addition, the Preservation Planner for Madison deems the applicants’ suggestion to be “conjectural.” The Preservation Planner goes on to note in the Staff Report that “**both of these buildings are still able to convey their historic associations and retain an adequate amount of historic integrity.**” Staff Report, page 4.

The Madison Trust for Historic Preservation seeks to speak for buildings that have no voice. We believe that both 2121 Jefferson Street and 1007 Edgewood Avenue would have a great deal to say about the proposal to delete them from Wingra Park in exchange for a non-contributing building in an otherwise cohesive Historic District. These are **some of the things the buildings might want to say:**

1. Nearly a century after we were built, Wingra Park was identified as a National Historic District.
2. Both of us were identified as contributing structures at that time and in the nomination, and there has been no change to our status.
3. Because Edgewood High School, the Edgewood Campus School, and Edgewood College are all Catholic educational institutions where religious education was a foundational component, and because both 1007 Edgewood Avenue and 2121 Jefferson Street served to provide living quarters for the priests and the nuns who served the educational institutions, we have an important historical connection to the adjacent Edgewood campus. This historical connection is in addition to our status as contributing buildings, which alone should be a compelling reason to reject the demolition application.
4. While our architectural history may be unknown, we were clearly designed according to the prevailing architectural styles of our time. We both “fit” the Historic District’s architecture and do nothing to interfere with the coordinated styles of the Historic District.
5. The applicants intend to build one single-family home to replace us, even though each of us is willing and able to comfortably house a single family.
6. The applicants intend to build a structure of unknown design that may or may not wreak havoc with the prevailing architectural styles of all the other contributing buildings in the Historic District.
7. “No demolitions, please. All we want is to be rehabilitated!”

Respectfully submitted,

Richard Chandler

Richard Chandler
President
Madison Trust for Historic Preservation

From: [Amie Goldman](#)
To: [Plan Commission Comments](#)
Cc: [Wells, Chris](#); bruns@brunsarchitecture.com; [Hubba](#)
Subject: Sept. 23 Plan Commission Mtg re: Demolition of 1007 Edgewood and 2121 Jefferson St.
Date: Monday, September 23, 2024 11:53:32 AM

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Dear Plan Commission Members,

We're writing in strong support of the application to demolish the existing structures at 1007 Edgewood and 2121 Jefferson Street.

We live at 2121 Madison Street, one block down on Edgewood from the proposed demolitions and construction. The demolition and construction will have a direct impact on our immediate neighborhood. Where we walk our dog. Where we ride our bikes. Directly on our route to Vilas Park and the Arboretum. We see the current properties and will see the new construction every day. We'll also be in close contact with the people who live there. In short, we have a vested interest in what happens at that corner.

We support the demolition and planned construction for two reasons. First, the proposed new housing will structurally and architecturally improve the neighborhood. The existing buildings are both dwellings that are not consistent architecturally with the historic buildings in the neighborhood and they have not been well maintained. We also understand that the original plans for the neighborhoods were drawn for a single house on that lot - not two. The proposed future house will sit on a lot more consistent with the neighborhood and will be an improvement architecturally.

Second, as important as the house is what goes into the house. The proposed property is being built for a young, growing family. The home they are building is about the long haul. We know the Kawas family, and they are exceptional community leaders and are distinguished in their work. They are committed to our wonderful Vilas neighborhood and will build a house to become a home for their family and families for many generations to come.

We hope the Plan Commission approves the demolition and the neighborhood improvement represented by this new family home.

All our best,

David Gundersen and Amie Goldman