

DRAFT

AGENDA # 12

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: October 15, 2014

TITLE: 312 Wisconsin Avenue – Relocation of the “Steensland House” for Long-Term Future Expansion of the “Bethel Lutheran Church” Property Including Parking Lot Modifications and a Conditional Use Approval for Daytime Parking Leases in the UMX District. 4th Ald. Dist. (35752)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: October 15, 2014

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, Lauren Cnare, Melissa Huggins, Tom DeChant, Dawn O’Kroley and Richard Slayton.

SUMMARY:

At its meeting of October 15, 2014, the Urban Design Commission **GRANTED FINAL APPROVAL** of the relocation of the “Steensland House” for long-term future expansion of the “Bethel Lutheran Church” property including parking lot modifications and a conditional use approval for daytime parking leases in the UMX District located at 312 Wisconsin Avenue. Appearing on behalf of the project was Matt Aro, representing Bethel Lutheran. Registered in support and available to answer questions was Scot Sorensen, representing Bethel Lutheran.

This item was approved as a consent item with the finding that all applicable standards are adequately addressed.

ACTION:

On a motion by DeChant, seconded by Huggins, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0).

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: October 6, 2014

TITLE: 315 North Carroll Street – Mansion Hill Historic District – Technical demolition (relocation) of Steensland House, designated landmark. 4th Ald. Dist. Contact: Pastor Scot Sorenson, Bethel Lutheran Church (35573)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: October 6, 2014

ID NUMBER:

Members present were: Stu Levitan, Chair; Erica Fox Gehrig, Vice Chair; Christina Slattery, Jason Fowler, David McLean, Marsha Rummel, and Michael Rosenblum. Rummel left after the discussion of Item 4 (35575).

SUMMARY:

Levitan opened the public hearing.

Scot Sorenson, registering in support and available to answer questions. Sorenson provided a brief introduction for the project.

Matthew Aro, registering in support and wishing to speak. Aro explained that the Steensland House is in good condition and the building would be converted into apartments following the National Park Service Secretary of the Interior's Standards for Rehabilitation so that tax credits can be pursued. The project requires that the existing building be removed from its current foundation and relocated on a new poured concrete foundation with masonry veneer that will have rusticated appearance with squared chiseled edge details and corner tooling details to match the existing foundation details. Aro provided samples of proposed foundation materials and colors.

Aro explained that the project scope of work would include tuck pointing, window repair and restoration with repairs in kind, balcony and railing repairs and replacement of missing or deteriorated elements with replacements in kind, salvage and reinstallation of limestone porch elements, roof flashing repairs and storm window restoration and reconstruction.

Rummel explained that she appreciates that Bethel has found a solution that keeps the Steensland House on the block.

Levitan asked about the larger expansion project. Sorenson explained that the future expansion work is underway and that the relocation of the Steensland House will be motivational for the congregation.

Staff asked for clarification on the foundation samples. Aro explained that the more consistent red colored stones were likely more recent replacements because they are located on corners and at masonry openings

where weathering would have occurred. The typical foundation stone more closely matches the speckled material sample.

Staff clarified that all elements below the limestone band would be replaced. Staff asked how the vents in the front porch would be addressed. Aro explained that the decorative metal treatment would be replicated for the vents at the front porch.

There was general discussion about the balcony railings. McLean asked how the front porch railings would need to be revised to meet current building code. Staff explained that because the building is currently listed on the National Register and is in a National Register Historic District, Chapter 11 could be used to maintain the current railing height.

McLean asked how masonry repairs and tuck pointing would be handled with approvals. Aro explained that all replacement materials and pointing methods will be reviewed with staff and will follow the Secretary of the Interior's Standards for Rehabilitation.

Tim Semman, registering in support and available to answer questions.

Jill Derr, registering in support and available to answer questions.

Patrick Corcoran, registering in support but not wishing to speak.

Peder Moren, registering in support and available to answer questions.

Randall Alexander, representing Bethel Lutheran Church, registering in support and available to answer questions.

Alice Mowbray, registering in support and available to answer questions.

Vern Leibbrandt, registering in support and available to answer questions.

Franny Ingebritsen, representing Mansion Hill Neighborhood, registering in support and wishing to speak. Ingebritson explained that the neighborhood is thrilled with the relocation plans for the Steensland House.

Ginny Way, representing Madison Trust for Historic Preservation, registering in support and wishing to speak. Way explained that the Madison Trust for Historic Preservation is supportive of the decision to keep the Steensland House on the block and is grateful to have been part of the discussion. Way explained that the proposed location will place the landmark building in an appropriate context while keeping it on its original block and utilizing tax credits toward its reuse.

Levitan closed the public hearing.

ACTION:

A motion was made by Rummel, seconded by Rosenblum, to approve the Certificate of Appropriateness for the (technical) demolition of the Steensland House incorporating the comments in the staff report and the discussion during the public hearing. The motion passed by voice vote/other.

A motion was made by Rosenblum, seconded by Slattery, to approve the Certificate of Appropriateness for the exterior alteration of the Steensland House incorporating the comments in the staff report and the discussion during the public hearing. The motion passed by voice vote/other.