

## Bailey, Heather

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**From:** Bailey, Heather  
**Sent:** Monday, February 15, 2021 8:19 AM  
**To:** 'populance'  
**Cc:** Tucker, Matthew; Firchow, Kevin; Verveer, Michael; Wells, Chris; Jason J Iverson; Jonathan Cooper; Kyle Dumbleton; Stouder, Heather; Wachter, Matthew  
**Subject:** RE: LC- 216 S. Hamilton St.  
**Attachments:** email 2-10-21.pdf

And I'm sorry for miscommunication or misunderstanding. I'd previously let you know that we were going to include as an attachment the report submitted to the City by the Madison Trust for Historic Preservation. Yes, you included it as part of your report. But it was submitted independently from another party and needs to remain as a separate document as part of the public record.



**Heather L. Bailey, Ph.D.**

Preservation Planner  
Neighborhood Planning, Preservation + Design Section

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Department of Planning + Community + Economic Development  
Planning Division  
215 Martin Luther King, Jr. Blvd.; Suite 017  
PO Box 2985  
Madison WI 53701-2985  
Email: [hbailey@cityofmadison.com](mailto:hbailey@cityofmadison.com) Phone: 608.266.6552

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*Due to the City of Madison's participation in the Workshare program, I will be working a reduced schedule to assist with City budget constraints until March 12, 2021. As a result, responses to communications may take longer than normal during this time. Thank you for your patience.*

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**From:** populance <populance.llc@gmail.com>  
**Sent:** Sunday, February 14, 2021 11:39 AM  
**To:** Bailey, Heather <Hbailey@cityofmadison.com>  
**Cc:** Tucker, Matthew <MTucker@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Verveer, Michael <district4@cityofmadison.com>; Wells, Chris <CWells@cityofmadison.com>; Jason J Iverson <jason@realty4good.com>; Jonathan Cooper <natelyp@gmail.com>; Kyle Dumbleton <kyled@midwestmodern.com>; Stouder, Heather <HStouder@cityofmadison.com>; Wachter, Matthew <MWachter@cityofmadison.com>  
**Subject:** LC- 216 S. Hamilton St.

Caution: This email was sent from an external source. Avoid unknown links and attachments.

### Heather-

We reviewed the Agenda and supporting materials on Legistar for the LC meeting tomorrow and have the following concerns:

- We issued the owner's evaluation report to Heather Bailey in January in a draft form and on 02.10.21 as a final form to be included as material for the LC meeting.
- See notes regarding this in the correspondence below

-The issued report report was NOT included in the LC 02.15.2021 Agenda materials for Agenda item 63346 and we don't know why it wasn't. (See attached .pdf of attachments for the 02.15.2021 meeting)

The Staff report (attached) states that both reports were included for member's review. This is not correct. Our analysis was NOT included. Proposed concept plans were included, but not the revised analysis.

Archetype's report WAS included, which is again very odd, because we specifically noted to Heather Bailey that we were including Archetype's report in ours and commenting on it.

This is the second time that the Owner's evaluation was not included in the LC agenda materials and we can't understand why.

We are assuming that it wasn't intentional to specifically exclude this information from the meeting agenda attachment materials on two separate occasions for this site.

We are requesting that the attached summary be included in the agenda attachments for review by LC members.

**Alder Verveer:** Can you please provide some input on this- Since our information (disappointingly) does not appear to be available to LC members prior to the day of the meeting, is it possible to wait until the next LC meeting so Commission members can have an opportunity to review the information we are presenting.

I have attached a copy of the Analysis again to this email. This is the same one that was sent on 02.10.2021. The notes to Heather Bailey regarding this analysis are unchanged from the 02.10.2021 correspondence and are included below.

i have copied the owners of the property on this email as well.

Chris

On Feb 10, 2021, at 4:08 PM, populace <[populance.llc@gmail.com](mailto:populance.llc@gmail.com)> wrote:

Hi Heather-

Attached is the revised analysis:

- Includes additional comments/clarifications in red
- Includes Jason Tish's report
- Includes additional information/analysis by the current owner, including pictures and a walk-through link
- Deleted information regarding NPS eligibility
- Deleted information regarding proposed Building zoning compliance.

Thanks!!!

Chris

<216 Summary 01-04-2021-R.pdf>

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**Sent:** Monday, February 15, 2021 8:11 AM  
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**Cc:** Tucker, Matthew; Firchow, Kevin; Verveer, Michael; Wells, Chris; Jason J Iverson; Jonathan Cooper; Kyle Dumbleton; Stouder, Heather; Wachter, Matthew  
**Subject:** RE: LC- 216 S. Hamilton St.

I apologize. That document was supposed to be uploaded, which is why I referenced it in the staff report. I've just reached out to make sure that it does get included like I had originally asked for it to be posted.



**Heather L. Bailey, Ph.D.**

Preservation Planner  
Neighborhood Planning, Preservation + Design Section

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**From:** Bailey, Heather  
**Sent:** Wednesday, February 10, 2021 11:56 AM  
**To:** 'populance'  
**Subject:** RE: 216 S. Hamilton St.

Demolition reviews don't have a formal submittal. The Landmarks Commission evaluates available information to make a determination of if the properties proposed for demolition have historic value, and then they communicate that finding to the Plan Commission.

I have the full report from the Madison Trust as an attachment and was going to attach whatever additional report or information you would like to provide. The staff report will summarize the Landmarks Commission's previous review.

Heather L. Bailey, Ph.D.  
Preservation Planner  
Neighborhood Planning, Preservation + Design Section

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Department of Planning + Community + Economic Development Planning Division  
215 Martin Luther King, Jr. Blvd.; Suite 017 PO Box 2985 Madison WI 53701-2985  
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-----Original Message-----

From: populance <populance.llc@gmail.com>  
Sent: Wednesday, February 10, 2021 10:50 AM  
To: Bailey, Heather <HBailey@cityofmadison.com>  
Cc: Tucker, Matthew <MTucker@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Verveer, Michael <district4@cityofmadison.com>  
Subject: Re: 216 S. Hamilton St.

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I sure do, but I was also going to make a LC formal submittal on the 22nd- Do I still need to do that?

I'll have this into you by the end of the day today-

Thanks!!!

Chris

## **216 S Hamilton Street**

Commercial building constructed in 1894 (per City Assessor records).



Google Street View



Google Earth

**Applicant:** Christopher Gosch, Populance

**Applicant's Comments:** Resubmittal of this property with a modification to the proposed project and owner is providing additional information on the existing structure.

**Staff Findings:** The preservation file for this property indicates that the vernacular brick house was constructed in 1853 for Gabriel Bjornson. Bjornson served for many years as registrar in probate for the county courts and was a member of the state assembly. In 1902, he was called a "notable Madison Norwegian."

At its October 14, 2019 meeting, the Landmarks Commission found that this property had historic value based upon architectural significance and historic significance, and as a rare remaining resource due to its age. In anticipation of the proposed redevelopment being considered at the Plan Commission, the Madison Trust for Historic Preservation commissioned a study on the property. Their report found that this structure is not eligible to the National or State Registers of Historic Places, but that the property is eligible to be a Madison Landmark under criterion "a" for its association with the settlement and development patterns during the Farwell boom (1846-1856), and criterion "d" as embodying the distinguishing characteristics of an 1850s gabled ell structure. The applicant is submitting updated documentation on the historic value of the property for the Landmarks Commission's reconsideration. Both of those reports are included for your consideration.

**NOT INCLUDED**

## Details

## Reports

**File #:** 63346 **Version:** 1 **Name:**  
**Type:** Miscellaneous **Status:** Miscellaneous  
**File created:** 12/9/2020 **In control:** [LANDMARKS COMMISSION](#)  
**On agenda:** **Final action:**  
**Enactment date:** **Enactment #:**  
**Title:** Buildings Proposed for Demolition - 2021  
**Attachments:** 1. [63346 - 1-11-21 Demo Report](#), 2. [63346 LC Report 1-11-21](#), 3. [63346 - 2-15-21 Demo Report](#), 4. [216 S Hamilton Correspondence & Draft Plans](#), 5. [216 S Hamilton - Supplemental Analysis - Archetype & MTHP](#)

## History (1)

## Text

1 record Group Export

Date ▼	Ver.	Action By	Action	Result	Action Details	Meeting Details	Watch
1/11/2021	1	LANDMARKS COMMISSION			Not available	<a href="#">Meeting details</a>	Not available