

AGENDA # 2

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 6/27/22

TITLE: 401-409 S Baldwin St and 1303-1323
Williamson St - Demolition of three
existing commercial structures,
construction of a new one- and two-
story structure, and land
combination in the Third Lake
Ridge Hist. Dist.; 6th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 7/6/22

ID NUMBER: 71949

Members present were: Richard Arnesen, Edna Ely-Ledesma, David McLean, Katie Kaliszewski, Maurice Taylor, and Ald. Bill Tishler. Excused was: Molly Harris.

SUMMARY:

Ron Siggelkow, registering in support and wishing to speak
Ernest Stetenfeld, registering in support and available to answer questions
Gary Tree, registering in support and available to answer questions

Bailey provided background information on the project.

Kaliszewski opened the public hearing.

Ron Siggelkow, member of the project team, pointed out that the building on Williamson Street that is the current storefront for St. Vinny's will remain unchanged on the exterior, though they plan to repair the roof and complete some interior work. Regarding signage, they said they anticipate applying interior signage to the glass.

Kaliszewski closed the public hearing.

Ely-Ledesma asked about the possibility of preserving the façade of the S Baldwin Street building. Siggelkow said that there was some consideration of this, which they had talked through with staff. However, in order to rebuild the roof, they would have had to remove a lot of the existing building walls, so there would have been very little intact remaining. They were also concerned that the façade is built with clay tile, which can deteriorate, so they were unsure of the condition of that remaining wall. They added that the entire basement foundation needs to be replaced, which means the foundation that wall sits on would be removed, so it would have been problematic to maintain that existing façade given those factors.

McLean asked if staff had concerns about the potential false sense of history the new building creates. Bailey said that she asked the applicant to explore doing a new interpretation of Mediterranean Revival for the commercial storefront. She said that it isn't overly ornate, and one will be able to tell it is a new building, so she thought it was a nice balance.

ACTION:

A motion was made by Arnesen, seconded by Ely-Ledesma, to approve the request for the Certificates of Appropriateness for demolition, new construction, and a land combination with the condition that the applicant submit complete photographic documentation to staff for the preservation file prior to demolition of the existing structures. The motion passed by voice vote/other.