

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 7/26/21

TITLE: 1103 Jenifer St and 511 S Ingersoll St -
Land Division in the Third Lake
Ridge Hist. Dist.; 6th Ald. Dist.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 8/5/21

ID NUMBER: 66286

Members present were: Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, Arvina Martin, and Maurice Taylor. Excused were Betty Banks and David McLean.

SUMMARY:

Eric Welch, registering in support and available to answer questions

Ronald Montgomery, registering in support and available to answer questions

Bonnie Olson, registering in support and not wishing to speak

Andrzejewski opened the public hearing.

Bailey described the proposal to divide one existing parcel into three parcels. She discussed Sanborn maps from 1898 to 1942, showing how the lots changed over time. She explained that by 1942, most residential parcels on Jenifer Street were 33 feet wide, and overall, there are a variety of lot configurations in the vicinity. She pointed out that corner properties on side streets have been divided down into small parcels without a lot of yard, so the proposal to divide the parsonage onto its own lot on S Ingersoll Street is similar to the type of lot one would see for corner properties facing side streets. She discussed the applicable standards and said that the proposed separate lot that currently has no structure on it will be a little wider than the typical 33-foot wide lot, but it is largely in a comparable size pattern on that block face. Given that the proposed lots are compatible and comparable with those in Third Lake Ridge, staff recommends approval of the proposal. Bailey also referenced the letters of support for the project that the commission received.

Andrzejewski closed the public hearing.

Andrzejewski requested confirmation that they are not looking within a particular radius but are looking at the historic district as a whole, particularly the residential areas. Bailey confirmed that the standards reference the general lot pattern in the historic district. She said that in Third Lake Ridge, there is not a lot of standardization in how its lots developed, and commercial areas are different from residential areas. She said that in her analysis, she did focus on multiple blocks in the immediate vicinity to the proposed land division.

Kaliszewski said that she was okay with splitting the unused portion of the parcel away from the church and parsonage. However, she was less comfortable splitting the church and parsonage because historically, the parsonage and church were related. She also mentioned that historically, parsonages were constructed on separate parcels from the church. She said that she understood that it was no longer a parsonage, and the proposal seemed to meet the standards.

ACTION:

A motion was made by Kaliszewski, seconded by Arnesen, to approve the request for the Certificate of Appropriateness. The motion passed by voice vote/other.