



City of Madison

Meeting Minutes - Approved

LANDMARKS COMMISSION

City of Madison
Madison, WI 53703
www.cityofmadison.com

Wednesday, October 24, 2007

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room LL-130 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 5 -

Daniel J. Stephans; Stuart Levitan; Robin M. Taylor; Randall A. Page and Erica Fox Gehrig

Excused: 2 -

Brenda K. Konkell and Michael J. Rosenblum

Guests: Ms. Ledell Zellers, Mr. Bill White, Ald. Marsha Rummel, Mr. William Fiore, Mr. Gene Devitt, Mr. Gary Tipler, Ms. Carolyn Freiwald, Mr. Charles Quagliana, Mr. John Leja, Mr. Steve Silverberg, Mr. J. Randy Bruce, Mr. Marc A. Jones, Mr. Lindsey Lee, Ms. Elizabeth Rosen, Ms. Carole Schaeffer, Ald. Eli Judge

APPROVAL OF MINUTES

No minutes had been submitted for approval.

PRELIMINARY REVIEW OF LANDMARK NOMINATION

- [07792](#)** Doris House, 603-605 West Main Street - Proposed Landmark Nomination
Owner: Pville-78-2 LLC
Contact: Carolyn Freiwald, Madison Trust for Historic Preservation

Ms. Freiwald of the Madison Trust said that they had contacted the owner and that he had not objected to the nomination.

A motion was made by Taylor, seconded by Levitan, to Discuss and continue to hold a public hearing on the proposed landmark nomination for the Doris House. The motion passed by voice vote/other.

UNFINISHED BUSINESS ITEMS

- [06956](#)** Amending Section 28.04(22) of the Madison General Ordinances to change various provisions of the ordinance regulating the demolition of buildings.

Ald. Konkell was not at the meeting and the changes to the ordinance had not yet been submitted. A motion was made by Levitan, seconded by Taylor, to Rerefer to the next LANDMARKS COMMISSION meeting. The motion passed by voice vote/other.

NEW BUSINESS ITEMS**Public Hearing and Consideration of Issuance of Certificates of Appropriateness**

3. [07790](#) 26 North Prospect Avenue, University Heights historic district - public hearing and consideration of issuance of Certificates of Appropriateness for demolition of the existing garage and construction of new garage on the same site

A motion was made by Stephans, seconded by Taylor, to Approve a Certificate of Appropriateness for this project. The motion passed by voice vote/other.

Mr. Jones, the contractor, said that the stucco on the garage will match the texture of the stucco on the house. The hipped roof is intended to reflect the hipped roof on the house. The windows will match the windows on the house, not what is shown on the plans.

No one else wished to speak at the public hearing.

Consideration of Issuance of Certificate of Appropriateness

4. [07658](#) 731 Williamson Street, Third Lake Ridge historic district - public hearing and consideration of issuance of Certificate of Appropriateness for demolition of existing single-family house and Certificate of Appropriateness for construction of new one

A motion was made by Stephans, seconded by Taylor, to Approve a Certificate of Appropriateness for the project, with the condition that Ms. Rankin approve the final roofing material. The motion passed by the following vote:

Excused: 2 -

Brenda K. Konkel and Michael J. Rosenblum

Ayes: 4 -

Daniel J. Stephans; Stuart Levitan; Robin M. Taylor and Randall A. Page

Noes: 1 -

Erica Fox Gehrig

Mr. Lee, an owner of the property, presented a plan that they had devised that includes a gable roof, rather than the butterfly roof originally proposed. He said that the exterior design was not an easy one to change, with the multi-level interior layout. He said that he believed the building would still be contemporary while blending with the historic neighborhood. The walls will be cement board and fiber cement panels. The base will be textured concrete. The roof proposed is standing seam metal. He noted that it would be more pleasant to look at when they sit on the upper level patio and the material is environmentally friendly. He noted that the neighborhood so far had given their general support for a good contemporary design and that they particularly did not want to see a fake historic house there.

Ald. Rummel said that people in the neighborhood are very happy to see a single-family house at that location and that it embodies the ideal of living and working within walking distance. She believes that the neighborhood wants something that reflects our current period while still honoring our past, without getting stuck in it.

Ms. Gehrig said that the Commissioners' point of view was the same, but that they

needed to also make sure the design adheres to the criteria in our ordinances.

Regarding the roof material, Ms. Taylor said that she has driven past the new metal roof at 1242 Spaight Street. The owner had received approval for installing a metal roof, which she wanted for energy conservation reasons, but in a design that is modeled in such a way as to look like shingles, which is the material used originally for almost every old house in Madison. She suggested that the owners look into that style of roof if they wanted to use metal. Mr. Page agreed, saying that standing seam metal was more appropriate for commercial uses and that the roofing material for this house should look like shingles.

Mr. Stephans said he liked the previous design, but that this design will be much more comfortable within its immediate surroundings. He said using more siding and the revisions of the window placement were good ones. Ms. Taylor thanked Mr. Lee for considering the changes. Mr. Lee replied that they did not consider the design a compromise and that they were happy with the new design. He noted that one of the neighbors had suggested making the upper section the same color as the rest of the front to read better with the design composition.

Ms. Gehrig said that she thought the design was good, but she was concerned about what the rest of the neighborhood would think about the modernity of the design and whether it fits with the immediate surroundings.

5. [07793](#) 315 South Baldwin Street, Third Lake Ridge historic district - consideration of reconsideration of denials of Certificates of Appropriateness for skylight and solar collector

A motion was made by Stephans, seconded by Taylor, to Reconsider at its next meeting its original denial of the issuance of a Certificate of Appropriateness for the solar collector at this address. The motion passed by voice vote/other.

Ms. Rankin noted that one of the city attorneys had reviewed state statutes restricting a municipality's regulations of solar and wind devices. She advised the Landmarks Commission to reconsider its original denial of the solar collector.

Referrals from Other City Agencies

6. [07794](#) 1022 West Johnson Street - referral from Plan Commission staff for Landmarks Commission opinion of demolition of existing buildings at 309 North Mills Street and 1022 West Johnson Street and construction of a new residential building adjacent to Luther Memorial Church, 1021 University Avenue

A motion was made by Stephans, seconded by Gehrig, that the Landmarks Commission recommend to the Plan Commission that demolition not be approved, but relocation to an appropriate site could be considered. The motion passed by voice vote/other.

A motion was made by Stephans, seconded by Gehrig, to Refer to the next LANDMARKS COMMISSION meeting consideration of the effect of the proposed new building on the historic integrity of Luther Memorial Church. The motion passed by voice vote/other.

Mr. Bruce, architect for the project, showed plans for removing two houses from this site and building a multi-story apartment building for students. She said that he used the traditional academic buildings in the immediate vicinity as his inspiration for the design of this new building. He showed a drawing that showed that the main block of the new building would only be slightly higher than the tower of the adjacent church. He showed computerized pictures of how the new building would look from surrounding streets.

Mr. Leja, one of the developers, noted that the site is almost the epicenter of the current plans for the campus and was one of the best campus infill sites remaining. He said that the developers were working hard on finding places to which to move the existing buildings. He said that he had worked on the relocation of the King House and had experience moving several buildings in Madison.

Mr. Silverberg said they were happy to note staff's recommendation that moving might be a good option. He listed several of the people and groups that they were networking with to find sites, although he noted that finding empty lots was a challenging proposition.

Mr. Quagliana, historical architect, said that the houses are certainly worthy of preservation and moving would be a good option, especially since their historic context within a close residential neighborhood had been lost.

Mr. Devitt said that the Conklin House was an important house in Madison, even with the fact that its neighborhood is gone. He urged the Commission to pay particular attention to how the new proposal would affect Luther Memorial Church. He noted that if the Conklin House is moved it was imperative to find the appropriate site, noting that the King House was not a good fit in its new location. He noted that the developers of the Quisling Clinic had used the contention that the house next to it had lost its context, but the City required its retention and Mansion Hill is the better for it. In short he said the right lot for an old house is its original lot. He said that losing the Conklin House would be as big a loss as the demolition of the Vilas house was.

Ms. Friewald spoke on behalf of the Madison Trust. She said that she agreed that houses are best maintained on their original site. She said the Conklin House had been used for university-related activities and could still be used for them. She said that both the Conklin House and the house at 1022 W. Johnson were in excellent shape. She said she was not totally against moving them, but the approval of the new development should be conditioned upon moving them to a site that is appropriate for them.

Mr. Tipler said that the Conklin House is architecturally important. He said that he believes it is one of the best 12-15 examples of Queen Anne houses left. He noted that the use of Gothic details was significant and said that both houses are worthy of preservation.

Mr. White, attorney for the developers, said that the houses are not necessarily in the best of condition on the interior. He said that they were not energy efficient and that the context had been so compromised that they now looked like two teeth left in a smile. He said that his clients will exhaust every opportunity to move the buildings and that the developers appreciate the visual importance of the church tower. He said that he hoped that if they could not find places for the two houses that they could still recycle the important elements of the buildings and proceed with their new project.

Ms. Zellers said that she agreed with the previous speakers on the importance of saving the two houses. She said that the Conklin House in particular has amazing architectural details. She noted that the most sustainable building is one that already exists. She

preferred that the buildings be left on site, but if that cannot happen she recommended that the construction of the new building be predicated on moving the two houses to appropriate sites.

The Commission then began its discussion. Mr. Stephans said that he would not support demolition, but might be willing to see the houses moved to an appropriate site. Ms. Taylor wanted to make sure that the sites were secured before construction began on the new building. Ald. Eli Judge said that the new building would be a great asset to the university area, but added that the two houses should be moved and that he would not support demolition.

Ms. Gehrig said that she has walked the neighborhood several times and notices that almost all passersby turn and look at the Conklin House as they walk. She said that it is an educational asset on its current site. She noted that the Northwestern University campus has several old houses from the original neighborhood that they have reused for university uses.

7. [07753](#) Amending the Ground Lease Agreements between the City of Madison and Larry E. and Dolores A. Lichte and between the City of Madison and Polly O'Hare to delete references to a 42 inch high, 2-rail, split-rail fence, and to make other minor modifications.

A motion was made by Taylor, seconded by Stephans, to Return to Lead with the Following Recommendation(s) to the BOARD OF PARK COMMISSIONERS, that the Landmarks Commission had no objection to the proposed revisions to the ground lease agreements. The motion passed by voice vote/other.

OTHER BUSINESS

8. [07803](#) Change of start time for Landmarks Commission meetings to 4:45 - discussion and vote.

The Commission members decided to change the start time for the Landmarks Commission meetings to 4:45 p.m.

9. [07804](#) Secretary's Report

None

ADJOURNMENT

The meeting was adjourned at approximately 6:45 p.m.