



# City of Madison

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

## Meeting Minutes - Approved LANDMARKS COMMISSION

---

Monday, October 25, 2010

4:45 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-110 (Madison Municipal Building)

---

### CALL TO ORDER / ROLL CALL

Present: 7 -

Stuart Levitan; Christina Slattery; Bridget R. Maniaci; Daniel J. Stephans;  
Robin M. Taylor; Michael J. Rosenblum and Erica Fox Gehrig

### APPROVAL OF MINUTES

A motion was made by Levitan, seconded by Slattery, to approve the  
September 20, 2010 minutes.

This motion was approved by a voice vote/other.

### PUBLIC COMMENT

There was no public comment.

### DISCLOSURES AND RECUSALS UNDER THE ETHICS CODE

Staff explained that this action will be included on all future agendas pending approval by the  
Common Council.

### FINAL REVIEW AND APPROVAL

1. [20029](#) 666 Wisconsin Avenue - Mansion Hill Historic District - Review and approval of the  
rehabilitation of the exterior of the original 1946 Edgewater Hotel building.

Contact: Amy Supple

David Manfredi, Architect, described the proposal and discussed how the Secretary of the Interior Standards for rehabilitation relate to each proposed area of work. He explained that the windows will be replaced with clear anodized aluminum windows that replicate the original windows. The existing brick will be cleaned and repaired where possible and that when brick replacement is necessary, the brick will match the existing brick texture and color. A similar treatment will be used for terra cotta elements. He explained that the majority of the exterior will be repointed. He explained that the three proposed additions to the historic building were designed to complement the original building using historic renderings of the front entry and the Rigadoon Room.

There was general discussion about the exterior wall treatments and clarification about the work to remedy the original wall construction methods. It was noted that the proposed insulation and vapor barrier installation method will change the characteristics of the wall and might lead to future problems including spalling, cracking, and movement and that the exterior envelope must be inspected and maintained to minimize these possible effects. Ms. Slattery noted that the drawings inconsistently showed painted windows and frames and clear anodized aluminum windows and frames. Mr. Manfredi stated that this was an error and that the windows and frames shall be clear anodized aluminum. Ms. Slattery noted that masonry rehabilitation work should be performed by

qualified contractors. Alder Maniaci suggested that Staff review the specifications.

There was general discussion about how the final details of the rehabilitation and the three additions should be reviewed if the Secretary of the Interior Standards and the Landmarks Ordinance were not to be used. There was general discussion about the three proposed additions. Ms. Gehrig and others explained that the front entrance and the Rigadoon Room should remain unchanged from the current configuration. Ms. Gehrig stated that the proposed front entrance design is based on a rendering and not what was actually built. Mr. Stephans noted that the designs of the three additions were representative of the changes that the Landmarks Commission reviewed months ago.

The Landmarks Commission was asked to review the proposal by Common Council. On May 18, 2010, the Common Council conditionally approved a rezoning to PUD-GDP-SIP and a conditional use. The conditions of the approval must be satisfied prior to final approval of the planned unit development and conditional use, recording of the planned unit development, and the issuance of permits for construction. The three conditions of approval that relate to the Landmarks Commission are as follows:

Condition 1: That the renovation of the exterior of the original 1946 hotel tower be conducted in accordance with the Secretary of the Interior Standards for Rehabilitation (of historic buildings) to the extent possible as approved by the Landmarks Commission, with the exception of applying those standards to the front entry overhang, the proposed entrance at the southeastern corner of the building, which shall be constructed as originally designed, and the exception of the one-story clubhouse addition.

Condition 2: The design details for the rehabilitation of the exterior of the 1940s hotel tower, including but not limited to, window, door, and material specifications, and brick repair, must be submitted for review and approval by the Landmarks Commission.

Condition 3: The design details and construction drawings for the new top floor, Rigadoon Room, and front entrance element for the 1940s tower must be submitted for review and approval by the Landmarks Commission.

**For Condition 1, a motion was made by Maniaci, seconded by Slattery, to APPROVE the proposed rehabilitation work based on the Secretary of the Interior Standards for rehabilitation with the condition that the Applicant submit specifications indicating that contractors will be qualified based on experience to Staff for final review and approval.**

**For Condition 2, a motion was made by Maniaci, seconded by Rosenblum, to APPROVE the final design details for the exterior rehabilitation with the condition that the Applicant submit specifications to Staff for final review and approval. The specifications shall include clear anodized aluminum windows and frames.**

**For Condition 3, a motion was made by Maniaci, seconded by Rosenblum, to APPROVE the final design details and construction drawings for the new top floor, Rigadoon Room and the front entrance element.**

The motions were approved by voice vote/other.

## CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

2. [20240](#) 1328 Rutledge - Third Lake Ridge Historic District - Construction of new two car garage structure.

Contact: Harmit Juneja

Harmit Juneja described the proposed project. He explained that the proposed two car garage would be 24' x 24'. He asked if the Commission would consider awning windows on the west and

rear gable elevations instead of the double hung windows that were shown in the submitted drawings. Staff suggested that numerous awning windows with shared mullions would be more historically appropriate.

**A motion was made by Rosenblum, seconded by Gehrig, to approve a Certificate of Appropriateness for the construction of the garage with the following condition:**

**1. The Applicant shall provide Staff with revised drawings of the garage showing possible awning windows on the East, West, and North elevations and shall work with Staff to come to a final design.**

**This motion was approved by a voice vote/other.**

3. [20241](#)

150 North Prospect Avenue - University Heights Historic District - Exterior alterations to the lower level including window removal and relocation, installation of new doors and the infill of an existing opening.

Contact: Christina Ruhaak

There was a brief discussion about the project. Mr. Stephans suggested that Staff contact the Applicant to request that the proposed infill panels have a smooth surface and that the doors at opening E have wood panels.

**A motion was made by Taylor, seconded by Slattery to approve a Certificate of Appropriateness for the exterior alterations with the following condition:**

**1. The Applicant shall work with Staff and clarify the texture of cement panels at openings D and E and the material of door panel at opening E.**

**The motion was approved by a voice vote/other.**

#### INFORMATIONAL REVIEW

4. [20242](#)

517 South Baldwin - Third Lake Ridge Historic District - Exterior alteration alternatives.

Contact: Kristofer Nonn

Kristopher Nonn described the proposed project, the submission materials, and the existing condition of the house. He explained that has met with neighborhood groups and leaders to get feedback and will attend additional neighborhood meetings before returning the the Landmarks Commission. Mr. Nonn explained that they are considering moving the house into the buildable area defined by the Zoning Ordinance. There were general discussions about the options in the proposed information drawings and the levels of building disassembly, deconstruction and demolition that might be required for the different options. The Commission suggested that the new proposal retain the contextual typology in style and massing. Ms. Gehrig noted her concern about the loss of the historic fabric illustrated in most of the options. Ms. Slattery stated that she does not think a silo element is appropriate in an urban context. If the Commission members are available, a tour of the property to determine condition may be scheduled in the coming weeks.

**There was no action taken.**

#### OLD BUSINESS

5. [17835](#)

Landmarks Ordinance Revisions

**A motion was made by Gehrig, seconded by Slattery, to Rerefer this issue to the LANDMARKS COMMISSION for further discussion at the meeting on November 8, 2010.**

**The motion was approved by a voice vote/other.**

6. [19902](#) Landmark plaque procedure

Staff explained that they are working with property owners to find acceptable plaque locations for the 7 fabricated plaques and that all plaques are aluminum with the exception of one bronze plaque.

**There was no action taken.**

#### **NEW BUSINESS**

7. [17150](#) Buildings proposed for demolition - 2010

There was no discussion about the proposed demolition.

8. [07804](#) Secretary's Report

Staff explained that the development review process report (City Development Process Improvement Initiative - 2010) will be discussed at the next meeting.

**There was no action taken.**

#### **ADJOURNMENT**

**A motion was made by Maniaci, seconded by Gehrig, to adjourn at 7:45 PM.  
The motion passed by a voice vote/other.**