



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved LANDMARKS COMMISSION

Monday, February 14, 2011

4:45 PM

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

CALL TO ORDER / ROLL CALL

Present: 6 -
Christina Slattery; Bridget R. Maniaci; Daniel J. Stephans; Robin M. Taylor; Michael J. Rosenblum and Erica Fox Gehrig

Excused: 1 -
Stuart Levitan

Alder Maniaci arrived during the discussion of Item 2.

APPROVAL OF MINUTES

**A motion was made by Slattery, seconded by Taylor, to APPROVE the January 24, 2011 minutes.
The motion passed by a voicevote/other.**

PUBLIC COMMENT

There was no public comment.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

- [21246](#)** 1341 Jenifer Street - Third Lake Ridge Historic District - exterior alteration involving the construction of a 2 story rear addition.
Contact: Chris Dietzen

Jason Stringer, 1341 Jenifer Street, briefly presented the project. Mr. Stringer explained that the proposed addition would accommodate the needs of a growing family by providing an additional bathroom and bedroom on the second floor and family room on the first floor. He explained that he had been working with Staff to prepare a favorable proposal and that the revised proposal had been recently approved by the Zoning Board of Appeals. He explained that the revised drawings incorporated the offset as requested by Staff. He explained that the addition would have casement windows due to their energy efficient standards and that the casement windows could have a horizontal muntin to mimic the look of a double hung window. He explained that the neighbors and Alderperson are in support of the project.

Ms. Gehrig suggested that the Applicant consider that the historic house is "green" too. Mr. Stringer agreed that the existing historic house has embodied energy in the materials and labor to construct.

Mr. Stephans asked if the addition was visible from the street and Mr. Stringer explained that the neighboring homes are very close and that the addition would be visible on the right side through a very narrow sightline.

A motion was made by Taylor, seconded by Rosenblum, to APPROVE a Certificate of Appropriateness for the exterior alteration and new construction with the following conditions:

- 1. The Applicant will work with Staff to determine if the appearance of the horizontal muntin is appropriate.**
- 2. The window and door trim shall be 3" flat trim.**
- 3. The addition shall be offset from the corner to remedy the hiccup in the roof line.**

The motion passed by a voice vote/other.

NEW BUSINESS

Alder Maniaci arrived during the discussion of Item 2.

2. [21244](#)

Authorizing the issuance of Requests for Proposals for the Reuse and Rehabilitation of the structures at 640, 646 and 704 East Gorham Street located in James Madison Park. (AD 2)

Dan Rolfs presented the Request for Proposals documents and described the planning process and schedule. He explained that the James Madison Park Surplus Committee declared the buildings at James Madison Park to be surplus and the ground underneath the buildings to remain City property. The Real Estate Staff developed the RFPs and would like to get comments from City Commissions and Committee bodies. Mr. Rolfs explained that the buildings would be sold and the land would be leased on a 99 year lease. The buildings would have front yards, side yards and minimal rear yards for use by the building owner.

There was general discussion about the proposed schedule and general issues.

Alder Maniaci explained that the neighborhood would like to see private ownership for the buildings at 640 and 646 and a public use for the Collins House, but the proposals will be scored competitively. Alder Maniaci also explained that the scoring for the Collins House does not include points for keeping the building in its current location because it was never discussed to move it. The relocation of the buildings at 640 and 646 were previously discussed. Mr. Rolfs explained that relocation has a significant financial impact on the proposal scoring and a proposal that does not propose relocation will be favored.

Rick Bernstein, 601 South Dickinson, registered in neither support or opposition. Mr. Bernstein explained that there are state laws that apply to the sale of these properties since they are in the Fourth Lake Ridge National Register Historic District. He suggested that sections 66.111 and 700.40 of the Wisconsin Historic Preservation Statutes be referenced in the RFP. He also suggested that tax credit incentives be referenced in the RFP.

Jason Tish, Lafollette Avenue, registered in neither support or opposition. Mr. Tish reviewed the prepared comments from the Madison Trust for Historic Preservation and stated that the Trust is concerned about the relocation of 640 and 646 because significant exterior alteration is inevitable when relocation occurs.

Mr. Stephans stated that a financially responsible proposal is in the best interest of the properties and their future care and maintenance.

A motion was made by Rosenblum, seconded by Maniaci, to APPROVE the RFPs with the following recommendations:

- 1. The Landmarks Commission would recommend against the relocation of the buildings at 640 and 646 East Gorham Street.**
- 2. Sections 66.111 and 700.40 of the Wisconsin Historic Preservation Statutes be referenced in the RFP.**
- 3. Tax credit information for buildings in National Register districts shall be**

referenced in the RFP.

4. On page 10, add language to explain that the proposals need to be in accordance with the City Landmarks Ordinance and the Secretary of the Interior's Standards.

5. Add language to explain that the ground leases will terminate if the buildings are ever destroyed or damaged more than 50%.

6. Add language to explain that if there is a proposal to move the buildings, the Landmarks Commission must approve the new site, per City Ordinance. The motion passed by a voice vote/other.

3. [20957](#) Buildings proposed for demolition - 2011

There was general discussion about the proposed project at 1907 and 1911 Monroe. Alder Maniaci explained that the proposed development would have commercial on the first floor with three additional stories of residential and some underground parking.

4. [07804](#) Secretary's Report

Staff explained that there would be two public hearings at the February 28th meeting and that it is very important that the Commissioners be present and arrive on time.

ADJOURNMENT

A motion was made by Rosenblum, seconded by Maniaci, to ADJOURN at 6:30 P.M.

The motion passed by a voice vote/other.