



City of Madison

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

Meeting Minutes - Approved LANDMARKS COMMISSION

Monday, January 14, 2019

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 111 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 5 - Marsha A. Rummel; David W.J. McLean; Stuart Levitan; Anna Andrzejewski
and Katherine N. Kaliszewski

Excused: 1 - Richard B. Arnesen

APPROVAL OF MINUTES

A motion was made by Kaliszewski, seconded by Rummel, to Approve the
December 17, 2018 Minutes. The motion passed by voice vote/other.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

Levitan disclosed that he is on the board of directors and is a member of the
housing committee for the Madison Development Corporation, which owns
the building proposed for demolition at 1948 E Washington Ave. He will
recuse himself from discussion of that property.

PUBLIC HEARING - REQUEST FOR CERTIFICATE OF APPROPRIATENESS

1. [54149](#) 14 N Prospect Ave - Addition in the University Heights Hist. Dist.; 5th Ald. Dist.

Randy Alexander, registering in support and wishing to speak
Elizabeth Kerwin, registering in support and available to answer questions

**A motion was made by McLean, seconded by Rummel, to Approve the request
for the Certificate of Appropriateness with the condition that window, trim, and
roofing material specifications be approved by staff. The motion passed by
voice vote/other.**

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

2. [54282](#) 901 Jenifer St - Exterior Alteration in the Third Lake Ridge Hist. Dist.; 6th Ald.
Dist.

Jerome Van Epps, registering in support and available to answer questions

**A motion was made by Andrzejewski, seconded by Kaliszewski, to Approve the
request for the Certificate of Appropriateness. The motion passed by voice**

vote/other.

REGULAR BUSINESS

3. [47837](#) Landmarks Commission Historic Preservation Plan Status Report

Linda Lehnertz, registering neither in support nor in opposition, and wishing to speak

Lehnertz said that she was concerned with the strategy rankings that were discussed at the 12/12/18 Historic Preservation Plan Advisory Committee meeting. She acknowledged that the total number of strategies is a lot to pursue at one time, but wanted to be sure that the strategies most important to residents who live in local historic districts are included in the Plan. She said that a number of strategies in which those who live in historic districts have expressed interest were disregarded, and it seems as if they will be excluded from the list and not pursued further. She mentioned examples of a technical page on the City website with a list of architects and contractors who specialize in historic preservation, as well as do-it-yourself workshops.

Lehnertz said that she also disagrees with some strategies that are moving forward as part of the Plan. She discussed the strategy of completing a boundary study of existing historic districts related to National Register districts, and said that she was concerned this would mean that local historic district boundaries would be shrunk to match the National Register districts. She said that this would involve major shrinking, explaining that the Third Lake Ridge National Register district is about half the size of the Third Lake Ridge local historic district. She stated that she also disagrees with the strategy regarding expedited or simplified review for tax credit projects.

Fruhling said that they have heard public comment regarding the regulatory aspects and incentives offered by the National Register, as well as the fact that it can be confusing having two types of historic districts with different boundaries, so there is a recommendation to review the boundaries to assess whether they should be coterminous.

Fruhling stated that nothing has been taken out of the Plan. While some strategies may not be at the top of the list, they intend to keep those ideas somewhere in the Plan. He emphasized the length of the list, and the importance of prioritizing and focusing on what is most important.

Levitan asked about the roster of historic preservation architects and contractors that Lehnertz had mentioned. Lehnertz said that it would be helpful to have a list of people who work on historic properties and have been recommended by neighbors. Levitan said that there are clear issues with giving the City the ability to recommend certain people for this work. There was brief discussion on requirements and standards for this list and whether it would be possible to host on the City website.

Fruhling said that they will be holding a public open house for the Historic Preservation Plan on February 27 in order to identify the timeframe of when

each strategy should be completed, as well as to identify potential community partners who can help implement the strategies. He said that the community partners will help to complete the strategies that the City cannot, and mentioned that perhaps a community partner could create a list of historic preservation architects and contractors on their website, to which the City could then direct people. He said that staff is creating a survey regarding the implementation timeframes and community partners as another method of gathering community input.

Regarding the ordinance revisions, Fruhling said that the consultant has taken the feedback received at the Round 3 meetings and revised the recommendations, which will be shared with the Landmarks Commission soon. The LORC has six upcoming meetings in the next six weeks, in which they will go through the recommendations and develop the ordinance language.

4. [54301](#) Secretary's Report - 2019

No action was taken.

5. [54302](#) Buildings Proposed for Demolition - 2019

In discussion of 525 Wingra St, Rummel said that Civil War-era structures should not be thrown away. Andrzejewski agreed, and said that she regrets the loss of this structure. Regarding 1630 Adams St, Fruhling said that his understanding is that as the property was being remodeled, they ran into more issues than anticipated and have removed several walls. Levitan clarified that it is a technical demolition, not a razing of the property, and Fruhling confirmed that to be correct.

Levitan recused himself from discussion of the property at 1948 E Washington Ave. Andrzejewski temporarily took over as Chair during that portion of the meeting.

By unanimous consent, the Landmarks Commission voted to recommend to the Plan Commission that the buildings at 525 Wingra St and 1630 Adams St have historic value related to the vernacular context of Madison's built environment, or as the work/product of an architect of note, but the buildings themselves are not historically, architecturally, or culturally significant, and the buildings at 1948 E Washington Ave, 4702 East Towne Blvd, and 4501 Vernon Blvd have no known historic value. The motion passed by voice vote/other.

ADJOURNMENT

The meeting adjourned by unanimous consent at 5:41 pm.