



City of Madison

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

Meeting Minutes - Approved LANDMARKS COMMISSION

Monday, July 8, 2019

5:00 PM

215 Martin Luther King, Jr. Blvd.
Room 153 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Stuart Levitan, Chair, called the meeting to order at 5:00 pm.

Present: 5 - Arvina Martin; David W.J. McLean; Stuart Levitan; Anna Andrzejewski and Richard B. Arnesen

Excused: 1 - Katherine N. Kaliszewski

APPROVAL OF MINUTES

With the addition of Kyle Bunnow as a meeting attendee on the June 24, 2019 action report for item 1.

A motion was made by McLean, seconded by Martin, to Approve the June 17, 2019 and June 24, 2019 Minutes. The motion passed by voice vote/other. Andrzejewski abstained because she was not present at the meetings for which the minutes were being approved.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

None

PUBLIC HEARING - REQUEST FOR CERTIFICATE OF APPROPRIATENESS

1. [56386](#) 2011 Van Hise Ave - Relocation and addition to an existing garage structure in the University Heights Hist. Dist.; 5th Ald. Dist.
Melissa Destree, registering in support and wishing to speak
A motion was made by McLean, seconded by Arnesen, to Approve the request for the Certificate of Appropriateness. The motion passed by voice vote/other.

REGULAR BUSINESS

2. [47837](#) Landmarks Commission Historic Preservation Plan Status Report
Bailey provided an overview of two draft reports, Strategy for Future Survey Work and Underrepresented Communities Historic Resource Survey Report, that will be discussed at the July 10 Historic Preservation Plan Advisory Committee meeting. She encouraged Commission members to read the

reports and provide feedback. She said that the Historic Preservation Plan Advisory Committee will also meet on July 17 to discuss the overall draft of the Historic Preservation Plan and the process for moving forward. She mentioned that the next Landmarks Ordinance Review Committee meeting is on July 30, and they plan to meet once per month until their work is completed.

3. [54301](#)

Secretary's Report - 2019

Levitan requested an update on the demolition by neglect at 121 Langdon Street. Bailey said that the property owner has appealed the Landmarks Commission's decision, which will be introduced at the next Common Council meeting and scheduled for a public hearing at the August 6 Common Council meeting. She explained that the Common Council's task will be to determine if the Landmarks Commission inappropriately applied the standards. She said that the property owner filed the appeal on the grounds that the Landmarks Commission made their finding based on outdated information because the owner was working to correct the code violations. Bailey said that there are still conditions from the December Certificate of Appropriateness that have not been met, and not all plans have been approved yet. Andrzejewski asked if there are concerns that the work occurring now is causing further damage, or if it is in compliance. Bailey said that it is in compliance, and said that Building Inspection is visiting the property twice a week to monitor the work being done. Arnesen asked how the mason is doing. Bailey said that the mason is doing work, and while it is not the most skilled work, it is not destructive. She said that the pointing that was historically in place was not decorative, but purely functional, and the pointing happening now is also functional and will prevent further deterioration. She said that it is not adversely impacting the character of the building, but is not the work of a skilled mason and staff is monitoring the situation closely. McLean asked if inspectors have been inside the building. Bailey responded that they have not gone inside yet because they would need a complaint from someone living in the building in order to do so. Levitan asked about the likelihood that the work will be completed by August 1, and Bailey said that it is still unlikely. Levitan requested they receive another update on the property at the July 29 Landmarks Commission meeting. He said that while he will not be the Chair at the time of the August 6 Common Council meeting, he is inclined to attend.

Levitan summarized Assistant City Attorney John Strange's memo on the interpretation of the standards for the former East End project, saying that each request for a Certificate of Appropriateness is a separate issue, and one cannot work backward. Bailey further explained that they cannot condition one Certificate of Appropriateness upon another. Levitan asked if they should let other developers know that they may not be able to combine lots in this particular situation. Bailey said that Planning staff had advised this set of applicants and previous applicants that the easiest way to proceed is to create discrete projects for the site, not one large project on one lot. Bailey explained that this item will be included on the July 29 agenda in order to formally close it out, as they have received an email from McGrath stating that he has withdrawn the project.

Bailey discussed the Wisconsin Historical Society's 2019 Historic Preservation Commissions Report, which contains various statistics about commissions and review processes in Certified Local Governments across the state.

Martin left at 5:25 pm and returned at 5:32 pm, during item 4.

4. [54302](#) Buildings Proposed for Demolition - 2019

A motion was made by Andrzejewski, seconded by McLean, to recommend to the Plan Commission that the buildings at 119 W Mifflin Street, 121 W Mifflin Street, 123 W Mifflin Street, and 125 W Mifflin Street have historic value based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, and as an intact or rare example of a certain architectural style or method of construction; the building at 6226 N Highlands Avenue has historic value related to the vernacular context of Madison's built environment, or as the work/product of an architect of note, but the building itself is not historically, architecturally, or culturally significant; and the buildings at 645 South Point Road, 2711 Waunona Way, and 30 Nob Hill Road have no known historic value. The motion passed by voice vote/other.

ADJOURNMENT

The meeting adjourned by unanimous consent at 5:34 pm.