



City of Madison

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

Monday, July 29, 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: 4 - Stuart Levitan; Anna Andrzejewski; Richard B. Arnesen and Katherine N. Kaliszewski

Excused: 2 - Arvina Martin and David W.J. McLean

APPROVAL OF MINUTES

A motion was made by Andrzejewski, seconded by Arnesen, to Approve the July 8, 2019 Minutes. The motion passed by voice vote/other.

PUBLIC COMMENT

Harold Langhammer submitted a written statement regarding the Landmarks Commission's finding of demolition by neglect at 121 Langdon Street and requested that it be read into the record. Levitan read Langhammer's statement, which said that work on the property is progressing and will be completed by the August 1 deadline. He requested that the Landmarks Commission recommend to the Common Council that the finding of demolition by neglect be rescinded.

Levitan asked Bailey to respond to Langhammer's statement. Bailey said that she and Building Inspection visited the site earlier today, and she disagrees with Langhammer's assessment of the work that has been completed. She said that a lot of work has taken place, but there is a substantial amount of work that still needs to happen. She mentioned that Langhammer notified her that the decorative capitals for the front porch columns will not be completed by the deadline, which she assessed as a minor detail. She said that they have begun excavating for footings for the side porch, but there is no substantial work completed toward constructing the new side porch, and they have made less progress on the rear porch. She explained that there is scraping and repainting to be completed on the house and the carpentry is not complete yet, but the masonry work is complete. She said that they have complied with all conditions of the Certificate of Appropriateness and have all necessary building permits, but there is still a lot of work left.

Levitan referenced the timeline for the work that Langhammer had submitted on December 3, 2018, and said that it was his understanding from Kyle Bunnow, City Building Inspection Division, that the deadlines indicated on that document were not met. Bailey confirmed that was correct. Levitan said that at the time the Landmarks Commission made their finding of demolition by neglect, the deadlines had not been complied with. He said that procedurally, a vote on what Langhammer has requested of the Commission would not be in order during Public Comments, and said that according to staff, it sounds as if it would not be meritorious anyway. Bailey confirmed

that was correct.

DISCLOSURES AND RECUSALS

Arnesen disclosed that his company was considered for their proposal for the Judge Doyle Square site.

INFORMATIONAL

1. [56725](#) 210 S Pinckney St (Judge Doyle Square) - Alteration to Planned Development Zoning Adjacent to a Designated Madison Landmark; 4th Ald. Dist.
Lee Christensen, registering in support and available to answer questions
Mike Slavish, registering in support and available to answer questions
Jeremy Frommelt, registering in support and available to answer questions
Isaac Wallace, registering in support and available to answer questions
Fred Mohs, registering in opposition and wishing to speak

No action was taken.

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

2. [55514](#) 134-140 S Blair St and 506-518 E Wilson St - Mixed-Use Development in the First Settlement Hist. Dist.; 6th Ald. Dist.

A motion was made by Kaliszewski, seconded by Arnesen, to Place On File Without Prejudice. The motion passed by voice vote/other.
3. [43803](#) 128 W Johnson St - Exterior Alteration to a Designated Madison Landmark in the Mansion Hill Hist. Dist. (Holy Redeemer Church) - Installation of aluminum trim; 4th Ald. Dist.

Jason Krause, registering in support and available to answer questions

A motion was made by Arnesen, seconded by Kaliszewski, to Deny the request for the Certificate of Appropriateness on the grounds that the project does not comply with 41.18(1)(a) and 41.18(1)(d). The motion passed by voice vote/other.
4. [56615](#) 2450 Atwood Ave - Exterior Alteration to a Designated Madison Landmark (St. Bernard's Catholic Church) - Replacement of roof and gutters; 6th Ald. Dist.

Jason Krause, registering in support and available to answer questions

A motion was made by Kaliszewski, seconded by Andrzejewski, to Approve the request for the Certificate of Appropriateness with the condition that the applicant work with staff to find a roofing product that approximates the historic clay tile roofing. The motion passed by voice vote/other.
5. [56616](#) 3241 Garver Green - Exterior Alteration to a Designated Madison Landmark (Garver Feed Mill) - Installation of signage; 6th Ald. Dist.

Bryant Moroder, registering in support and available to answer questions
Mary Beth Growney Selene, registering in support and wishing to speak

A motion was made by Arnesen, seconded by Andrzejewski, to Approve the request for the Certificate of Appropriateness with the condition that the applicants secure approval of the Comprehensive Design Review for the

signage package. The motion passed by voice vote/other.

6. [56712](#) 1314 Jenifer St - Addition in the Third Lake Ridge Hist. Dist. - Enclosed Rear Entry and Addition of Sunroom; 6th Ald. Dist.

Vaughn Brandt, registering in support and wishing to speak

A motion was made by Arnesen, seconded by Andrzejewski, to Approve the request for the Certificate of Appropriateness for the covered rear porch addition with the conditions that siding for any enclosed sections of the porch be lapsiding that terminates at an apron board to transition to the foundation material, the eastern picture window on the rear porch be removed, the rear porch railing be covered in lapsiding that terminates at an apron board to transition to the foundation material, the bumpout on the rear addition be of a consistent angle and dimension, wainscoting on exterior wall of enclosed rear porch can remain, and the north-facing projecting brackets that hold ladders off the second-floor deck be removed; and to deny the request for the Certificate of Appropriateness to install solar lights on the third-floor deck. The motion passed by voice vote/other.

7. [56726](#) 636 W Washington Ave - New Building Adjacent to Designated Landmarks, The Wiendenbeck Building & the former Milwaukee Road Rail Station; 4th Ald. Dist.

No action was taken.

REGULAR BUSINESS

8. [47837](#) Landmarks Commission Historic Preservation Plan Status Report

Bailey said that at the last Historic Preservation Plan Advisory Committee meeting, the Committee came to the conclusion that the list of priorities and schedule to complete them is not practical, so the timeline for completing the plan will be a little longer. She said that they are having another meeting on August 21 to reevaluate the priorities so they have something that is more practical to complete in phases and is more reasonable for staff to undertake, which will make a stronger case when asking for future funding.

9. [54301](#) Secretary's Report - 2019

Bailey said that the applicant appealed the Landmarks Commission's finding of demolition by neglect at 121 Langdon Street. She said that she visits the site with Building Inspection about twice a week in order to monitor the situation and speak with the owner and contractors. She said that the masonry work is complete, though it is functionally complete and a layperson would be able to tell which areas were patched. She said that it makes the building watertight, for the most part, and prevents additional deterioration, so it meets the threshold for compliance. She said that there is a lot of activity at the site and they are making progress, but she doesn't see any way that the work is completed by August 1. Arnesen said that he doesn't know why the property owner is in such a hurry to complete the work at this point. Levitan said that it is about a \$200,000 difference in his fine if he finishes by August 1. Bailey said her understanding is that the finding of demolition by neglect also plays a part in the fine amount because it serves as evidence of a finding of a

public nuisance that can kick in an additional category of fines. Levitan asked if staff's recommendation is that the Common Council sustain the Landmarks Commission's finding of demolition by neglect and not overturn it. Bailey confirmed that she thinks the Landmarks Commission accurately found that demolition by neglect was occurring at the time and had been occurring, and appropriately applied the criteria of determining whether demolition by neglect is occurring. She said that she filed a staff report that follows a timeline of the demolition by neglect process in regard to what the property owner told the Landmarks Commission would occur versus what had actually occurred at the property. She said that there is also a lengthy report on the demolition by neglect, which includes a compilation of all the documentation related to the Landmarks Commission's review process and a cover memo that discusses the process and why the Commission made the decision they did. Levitan pointed out that the timeline Langhammer had submitted in December 2018 was not complied with at the time the Landmarks Commission made their finding. He said that he intends to attend the Common Council meeting on August 6.

Bailey read a letter of appreciation for Levitan, thanking him for his 12 years of service to the Landmarks Commission and 36 years of service to the City of Madison. Levitan said that the Landmarks Commission has been a great committee to serve on, and was the real highlight of his 36 years. He said that he has such respect for everyone who has served, and always turned to them for their informed discussion and expertise. He said that it was also an honor to serve with each of the City's Preservation Planners. He ended by saying that he will miss serving on the Landmarks Commission, and thanked everyone.

10. [54302](#) Buildings Proposed for Demolition - 2019

By unanimous consent, the Landmarks Commission voted to recommend to the Plan Commission that the buildings at 1111 Spring Street, 2305 E Washington Avenue, 2311 E Washington Avenue, and 2323 E Washington Avenue have no known historic value. The motion passed by voice vote/other.

ADJOURNMENT

The meeting adjourned by unanimous consent at 6:46 pm.