



# City of Madison

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

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Wednesday, October 29, 2008

4:45 PM

215 Martin Luther King, Jr. Blvd.  
Room LL-130 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

**Present:** 4 -

Brenda K. Konkell; Daniel J. Stephans; Stuart Levitan and Christina Slattery

**Excused:** 3 -

Erica Fox Gehrig; Robin M. Taylor and Michael J. Rosenblum

**Registrants:** Ms. Joy Drummond, Mr. Joe Alexander, Mr. Bryan Fraser, Ms. Ledell Zellers, Mr. David Kaul, Mr. Adam Winkler, Ms. Juliet Gunkel, Mr. P. Schroeder

### APPROVAL OF MINUTES from August 18, September 10, and October 15, 2008 MEETINGS

A motion was made by Levitan, seconded by Gehrig, to Approve the Minutes from the August 18 and October 15, 2008 Landmarks Commission meetings. The motion passed by voice vote/other.

### PUBLIC COMMENT

Ms. Ledell Zellers expressed concern about the number of owners doing work without building permits or Landmarks Commission approval. She said that it is the owners' responsibility to know the laws and ignorance is not an excuse, just as it is not an excuse for not knowing the speed limits. She said that typically when people get approvals after the fact, they are not fined or are given just a slap on the wrist. She said we are losing too much of our history and the Landmarks Commission should do more to deal with this. The Commission agreed to have this issue on the agenda for the next Landmarks Commission meeting.

### PUBLIC HEARING AND CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

1. [12380](#) 1708 Summit Avenue, University Heights Historic District - public hearing and consideration of issuance of Certificate of Appropriateness for new garage

Contact: Mike Schmudlach

A motion was made by Levitan, seconded by Slattery, to Approve a Certificate of Appropriateness for this project, on the condition that the garage doors match those of the photo the owner showed them. The motion passed by voice vote/other.

Ms. Julia Gunkel, the owner, said that the garage will be sided in stucco to match the stucco on the house. They have designed it to be similar in style to the house, which is a Prairie Style house. She noted that the garage will not be very visible from the street. The garage roof will be hipped. She said that the next door neighbors will see mostly roof and behind there are many trees that will help screen it. She showed the Commission photos of the type of garage door she plans to use.

#### CONSIDERATION OF ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

2. [12381](#) Delta Gamma Sorority, 103 Langdon Street, Mansion Hill Historic District - Consideration of issuance of Certificate of Appropriateness for new shutters

Contact: Delta Gamma House Association

**A motion was made by Levitan, seconded by Konkel, to Approve a work order to rebuild the shutters to match the originals and install them on the house. The motion passed by voice vote/other.**

Although they had been invited to the meeting, no one from the sorority was in attendance. Ms. Rankin explained that the original paneled shutters, which were removed, were an important design element in the Pennsylvania Farmhouse version of the Colonial Revival, which Frank Riley used in his design for this sorority.

#### REFERRAL FROM PLAN COMMISSION STAFF

3. [12382](#) 229 West Lakelawn Place, Langdon Street National Register Historic District - referral from Plan Commission staff re development of new apartment building

Contact: Thomas Miller, the Alexander Company

**A motion was made by Levitan, seconded by Konkel, to Defer this item to the next meeting of the Landmarks Commission on November 10, 2008. The motion passed by voice vote/other.**

Mr. Adam Winkler of the Alexander Company explained that the Acacia Fraternity wanted to renovate their building for the fraternity with the upper two floors becoming rental apartments. He said that the renovation would be done to the Secretary of Interior's Standards and that the City had already approved this project. As they studied the renovation, they realized that they would need to build on the fraternity's parking lot behind their house in order to make the numbers work. Mr. Dave Kaul, the architect, showed the Landmarks Commission their plans for the new building. He showed pictures of the surrounding properties to demonstrate that the area has an eclectic mix of styles. He showed the site plan, noting that the lowered main entrance was on the side of the building in order to provide accessibility to one of the units in the old fraternity house. He said that they had depressed the height as low as it could be to line up the roof with the ridge on the fraternity house. He said that in order to make the parking level work, they needed almost every inch of the depth of the site. He noted that this challenge made it difficult to create articulation in the front façade to provide for breaking up the mass of the building. He said that in their plan they have attempted to pick up the rhythm of positive and negative volumes in the Acacia building by changes of material.

Ald. Konkel asked Mr. Alexander why the project did not go ahead as anticipated. Mr. Alexander said the main challenges were trying to maintain the public spaces for the fraternity on the main floor and also meeting the Secretary of Interior's Standards.

Ms. Ledell Zellers spoke as a representative of the Capitol Neighborhoods. She said that members of the neighborhood development committee believe that the materials are not of high enough quality to blend with the buildings in the Langdon Street historic district. She added that her personal opinion is that the proposed building does not reflect the character and context of the surrounding district.

Mr. Levitan noted that the pedestrian entrance is supposed to be a focal point of the design. He said that the design was handsome for another site, perhaps, but it did not belong in the site proposed. Commission members said that the design criteria for the downtown design zones was not in their packet and they would like to refer to them when they review this project.

#### **OTHER BUSINESS**

4. [08717](#) Buildings proposed for demolition

Ms. Rankin passed out short reports on buildings proposed for demolition. The Commission requested that the addresses of buildings listed in these staff reports be included in the agenda or minutes from now on to give the public more notice of Landmarks Commission activities.

5. [07804](#) Secretary's Report

Ms. Rankin passed out short reports on buildings proposed for demolition. The Commission requested that the addresses of buildings listed in these staff reports be included in the agenda or minutes from now on to give the public more notice of Landmarks Commission activities.

#### **ADJOURNMENT**