



City of Madison

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

Monday, November 24, 2008

4:45 PM

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

CALL TO ORDER / ROLL CALL

Present: 7 -

Erica Fox Gehrig; Brenda K. Konkel; Daniel J. Stephans; Stuart Levitan;
Robin M. Taylor; Michael J. Rosenblum and Christina Slattery

Guests: David Kaul, Adam Winkler, Troy Thiel

APPROVAL OF September 10 & October 29 MINUTES

A motion was made by Konkel, seconded by Taylor, to Approve the Minutes of the September 10, 2008 Landmarks Commission meeting with the correction of one typo. The motion passed by voice vote/other.

A motion was made by Konkel, seconded by Slattery, to Approve the Minutes of the October 29, 2008 Landmarks Commission with the correction of one typo. The motion passed by voice vote/other.

PUBLIC COMMENT

No one wished to comment.

REFERRAL FROM PLAN COMMISSION STAFF

1. [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 Konkel, seconded by Levitan, to recommend to Urban Design and Plan Commissions to Deny the project as it is currently designed and that the staff memo should accompany their report. The motion passed by voice vote/other.

Mr. Kaul started his discussion by noting that he wished to address some of the concerns raised in the staff memo. He said that the building was longer than most in the neighborhood but that they had worked hard to get the building in line with the ridge of the Acacia Fraternity House. He said he did not believe that it was out of scale with

the neighborhood because there are larger buildings nearby. He said that with the canopy extended around the front, the entrance is still a dominant feature, and showed a perspective view from Langdon Street. One reason it was placed back a bit was to make the most of the open space near the entrance. He said that the site was very narrow, making it challenging to create a viable building on the lot. He showed a photograph of the concrete they wished to use on the basement level, with bands of rough textured concrete alternating with narrower bands of smooth texture. The CMU would be replaced with a larger sized brick, which he showed samples of. The EIFS was retained because it added to the variety of materials. He said there would be lighting between the windows to add more visual variety to the building.

Ms. Gehrig said that Capital Neighborhoods still opposes the project. Ald. Konkel said that the Landmarks Commission should recommend to the Urban Design Commission that the design be rejected because the design does not comply with the design criteria of the Downtown Design Zones. She said that the staff report was well-written and should accompany the Commission's response to the Urban Design Commission. She said that the change that the developers had made in their new revised plan was not enough to make the materials compatible with the neighborhood and the entryway is still not a prominent feature of the building. Mr. Rosenblum said that he agrees with Ald. Konkel. He said that the design is just not suitable for a National Register district or the neighborhood in general. Mr. Levitan asked if the request for a change to the entry would break the deal, to which Mr. Kaul said they could still consider more changes. Ald. Konkel said that she had gone to the site and believes that the entrance belongs elsewhere on the façade. Mr. Stephans noted that the Secretary of Interior's Standards for rehabilitation require that buildings near historic buildings be identifiable as products of their own time and should represent the surrounding character by the quality of its materials and design. Mr. Kaul said that they had submitted the design to the National Park Service and would hear from them in the next week or two.

Mr. Stephans said that the major problem with the project was its mass. He said that they have maxed out what they can do on the property and the design pushes the project to the limits in all directions, stating that the balloon was at the bursting point. Ms. Gehrig suggested they eliminate the parking, since it seems like the parking is driving the design. She said there should be a better engagement of the street and added that although they have added more interest to the base it was still not enough to provide a pleasant pedestrian environment. She added that EIFS is not stucco.

OTHER BUSINESS

2. [12534](#) Discussion of the problem of some owners undertaking work without a building permit or a Certificate of Appropriateness

A motion was made by Levitan, seconded by Konkel, to Defer this issue to the next Landmarks Commission meeting. The motion passed by voice vote/other.

Ms. Rankin reported that Ms. Zellers wished to be at the meeting at which this was discussed and recommended that the Commission defer discussion to its next meeting. The Commission then had an informal discussion of possible ways of addressing the concern, especially by talking to the City Attorney.

3. [08717](#) Buildings proposed for demolition

There were no proposed demolitions submitted.

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

Mr. Levitan brought up that the future of the first block of State Street is threatened and asked that the issue be raised at a future meeting.

ADJOURNMENT