



City of Madison

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

Monday, July 7, 2008

4:45 PM

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

CALL TO ORDER / ROLL CALL

Present: 6 -

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

Excused: 1 -

Michael J. Rosenblum

Guests: Ms. Sharon Kilfoy, Mr. Gene Devitt, Ms. Rosemary Lee, Mr. Brock Riebe, Ms. Therese Toben, Mr. Freebert Dams, Mr. Michael McManamy, Mr. Matt Gallo, Mr. James Stoppel, Ms. Kitty Noonan, Mr. Kai Schindel, Mr. Matt Tucker, Mr. Gary Tipler

APPROVAL OF June 2, 2008 MINUTES

A motion was made by Levitan, seconded by Taylor, to Approve the June 2, 2008 Minutes as written. The motion passed by voice vote/other.

PUBLIC COMMENT

No members of the public wished to speak.

Note: Item 2 was taken out of order to accommodate the Commission's guests

PRELIMINARY CONSIDERATION OF LANDMARK NOMINATION

2. [11169](#) Saint Raphael Cathedral, 222 West Main Street - Consideration of Landmarks Nomination

Applicant: Brock Riebe

A motion was made by Levitan, seconded by Konkel, to proceed to hold a public hearing on this landmark nomination. The motion passed by voice vote/other.

Mr. Brock Riebe, who prepared the nomination, said that he had just moved back to Madison after being away for ten years. He said that he was disgusted to learn that St. Raphael's Cathedral was scheduled for demolition. He said that the church was the first and oldest Catholic Church in Madison, so he took it upon himself to prepare a landmark nomination for it in the hopes that it could help prevent the demolition of the church.

Ms. Rosemary Lee said that she has been to four or five community meetings about the future of St. Raphael's since the fire. She noted that a state geologist, a structural engineer and the fire department had concluded that the stone was too porous to preserve. She noted that the damage was caused by the heat of the fire and the water used to fight the fire. She said that the parish intended to use some of the fabric of the historic church in the new cathedral, which they plan to erect on the site. She said that, although the building is dear to her and many Madisonians' hearts, designating it a landmark after the demolition permit had been issued would be untimely.

Mr. Devitt noted that the engineer for the old sandstone building on Block 89 had also said the stone was too fragile to retain. He noted that many old Madison sandstone buildings remain and that all the owners had to do to preserve the stone was keep them in good shape. He noted that St. Raphael's sister church in England had been burned and rebuilt. He noted that in World War II 80% of Germany's cathedrals had been destroyed, but that the German church managed to have them rebuilt. He added that the church does not pay property taxes and that the church is insured.

Mr. Matt Gallo said that once an historic building is demolished, it can't be rebuilt and is lost forever. No one else wished to speak.

Mr. Levitan began the Landmarks Commission's discussion by saying that St. Raphael's, even in its current state, was clearly eligible to be a landmark, adding that it was a no-brainer. Ms. Rankin noted that since the demolition permit had already been issued, proceeding to consider the landmark nomination would likely have no effect on its potential preservation and that it would be a meaningless gesture.

Ald. Konkel expressed some concern about what the preliminary meeting was intended to do. Ms. Rankin explained, noting that the Commission was to determine first, if the landmark nomination is complete, and, second, that the building was demonstrated in the nomination to have sufficient historic interest to proceed to hold a public hearing. Mr. Levitan suggested that the Commission could proceed to hold the public hearing and that the nominator could correct any the deficiencies in the nomination papers before that meeting. He said that he hoped the diocese would delay the demolition while the landmarking was being considered. Ms. Gehrig noted that she thought it was the Commission's duty to proceed, because the Commission's charge is to determine which properties are worthy of landmarking, regardless of other issues such as economics or pending demolition. She acknowledged that by the time of the public hearing, the building might be gone.

REFERRALS

1. [11077](#) Amending Sec. 28.03(2), creating Sec. 28.04(18)(e); repealing Secs 28.08(2)(c)16., 28.08(9)(c)5., 28.08(11)(c)9., 28.12(13)(a)10.d.; renumbering current Secs. 28.12(13)(a)10.e. through g. to Secs. 28.12(13)(a)10.d. through f., respectively; amending Secs. 30.01(3)(b)5., 30.01(5)(b); repealing Secs. 30.01(9)(c)9. and 11.; renumbering current Sec. 30.01(9)(c)10. to Sec. 30.01(9)(c)9.; amending Sec. 30.05(2); repealing Sec. 30.05(5); renumbering current Secs. 30.05(6) through (17) to Secs. 30.05(5) through (16), respectively; amending Sec. 30.05(9); repealing 30.05(11)(e); creating new Sec. 30.05(13)(d); renumbering current Secs. 30.05(13)(d) through (f) to Secs. 30.05(13)(e) through (g); creating new Secs. 30.05(13)(h), 30.05(15)(b), 30.05(15)(c); renumbering current Secs. 30.05(15)(b) and (c) to Secs. 30.05(15)(d) and (e); and repealing Sec. 33.19(12)(d)3.; renumbering Sec. 33.19(12)(d)4. through 11. to 3. to 10.; repealing Sec. 33.19(12)(f)1.f.; renumbering Sec. 33.19(12)(f)1.g. to f.; repealing 33.19(13)(d)8. and

renumbering Sec. 33.19(13)(d)9. through 13. to 8. through 12., respectively of the Madison General Ordinances to update provisions relating to solar/wind systems.

A motion was made by Levitan, seconded by Taylor, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by the following vote:

Excused: 1 -

Michael J. Rosenblum

Ayes: 5 -

Erica Fox Gehrig; Daniel J. Stephans; Stuart Levitan; Robin M. Taylor and Christina Slattery

Abstentions: 1 -

Brenda K. Konkel

Ald. Konkel said that the amendments were extensive and she wasn't comfortable about recommending approval without more discussion. Kitty Noonan, Assistant City Attorney, briefly described the proposed ordinance amendments, noting that the amendments to the Landmarks Commission ordinance were being done to bring the City into compliance with state statutes. Ms. Rankin noted that the Landmarks Commission or its staff would still be required by ordinance to issue a Certificate of Appropriateness for each solar/wind project before a building permit could be issued.

PUBLIC HEARINGS AND CONSIDERATION OF ISSUANCE OF CERTIFICATES OF APPROPRIATENESS

3. [11170](#) 1500 Williamson Street, Third Lake Ridge Historic District - Public hearing and consideration of issuance of Certificate of Appropriateness for demolition of house

Applicant: Madison Property Management

A motion was made by Levitan, seconded by Slattery, to Approve the demolition. The motion passed by voice vote/other.

Mr. Matt Gallo said that he was unconcerned about the house being torn down but he was concerned about what might replace it down the road. He was afraid that other houses near-by might be torn down for a larger project. Mr. Stopple, the manager for the owner, said that at this time there were no future plans to redevelop the site. He said that they were informed that they couldn't rebuild the house because it was non-conforming. The site of the house to be torn down would be planted in grass.

Ms. Rankin explained that the house had suffered a fire last winter. There was essentially no second floor left and the first floor was in very poor condition. There were no historically significant elements left in the house. Mr. Tipler said that the neighborhood and Ald. Rummel were not opposed to the demolition.

4. [11171](#) 2127 Kendall Avenue, University Heights historic district - public hearing and consideration of issuance of Certificate of Appropriateness for demolition of existing garage and construction of new one

Contact: Mike McManamy, Home Improvement Company

A motion was made by Taylor, seconded by Slattery, to Approve the issuance of a Certificate of Appropriateness for this project. The motion passed by voice vote/other.

Mr. McManamy, of the Home Improvement Company, explained that the current garage was small and about to fall over. He said there were no windows in the building except for those in the old garage doors. He said that the old garage was about 14'x18' and the new one would be about 15'x19'.

CONSIDERATION OF ISSUANCE OF CERTIFICATES OF APPROPRIATENESS

5. [11172](#) West Depot of the Milwaukee Road, 640 West Washington Avenue, Designated Landmark - consideration of issuance of Certificate of Appropriateness for skylights in canopy and moving train further west on track and demolishing track in former location of locomotive

Applicant: Capitol Real Estate Management Company, owner

A motion was made by Taylor, seconded by Gehrig, to Approve the seven skylights proposed for the canopy. The motion passed by voice vote/other.

Ms. Rankin explained that the owners are undertaking a major renovation of the depot. None of the appearance would be changed except for seven new skylights in the canopy. The new skylights would match the two skylights formerly approved by the Landmarks Commission on the main roof of the depot building. None of the other items shown in the plans, lighting, bollards, moving the train, adding a fence, and demolishing the train track where the train is now, will be undertaken.

6. [11173](#) 1827 Summit Avenue, University Heights historic district - consideration of issuance of Certificate of Appropriateness for rear deck

Applicant: Therese Toben, owner

A motion was made by Konkell, seconded by Taylor, to Approve the new deck, with the railing changes suggested by Ms. Rankin. There is no requirement to install lattice. The motion passed by voice vote/other.

Ms. Toben said that she did not want to install lattice under the street-facing side of the new deck because the space under the proposed deck would be the only access to the rear yard. Ms. Rankin suggested softening the appearance of the new deck underneath by installing some lattice and gave her some ideas for the lattice, noting that these were suggestions, not requirements.

7. [11174](#) 1202 Williamson Street, Third Lake Ridge historic district - consideration of issuance of Certificate of Appropriateness for murals on side wall

Applicant: Sharon Gilfoy, artist

A motion was made by Levitan, seconded by Taylor, to Approve the murals. The motion passed by the following vote:

Excused: 1 -

Michael J. Rosenblum

Ayes: 5 -

Daniel J. Stephans; Stuart Levitan; Robin M. Taylor; Erica Fox Gehrig and Christina Slattery

Abstentions: 1 -

Brenda K. Konkel

Ald. Konkel said that she was recusing herself from discussion and voting because she works in the building that was to have the murals affixed to it. Ms. Kilfoy, the artist, reminded the Landmarks Commission that they had approved this art project to be installed at the back of the Willy Street Park. After some maneuverings, the site was now planned to be on the side of the Social Justice Building. She says that she is pleased with the site and that it is better, in her opinion, than the others that were considered.

OTHER BUSINESS

8. [08717](#) Buildings proposed for demolition

Ms. Rankin passed out a short report on the potential demolition of the gas station on the property at 2502-2514 Fish Hatchery Road.

9. [07804](#) Secretary's Report

ADJOURNMENT

The meeting was adjourned at approximately 5:50 p.m.