

Historic Preservation Plan

My comments focus on the Community Value Statement on page 12—specifically Value #3.

CITY OF MADISON HISTORIC PRESERVATION PLAN (Partial Working Draft, August 21, 2019)

Community Value Statements (Page 12)

1. Madison values places that are significant in representing:
 - a. history, events, people, and architecture from all eras of Madison's past,
 - b. histories of underrepresented communities, and
 - c. Madison's unique culture, character, and identity.
2. Madison values public awareness and knowledge of:
 - a. Madison's historic
 - b. Madison's diverse history, including places that no longer exist, and
 - c. benefits and value of historic preservation.
3. **Madison values new development and investment in historic places that compliments the context and character of significant historic places.**
4. Madison values public historic preservation initiatives with community input.

What does Value Statement 3 mean?

As written, this statement can be interpreted to mean that our community supports the demolition of small middle class vernacular houses that contribute to the historic character of our historic districts.

I **do not** believe that the Madison community supports the demolition of these less grand houses that add to the sense of time and place of our historic districts..

Value 3 also seems to suggest that new developments must compliment the **the context and character of significant historic places**. What does significant historic places mean? Does it mean the grand high-style mansions that are scattered throughout our historic district?

I **do not** believe that the Madison community is primarily interested in the grand high style architecturally **significant** buildings within our historic districts and are willing to dismiss the small homes of the middle class as being unworthy of preservation.

I have a difficult time believing that the **Value Statement 3 is a Madison Community Value**. Rather it is a **value statement of the Development Community**. It is a value held by rental property owners and developers who purchased properties within historic districts knowing that these property(s) had the added protection of the Landmarks ORD. It is no surprise that some owners knowingly neglect the maintenance of their properties hoping to later claim that their building(s) have outlived their useful life and should be demolished to make way for the new.

In 2010 I moved into the Mansion Hill Historic District and became aware of the Development community's concerted effort to attack and weaken the Landmarks Ordinance. Their attorneys, lobbyists and trade organization were relentless in their effort to open up historic districts to new redevelopment projects. **Value Statement 3** is another attempt for them to get what they want.

Value Statement 3 should be about Investment in current and future historic resource.

3a
strategy iv

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for rehabilitation of existing building
an new construction
that have added
value to neighborhoods
and the city,

Highlight specific design and adaptive-reuse strategies for new construction and the rehabilitation of existing buildings that have been well-received and added economic, social, and environmental value to neighborhoods and the city districts.

Objective 3b. Identify incentives and financial resources and allocate funding for historic preservation projects.

STRATEGIES

- i. Identify and provide grants for condition assessments, hHistoric structures reports, and other professional historic preservation services for of qualified historic properties.

Utilize the grants to promote preservation of buildings and places. Additional funding sources may lead to more buildings being preserved and reused, and more catalytic investment in neighborhoods.

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- ii. Dedicate demolition permit fees to help fund programs related to historic preservation.

Work with the City to establish a process for allocating all or specific demolition fees to historic preservation planning efforts, building rehab, City purchase of historic buildings or places, or ongoing maintenance of City-owned historic buildings.

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- iii. Develop a revolving loan program that can be used for private rehabilitation and property acquisition for historic preservation projects.

Utilize the loan program to promote historic preservation. Additional funding sources may lead to more buildings being preserved and reused, and more catalytic investment in neighborhoods.

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- iv. List local, state, and federal funding sources on the City's Historic Preservation website.

Provide links to historic preservation resources, studies, and organizations that may have additional funding ideas.

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Objective 3c. Measure neighborhood and community benefits from historic preservation.

STRATEGIES

- i. Prepare an annual impact study of historic property investments in the City.

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