

LANDMARKS COMMISSION 2023 ANNUAL REPORT



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Landmarks Commission Administration

Membership:

David McLean reached the end of his term in the Registered Architect position after serving on the Landmarks Commission for 12 years; his last meeting was on July 31, 2023. New member Jacob Morrison was confirmed by the Common Council on August 1, 2023, and attended his first commission meeting on August 14, 2023. Morrison was appointed to fill the Registered Architect position and meets the Secretary of the Interior's Professional Qualifications Standards. The Landmarks Commission also welcomed Alder Amani Latimer Burris as a new member, and she attended her first meeting on May 1, 2023.

Meetings:

The Landmarks Commission met 17 times in 2023, with all meetings being virtual.

Policy Manual:

The commission reviewed revisions to the Policy Manual on March 6 and May 1, approving the proposed amendments on May 1, 2023. The revisions included reference to virtual meetings, using gender-inclusive language, and adding the Elected & Appointed Official Code of Conduct.

Data:

City of Madison Parcels = 81,808

historic parcels (properties in historic districts and landmarks outside of districts) = 2,007

182 designated landmarks (53 are located in historic districts and 129 are located outside)

5 local historic districts = 1,880 parcels in local historic districts

Landmarks Commission Activity

Certificates of Appropriateness: 29

The Landmarks Commission reviewed 29 projects (alterations, new construction, land combinations/divisions, demolition, and alternative design variances) for Certificates of Appropriateness and approved 29 of those projects, with an approval rate of 100%.

Through the policy document, the Landmarks Commission has provided the Preservation Planner and Community and Cultural Resources Planner with the ability to provide administrative approvals for certain types of work. The Preservation Planner and Community and Cultural Resources Planner administratively approved 216 Certificates of Appropriateness in 2023.

Approvals were often modified from the original submittal based on recommendations from the Preservation Planner and/or the Landmarks Commission.

The chart below shows the specific break down:

Certificates of Appropriateness				
	Historic District/ Landmark	Landmarks Commission		Staff
		# Requests	# Requests Approved	# Requests Approved
New Construction	MH	0	0	
	TLR	1 accessory + 2 principal	3	
	UH	1 accessory	1	
	MB	0	0	
	FS	0	0	
	Landmark	1	1	
Alteration	MH	0	0	14 (13 + 1 LM)
	TLR	9 (8 + 1 LM)	9	73 (69 + 4 LM)
	UH	3	3	63
	MB	0	0	5
	FS	1	1	3
	Landmark	4 (+ 1 in HD)	4	58 (+ 5 in HDs)
Demolition	MH	1 accessory	1	
	TLR	1 accessory + 2 principal	3	
	UH	0	0	
	MB	0	0	
	FS	0	0	
	Landmark	0	0	
Land Division/ Combination	MH	0	0	
	TLR	1	1	
	UH	1	1	
	MB	0	0	
	FS	0	0	
	Landmark	0	0	
Alternative Design Variance	MH	0	0	
	TLR	1	1	
	UH	0	0	
	MB	0	0	
	FS	0	0	
	Landmark	0	0	
Total		29	29	216
Approval Rate			100%	100%

Historic Districts:

MH=Mansion Hill

TLR=Third Lake Ridge

UH=University Heights

MB=Marquette Bungalows

FS=First Settlement

Landmark=Designated Madison Landmark

Historic Value Reviews: 93

The Landmarks Commission reviewed 93 building demolition requests for historic value (MGO 28.185(7)) and provided the findings and advisory recommendations to the Plan Commission.

Adjacent to Landmarks: 1

The Landmarks Commission reviewed one development that was adjacent to a landmark where Plan Commission and Urban Design Commission review were needed (MGO 28.144).

Advisory Recommendations to PC: 1

The Landmarks Commission reviewed and provided a recommendation to the Plan Commission on the development at 1617 Sherman Avenue that was adjacent to a landmark.

Advisory Recommendations to UDC: 1

The Landmarks Commission reviewed and provided a recommendation to the Urban Design Commission on the development at 1617 Sherman Avenue that was adjacent to a landmark.

Other reviews/recommendations: 3

The Landmarks Commission received two informational presentations for development projects and provided comments on the West Area Plan.

Designations/Rescissions: 2

The Landmarks Commission reviewed landmark nominations for 1617 Sherman Avenue and 2229 Eton Ridge, both of which were referred to the Common Council for designation. The Common Council declined to approve the nomination for 1617 Sherman Avenue. The Common Council approved the nomination for 2229 Eton Ridge on January 9, 2024, and it became the City's 183rd designated local landmark.

National Register Nomination Reviews: 1

The Landmarks Commission reviews and provides comments on National Register nominations for properties and historic districts being listed on the National Register as part of Certified Local Government responsibilities. In 2023, the Commission reviewed one nomination for a boundary amendment for the already designated Madison Vocational School at 211 N Carroll Street.

Landmarks Commission Initiatives

Historic Preservation Plan

Staff continues to work on implementing the priority strategies from the preservation plan. The City completed a CLG grant-funded survey of known archaeological resources in order to prioritize future preservation and education efforts. With the completed survey, staff has initiated tribal consultation with the Ho-Chunk Nation Tribal Historic Preservation Office. The City also hired a consultant to complete the Historic District Illustrated Design Guidelines. That work will be completed in 2024. Additionally, staff has updated the website and application materials to be more concise and include plain language. Finally, staff completed a training video on the Landmarks Commission process for new alders.

Historic Preservation Program

Annual Letters

In the past, staff typically mailed a letter to historic district property owners and to owners of landmark properties every other year. The letters described the responsibilities of the property owner. This year we switched to a postcard format rather than a letter and directed property owners to the wealth of information on our website. Approximately 1,630 postcards were mailed in April 2023 (the number of postcards and number of properties with historic designation are different due to duplicate property owners where only one postcard was sent out).

Area Plans

The Planning Division has shifted to an [area planning framework](#) that has divided the City into 12 geographic areas for long range planning purposes. As part of that, City agencies align their planning efforts with the area planning activities to ensure efficiency of City engagement with residents and stakeholders. The Preservation Planner and the Community & Cultural Resources Planner completed reconnaissance surveys for the West and Northeast planning areas, and then the Preservation Planner conducted a literature review to identify potential historic and archaeological resources in these planning areas. Staff will continue to provide this level of survey and information gathering following the Planning Framework structure in lieu of the survey structure recommended in the 2020 Preservation Plan.

Plan Commission Special Meeting

On December 7, 2023, the Plan Commission had a special meeting to discuss recommendations in the West Area and Northeast Area plans. Staff spoke to the Plan Commission members regarding the recommendations for potential historic resources in those area plans.

Work of the Preservation Planner

- Participated in the construction review of city-owned landmark and historic buildings
- Assisted city agencies with Federal and State historic compliance review applications, including 80 CDBG environmental reviews
- Completed Section 106 of National Historic Preservation Act, compliance review comments on behalf of the Madison Landmarks Commission for undertakings with a Federal nexus within the city boundaries
- Participated in the Façade Improvement Grant Program staff team
- Served as a judge for both the Madison regional and state-level National History Day competitions
- Staffed two neighborhood meetings for the proposed redevelopment at E Wilson & Blair
- Presentations:
 - “Preservation Planning: Developing your Vision, Goals, and Priorities,” National Association of Preservation Commission’s webinar
 - “Preservation Planning Pt. 2: A Discussion about Engagement, Equity, and Implementation,” National Association of Preservation Commission’s webinar
 - “Illustrating Your Design Guidelines: Words Need Pictures,” Wisconsin Association of Preservation Commissions Conference
 - “Diversifying Madison’s Façade Grant Program After 20 Years,” with Jessica Vaughn, Madison Urban Design Commission Secretary, APA-Wisconsin Annual Conference
 - “Preservation Tools for Local Governments: Federal Compliance,” with Katie Kaliszewski, Wisconsin Department of Transportation at Basic Training for Historic Preservation Commissioners workshop, Wisconsin Local History & Preservation Conference
 - Guest on “I’m Awake,” Native Roots Radio, with former-alder Arvina Martin to discuss Madison Preservation Program and collaborations with tribal partners