



**Project Address:** Marston Avenue and Sherman Avenue Pedestrian Bridge (A.G. Zimmerman Bridge) Restorations

**Application Type:** Certificate of Appropriateness for alterations to a landmark site

**Legistar File ID #** [32606](#)

**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division

## Summary

**Applicant/Property Owner:** Keith Behrend, Strand Associates, Inc.

**Requested Action/Proposal Summary:** The Applicant is requesting a Certificate of Appropriateness for the restoration of two structures on the designated landmark site.

**Applicable Regulations & Standards:** Section 33.19 of the Madison General Ordinances (see below)

**Review Required By:** Landmarks Commission

## Background Information

**Parcel Location:** The subject sites are located in Tenney Park. The property is also listed on the National Register.

### Relevant Landmarks Ordinance Sections:

#### 33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts

- a. Every person in charge of an improvement on a landmark site or in a Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

## Analysis and Conclusion

Originally 14 acres of marshland, this parcel was purchased in 1899 by the Madison Park and Pleasure Drive Association with a grant of \$4,000 from Madison attorney, Daniel K. Tenney. The MPPDA hired Ossian Cole Simonds, a landscape architect, to design a park on the site, intended to serve the families of working men and women who lived near the shops and factories on the isthmus. The park has been expanded and its plan altered several times (by John Nolen and others), but the lagoon and island were part of Simonds' original plan.

The landmark nomination states,  
"The Marston Avenue Bridge is the oldest of the existing footbridges. Built in 1912, it is reinforced concrete arch bridge with a smooth finish. The bridge's walls feature concrete work which emphasizes the arch, a heavy concrete handrail and recessed lettering reading: "Marston." Designed by City Engineer John Icke, it is a utilitarian bridge with simple lines, and excellent integrity."

“The A. G. Zimmerman Bridge\* is a reinforced concrete arch footbridge with a rock-faced random limestone ashlar veneer. It was built in 1929, and named in honor of Judge Arthur Zimmerman, who helped finance its construction. A course of smooth-faced limestone outlines the arch. The Zimmerman Bridge is an excellent local example of a rustic bridge, with excellent integrity.”

\*Please note that the Parks Division is calling this bridge the Sherman Avenue pedestrian bridge and that should not be confused with the Sherman Avenue bridge that goes over the Yahara River at the Lock and Dam on Sherman Avenue.

Please review the landmarks nomination form for additional information.

Staff believes that the proposed work is consistent with reasonable restoration practices.

## **Recommendation**

Staff believes that the standards for granting Certificates of Appropriateness for the restoration of the bridges are met and suggests that the Landmarks Commission approve Certificates of Appropriateness for the restoration work as submitted.