

# REPORT OF THE PRESERVATION PLANNER

July 24, 2015

PREPARED FOR THE PLAN COMMISSION



**Project Address:** 4022 Manitou Way (Legistar #38731)  
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**Date Prepared:** July 24, 2015

## Summary

Relevant Ordinance section:

28.185(7)4. The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

The Landmarks Commission provides an advisory opinion of historic value to the Plan Commission for every demolition request in the City. The determination of historic value for the purposes of 28.185(7)4 is based on the existing building's ability to convey historic, architectural or cultural significance. If the condition of the building is so poor that it is no longer able to convey the significance, the historic value may be less than the historic value for a building that has integrity. The determination of historic value does not look at the proposed project for the site - only the existing building.

The addresses of those buildings being proposed for demolition are listed on the Landmarks Commission agenda. Using the listserv information provided by the applicant, a current photo, and any information found in the preservation file, the Preservation Planner prepares a demolition report for discussion at the Landmarks Commission meeting. The Preservation Planner provides the action of the Commission to the Planning Project Manager for use in their communications with the Plan Commission.

The building at 4022 Manitou Way is a contributing structure located in the Nakoma National Register Historic District. The Nakoma National Register Historic District is administered by the State Historic Preservation Office and provides property owners of contributing structures with the opportunity to participate in the tax credits for rehabilitation program. National Register historic districts do not provide the protections from demolition that local historic districts provide. In local historic districts all property owners must meet the standards of the Landmarks Ordinance. The most effective historic preservation tool is to have a National Register historic district overlap a local historic district so that property owners have consistent protection and incentive.

On April 13, 2015 the Landmarks Commission determined that the property at 4022 Manitou Way has historic value. The Preservation Planner toured the property on July 20, 2015. The condition of the property is consistent with a property that has not been maintained for a number of years. The items requiring repair would be eligible for the tax credit program.