



Project Name & Address: 623 Railroad Street, Madison Gas and Electric

Application Type(s): Certificate of Appropriateness for exterior alterations to a Designated Madison Landmark Site in the Third Lake Ridge Historic District

Legistar File ID # [61088](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: July 7, 2020

Summary

Project Applicant/Contact: Brian Reed, Potter Lawson

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the installation of new window openings on the third floor.

Background Information

Parcel Location/Information: The subject landmark site is located in the Third Lake Ridge Local Historic District.

Relevant State Statute Section:

Wisc SS 62.23(7)(em)2m. In the repair or replacement of a property that is designated as a historic landmark or included within a historic district or neighborhood conservation district under this paragraph, a city shall allow an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Relevant Ordinance Sections:

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City’s historic resources.

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (5) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Employment Use. Any exterior alterations on parcels zoned for employment use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) Height.

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to modify the size of window openings and introduce new window openings on the nonhistoric building on the MG&E campus. While there are two historic buildings that front onto S Blair St., the building in question fronts onto Railroad St. The modification of the window openings will allow the existing building to be adapted to new and ongoing uses. In addition to being outside of the period of significance for the Third Lake Ridge Historic District, this property is zoned TE, and the standards for alterations to structures in employment use zones is very liberal.

The modifications to the building will not negatively impact the larger district and will not impact the historic buildings on the MG&E campus.

A discussion of the relevant ordinance sections follows:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS. A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) N/A
 - (b) N/A
 - (c) The proposed work appears to meet the requirements of the Third Lake Ridge Historic District.
 - (d) Rather than frustrating the public interest, the proposed alterations allow for the adaptive reuse of an existing structure within a historic district, which complies with the intent of the ordinance.

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (5) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Employment Use. Any exterior alterations on parcels zoned for employment use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) There are no proposed changes to the height of the building.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends that the Landmarks Commission approve the proposal as submitted.