



**Project Address:** 511 North Carroll Street  
**Application Type:** Landmark Designation  
**Legistar File ID #** [29680](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division

**Summary**

**Applicant:** Madison Trust for Historic Preservation

**Property Owner:** Alano Society

**Requested Action/Proposal Summary:** The applicant requests that the Landmarks Commission review and recommend the designation of the property as a landmark to the Common Council. The request is supported by the property owner. On March 11, 2013 the Landmarks Commission determined that the application was complete. The Landmarks Commission shall now determine if the property at 511 North Carroll Street should be recommended to the Common Council for designation as a landmark based on the attached nomination document.

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

**Review Required By:** Landmarks Commission  
Common Council

**Background Information**

**Parcel Location:** The subject site is located in the Mansion Hill (local) historic district and in the Mansion Hill National Register Historic District.

**Adopted Land Use Plan:** The Comprehensive Plan recommends the retention of historic character in downtown neighborhoods. The Downtown Plan recommends the continued preservation of the historic character of the historic district and neighborhood.

**Relevant Landmarks Ordinance Sections:**

33.19(6) Procedures.

(a) Designation Of Landmarks and Landmark Sites.

The Landmarks Commission and the Common Council may consider nominations for landmark status. An individual or group may nominate a property for consideration. If a complete, accurate application is submitted and the Commission decides to consider the nomination, a public hearing shall be scheduled. At least ten (10) days prior to such hearing, the commission shall notify the owners of record, as listed in the office of the City Assessor, who are owners of property in whole or in part situated within two hundred (200) feet of the boundaries of the property affected. Notice of such hearing shall also be published as a Class 1 Notice, under the Wisconsin Statutes. The commission shall also notify the following: Department of Public Works, Parks Division, Fire and Police Departments, Health Division, Department of Planning and Community and Economic Development and Plan Commission. Each such department shall respond to the commission within thirty (30) days of notification with its comments on the proposed designation or rescission. The commission shall then conduct such public hearing and,

in addition to the notified persons, may hear expert witnesses, and shall have the power to subpoena such witnesses and records as it deems necessary. The commission may conduct an independent investigation into the proposed designation or rescission. Within ten (10) days after the close of the public hearing, and after application of the criteria in Subsection (4), above, the commission may recommend the designation of the property as either a landmark or a landmark site or recommend the rescission of such designation. After such recommendation has been made, notification shall be sent to the property owner or owners. The commission shall report its recommendation, along with the reasons for it, to the Common Council. After considering the commission's report, and considering the standards contained in this ordinance, the Common Council may designate the property as either a landmark or a landmark site or rescind such designation. The City Clerk shall notify the Director of the Building Inspection Division and the City Assessor. The City Clerk shall cause such designation or rescission to be recorded, at City expense, in the Dane County Register of Deeds office. If the Commission decides not to consider a nomination, the property owner or alderperson may request that the Common Council consider the nomination. The Common Council shall then refer the nomination to the Landmarks Commission for a recommendation. (Am. by Ord. 11,983, 12-12-97; Ord. 12,302, 1-15-99; ORD-08-00109, 10-7-08)

#### 33.19(4) Landmarks and Landmark Sites Designation Criteria.

- (a) For purposes of this ordinance, a landmark or landmark site designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic, architectural or cultural significance to the City of Madison, such as historic structures or sites which:
1. Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community; or
  2. Are identified with historic personages or with important events in national, state or local history; or
  3. Embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship or
  4. Are representative of the notable work of a master builder, designer or architect whose individual genius influences his age.

## **Analysis and Conclusion**

During the request for comments from other divisions, agencies and commissions, the nomination received favorable comments from the Plan Commission (attached), no comment/no concern from the Parks Commission (attached) and support from the Alderperson (attached).

If the Landmarks Commission feels it has enough information to make a decision, a recommendation should be made to the Common Council supporting or not supporting the designation of the property and the reasons for the decision.

## **Recommendation**

Staff suggests that the Landmarks Commission recommend the designation of the Alano Society House/ Willett and Jennie Main House located at 511 North Carroll Street as a local landmark under criteria 1 and 2 of the Landmarks Ordinance as referenced above to the Common Council.