



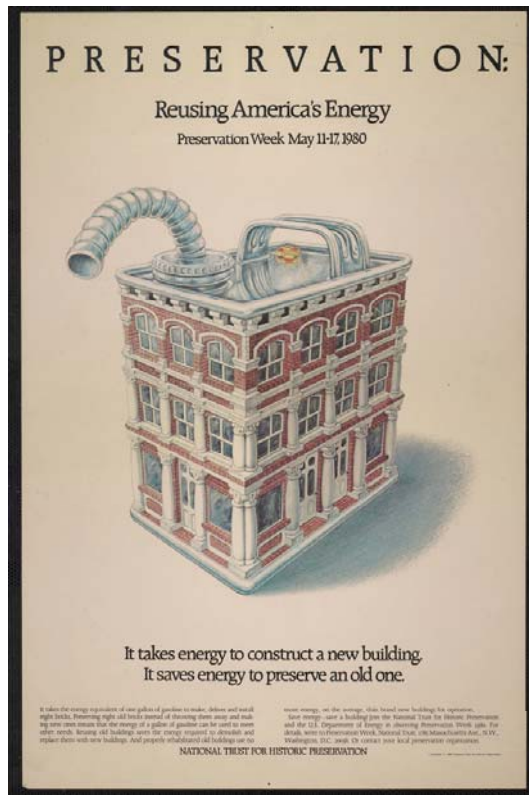
# Historic Preservation: Values

August 14, 2014

Landmarks Ordinance Review Committee

# Determining City Values

## Principles and Theories of Historic Preservation



PRESERVE



PROTECT



PROMOTE



# Determining City Values

- Historic Preservation Values are local



# Determining City Values

- **Historic Preservation Values are tangible & intangible**

- **Tangible Culture and Values:**

- Buildings, neighborhoods, landscapes, art

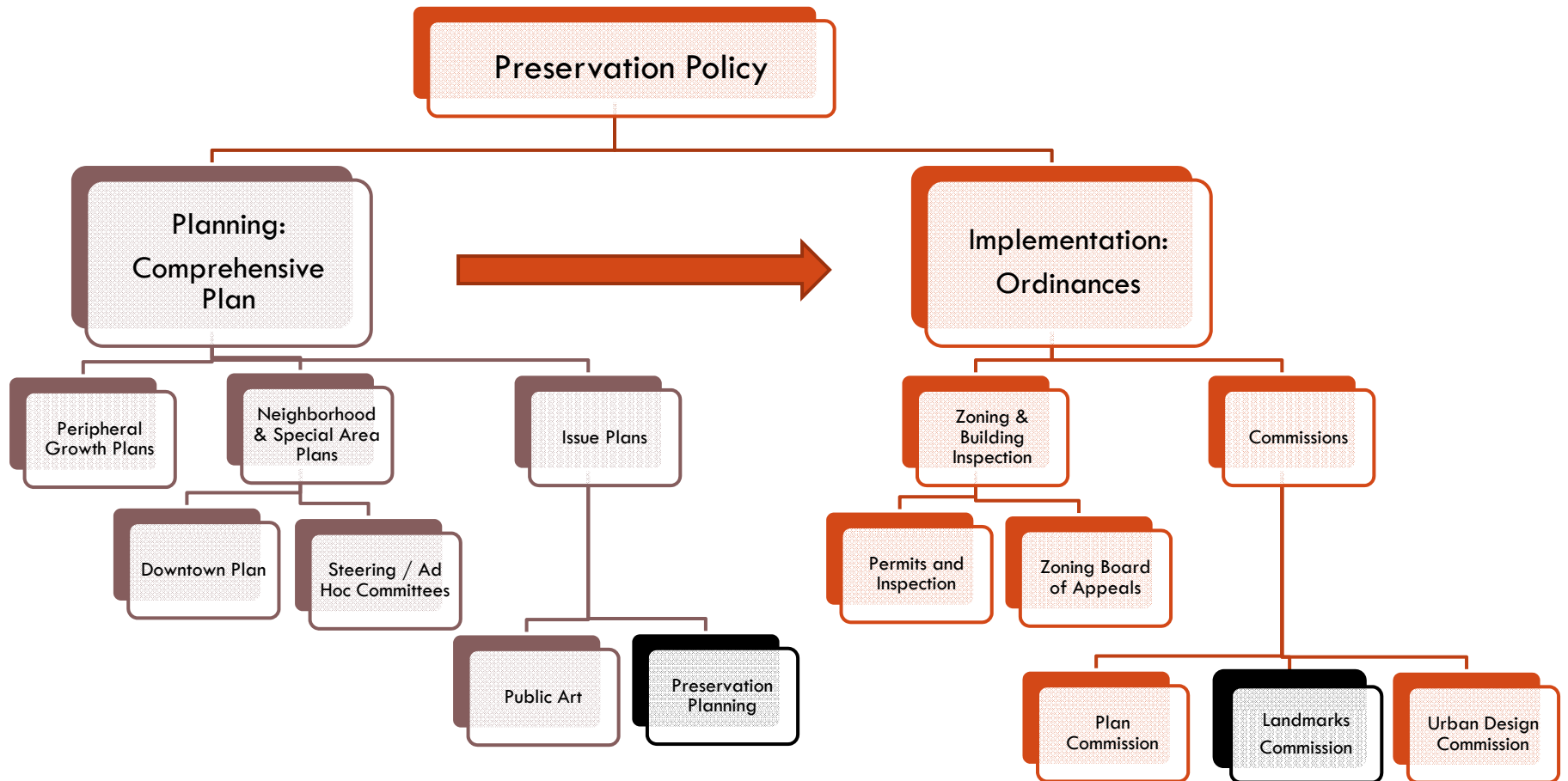


- **Intangible Culture and Values:**

- Customs, geography, environment, history, commerce



# Determining City Values : Framework



# Determining City Values: Enabling Language



- 14 Comprehensive Planning Goals by **State Statute 16.965** include:

1. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
6. Preserve cultural, historic and archaeological sites.

# Determining City Values: Comprehensive Plan



- Comprehensive Plan:

Establishes broad, long-term goals, objectives, policies and implementation recommendations that will provide the framework for ongoing community planning

(Balances competing values & interests)

# Determining City Values: Comprehensive Plan



- Comprehensive Plan includes examples of historic preservation policies:
  - Balance development and preservation in established neighborhoods (Land Use Objectives 41 & 42)
  - Respect community's unique setting and established character (Land Use Objective 7)
  - Protect and enhance architecturally and historically significant places (Land Use Objective 51)



# Determining City Values: Comprehensive Plan



- Comprehensive Plan includes examples of historic preservation policies that are less obvious:
  - Encourage building maintenance (Land Use Objective 44)
  - Reduce energy use and resource consumption by adapting the built environment (Land Use Objectives 86 & 87)
  - Preserve the quality of existing housing (Housing Objective 3)

# Determining City Values: Comprehensive Plan



## □ Comprehensive Plan Chapter 8

Goal 1: Maintain and enhance Madison's identity as a center of historic and cultural assets and activities.

- Objective 1: Promote and appreciation and understanding of the value of the City's historic and cultural resources to its character and vitality
- Objective 2: Ensure that development on the City's periphery takes into account potentially historic sites, including Native American sites.
- Objective 3: Ensure that redevelopment and infill projects throughout the City are compatible with and complement existing historic resources and characteristics in the area.

# Determining City Values: Comprehensive Plan



## □ Comprehensive Plan Chapter 8

Goal 2: Maintain and enhance downtown's historic and cultural resources.

- Objective 4: Preserve and enhance the historic commercial and neighborhood features of the Downtown by continuing to implement the recommendations of the 1998 Downtown Historic Preservation Plan.
- Objective 5: Continue to identify methods to encourage better stewardship of older downtown buildings.
- Objective 6: Encourage redevelopment in the downtown area that will enhance the historic character and livability of downtown neighborhoods.

# Determining City Values: Focused Plans



- Neighborhood and Special Area Plans:
  - Special Area and Issue Plans
    - Downtown Plan 2012
    - Downtown Preservation Plan 1998
  - Historic District Preservation Plans
    - Mansion Hill
    - Third Lake Ridge
  - Neighborhood Plans:
    - Hoyt Park Area Joint Neighborhood Plan
    - Williamson Street BUILD plans

# Determining City Values: Downtown Plan



## □ Downtown Plan

- Objective 7.1: Preserve historic buildings and groupings of buildings that contribute to the essential character of Downtown and its neighborhoods.
- Objective 7.2: Provide economic incentives for the preservation of historic properties through listing on the National Register of Historic Places.
- Objective 7.3: Retain flatiron building forms to recognize their unique contribution to the character of Downtown.

# Determining City Values: Downtown Plan



- Downtown Plan Recommendation examples:
  - Review and revise Historic District Ordinance Language
  - Consider establishing additional historic districts
  - Preserve and restore landmarks
  - Study the creation of financial incentives for renovation/rehabilitation of historic property
  - Complete the Downtown Historic Preservation Plan
  - Partner with Building Inspection for frequent inspections
  - Prepare historic property inventory
  - Work with State Historical Society on nominating National Register Historic Districts and individual sites

# Determining City Values: Neighborhood Plans



## □ Neighborhood Plans:

### Williamson Street BUILD Plan Principles & Guidelines:

- Preserve significant historic building groups, and the historic pattern of neighborhood development
- Redevelop vacant & non-historic sites in a manner appropriate to the scale and historic pattern of the neighborhood
- Retain, repair, and replace original architectural features
- Ensure that all exterior alterations, including structural additions, complement the style, and form of the main structure as well as the historic scale and character of the neighborhood

# Determining City Values: Implementation



## ■ Implementation Tools

### ■ Landmarks Ordinance

- Relationship with Plan Commission, UDC, ZBA, Common Council

### ■ Certified Local Government Grants

- Relationship with the State Historic Preservation Office

### ■ National Register Designation

### ■ Relationships with Other City Divisions

- Parks, Engineering, Building Inspection & Maintenance, Zoning

### ■ Sustainable practices and policies



# Determining City Values

- 33.19(1) Purpose and Intent. It is hereby declared a matter of public policy that the preservation, **protection, enhancement, perpetuation and use of improvements** of architectural, archeological, and anthropological significance; historical interest; special character; and cultural value is a **public necessity to foster the health, prosperity, safety and welfare of the people**. The purpose of this section is to:
  - (a) Effect and accomplish the **protection, enhancement and perpetuation** and use of such improvements and of districts which represent or reflect elements of the **City's cultural, social, economic, political, archeological, anthropological and architectural history**.
  - (b) **Safeguard** the City's historic and cultural, archaeological and anthropological heritage, as embodied and reflected in such landmarks and historic districts.
  - (c) **Stabilize and improve property values**.
  - (d) **Foster civic pride** in the beauty and noble accomplishments of the past.
  - (e) **Protect and enhance** the City's attractions to residents, tourists and visitors, and serve as **a support and stimulus to business and industry**, thereby **strengthening the economy** of the City.
  - (f) Promote the use of historic districts and landmarks for the **education, pleasure and welfare** of the people of the City.

# Next Steps