

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: August 26, 2013

TITLE: Adopting the *Hoyt Park Area Joint Neighborhood Plan* and the goals, recommendations, and implementation steps contained therein as a supplement to the City's *Comprehensive Plan*. (30377)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: August 26, 2013

ID NUMBER:

Members present were: Stu Levitan, Chair; Jason Fowler, Christina Slattery, Marsha Rummel, and Michael Rosenblum. Erica Fox Gehrig and David McLean excused.

SUMMARY:

Jule Stroick, Neighborhood Planner, and Tim Heggland, consultant for architectural survey on near west side (2012), in attendance to discuss the Hoyt Park Area Joint Neighborhood Plan. Stroick explained that the public meetings showed that a high priority issue was protecting and preserving the housing stock. The City of Madison was awarded a historic preservation grant and the Planning Division hired Tim Heggland to provide a more detailed architectural inventory of this area.

Heggland explained the evolution of 20th Century architecture (1915-1970 primarily 40s and 50s). There has been a rise in the interest of "modern" architecture and it is so early in the academic study, the terminology has not been determined by scholars yet. Most of the modern architecture in Madison is in the plan area. It is overwhelmingly a single-family neighborhood with a small area of commercial buildings, and some areas of public buildings near Midvale Boulevard.

Heggland explained he determined the boundaries and reviewed them with the State Historic Preservation Office.

As part of the planning process, Stroick conducted a survey in the area looking for major points and features of the neighborhood that were very important to the residents. She found that single-family character provided a uniqueness of the area that was a priority. One recommendation was that the State or the City should look to see if this area warranted a local or National Register Historic District or a conservation district. A district would preserve and protect some of the features in this neighborhood. Stroick noted that there was not a clear champion of the cause in the neighborhood to take the next step for implementation.

Heggland explained that many people think of historic buildings as Queen Anne style or those built before 1900. It is new territory to think of "historic" as the houses we grew up in.

Levitan asked if the proposed National Register historic districts would also satisfy the Landmarks Ordinance criteria in the Landmarks for the creation of a local historic district.

Stroick explained that Heggland held two neighborhood meetings and explained the architectural survey. Heggland noted that the Sunset Hills area seemed interested in the tax credit program and the National Register Historic District and the ability to preserve the character. Stroick explained that during the planning process they talked about demolitions and accessory dwelling units and feature changes in the housing stock. There was discussion at some open houses about the protections that would be offered by a local historic district and how local districts differ from National Register Historic Districts.

Levitan asked what the standards for the national district would be.

Heggland explained that there isn't too much of a difference between national or local standards. He explained that you are supposed to feel that you are back in a certain place or time that is distinctive from other areas around it and that the area has integrity.

Staff explained that Jim Draeger, the State Historic Preservation Officer, has reviewed the proposed National Register historic districts that Heggland named and the next step is to assess property owner interest.

Staff explained that generally if it is worthy of National Register listing, it is also worthy of protection and thus the involvement of the Landmarks Commission. Staff would like to offer regulation/protection with the tax credit incentive.

Levitan explained that the creation of the historic district would still have to satisfy one of the four criteria in the ordinance.

Bidar-Sielaff explained that this area is in her district and while Sunset Hills meets the standards for both national and local historic districts, she noticed the biggest concern was an opportunity for preservation but a lack of understanding about what the restrictions will be. She explained that the public is waiting for this plan adoption process to be completed before moving on to the next process regarding implementation.

ACTION:

A motion was made by Rosenblum, seconded by Rummel, to recommend adoption of the Hoyt Park Joint Neighborhood Plan with staff comments/suggested amendments. The motion passed by voice vote/other.