



Project Name/Address: Landmarks Ordinance Revisions

Legistar File ID # [17835](#)

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Summary

The list below was prepared for discussion purposes for the Landmarks Commission meeting of May 19, 2014 based on the draft ordinance dated May 16, 2014.

(1) Purpose and Intent

1. Consider adding language about protecting visual character of landmarks and historic districts.
2. Consider adding language about conserving valuable materials and energy resources by ongoing use and maintenance of the existing built environment.
3. Consider adding language based on the Milwaukee Ordinance language as included below:
320-21-8a. Maintain or cause to be maintained a comprehensive survey of sites, structures, and districts in the city identifying its historic, cultural, and architectural resources.
320-21-8b. Prepare or cause to be prepared a current list of potential sites, structures, and districts as determined by the survey to be designated as historical, cultural or architectural sites, structures or districts.
320-21-8c. Prepare or cause to be prepared a master plan based on the survey that will delineate a proposer course of action for historic preservation planning in the city. Any amendments to the master plan shall be made only after consideration of the criteria set forth in this section.
320-21-8d. Prepare or cause to be prepared when necessary measured drawings, photographs and appropriate documentation for sites and structures that are clearly endangered.

(2) Definitions

1. Consider adding definition of Certificate of Appropriateness
2. Consider adding definition of Demolition
3. Consider revising definition of Historic District
4. Consider adding definition of Architectural Feature
5. Consider adding definition of Economic Hardship
6. Consider adding definition of Owner (in lieu of "Person" and change ordinance references to "Owner")

(3) Composition and Terms

1. Not really related to this section, but probably should be located somewhere in this part of the Ordinance, consider adding language to provide enabling authority.

(4) Powers and Duties

1. Change (a) to read "...rescission landmarks and designation and amendment of historic districts..."
2. Consider adding language that allows (formalizes the practice) the Landmarks Commission to advise the Common Council and City Boards, Commissions and Committees as necessary on historic preservation issues.
3. Consider adding language that allows (formalizes the practice) the Landmarks Commission to perform any other functions that may be designated by resolution or motion of the Common Council.
4. Consider adding language that allows (formalizes the practice) the Landmarks Commission to review and provide recommendations on special area plans and neighborhood or city-wide planning documents.

(6) Public Hearing Notices

1. Remove "business" in (e) and in all other sections of the Ordinance.

(7) Designation of Landmarks

1. Remove "business" in (b) and (d) and in all other sections of the Ordinance.

(9) Creation and Amendment of Historic Districts

1. Consider adding language about the rhythm of projections including porches or bay windows.
2. Consider adding language about consistency with predominant architectural details or architectural style.
3. Consider adding language to item 8. about consistency of setbacks and side yards to provide continuity of the character along the street.
4. Discuss what is meant by item 10.
5. Remove "business" in (d)2. and in all other sections of the Ordinance.

(10) Maintenance of Landmarks, Landmark Sites and Historic Districts

1. Consider relocating this section to after the Certificate of Appropriateness section.
2. Consider language in (c) to prohibit other ways to damage the building. Alder Zellers suggested adding language about prohibiting the use of Mortars high in Portland Cement content.

(11) Certificate of Appropriateness

1. This may be more appropriate for the Policy document, but consider adding language in (e) "...the Commission may require that the application be supplemented by such additional information or materials as maybe necessary for a complete review which may include, but are not limited to, a site plan, photos of existing conditions, scaled elevation drawings, scaled floor plan drawings, etc."
2. Under (g), discuss with ACA Strange to add language for multiple extensions.
3. Consider adding language to (h) to explain how this is enforced.

(12) Exterior Alteration; Criteria

1. Consider changing the section title to "Standards for Exterior Alterations or Construction"
2. Consider changing the language of (b) to "...evaluated using the guideline review criteria in subsection 9(c)."

(13) Demolition or Removal; Criteria

1. Consider changing the section title to "Standards for Demolition or Removal"
2. Consider adding language that a COA will not be granted to demolish a historical resource without the issuance of a COA for a replacement structure or project for the property involved.
3. Consider simplifying the language of (f).
4. Consider changing the language of (h) to be more specific. Include amount of time allowed for this work and what is meant by documentation.
5. Discuss with ACA Strange the need to provide standards for the review of historic value under Zoning Code Sec. 28.185(7)(a)4 which states, "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."

(14) Signs

1. Discuss with ACA Strange the need to address signage as a specific section of this ordinance and the proposed intent of the language.