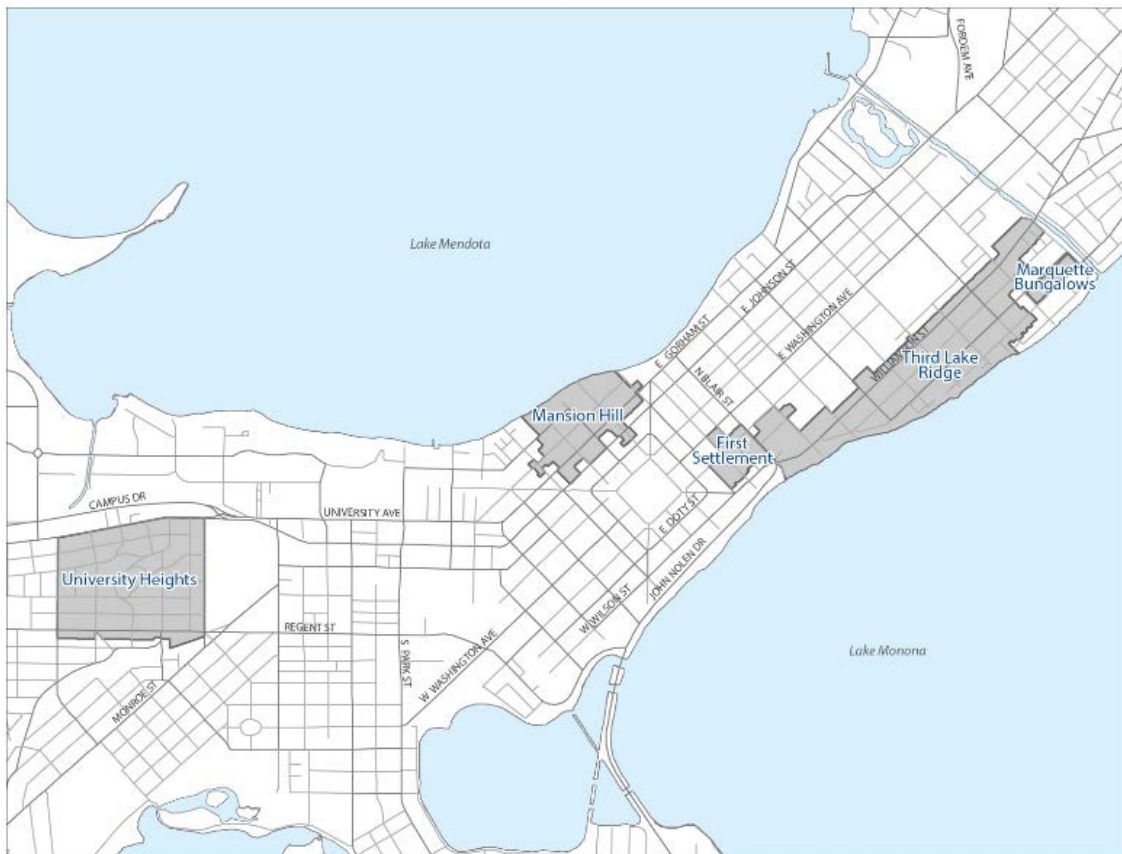


SUMMARY OF HISTORIC DISTRICT ORDINANCE REVISIONS ROUND 1 MEETINGS

December 12, 2017

INTRODUCTION

The Historic Preservation Project consists of two distinct parts: Part 1- Ordinance Revision, and Part 2- Historic Preservation Plan. Madison's Historic Preservation Ordinance (Chapter 41 MGO) includes sections for each of the five existing local historic districts (see map). The purpose of the Part 1 - Ordinance Revision process is to update the historic district sections of the ordinance.



The consultant team and staff team met with the Landmarks Commission on August 14, 2017 and with the Landmarks Ordinance Review Committee (LORC) on September 14, 2017 to discuss the issues with the existing ordinance Standards for Review and related ordinance sections. The consultant prepared a summary document from each of these meetings.

The consultant team, project staff, and Alders held meetings related to the five local historic districts to discuss the existing Standards for Review, the possible ordinance revisions related to each district, and possible revisions to other ordinance sections:

First Settlement meeting was held October 11, 2017

Mansion Hill was held October 11, 2017

University Heights was held October 30, 2017

Third Lake Ridge was held December 7, 2017

Marquette Bungalows was held December 7, 2017

FINDINGS

At each historic district meeting, the consultants and city staff facilitated group discussions and welcomed each participant to provide comments on the ordinance and related topics. The participants were specifically asked to explain what is working and what is not working with the current ordinance. The comments were noted by each group discussion facilitator and compiled. Many of the comments received were related to the Historic Preservation Plan and will be considered in that process. The relevant ordinance-related comments have been grouped into topics for discussion.

If a comment is specific to a certain district, that district is indicated in parenthesis after the comment. If the comment does not have a specific district indicated, then the comment was made in more than one district.

General Ordinance Comments

Working:

1. The ordinance is doing a good job protecting the character of the districts.
2. Denser development is occurring outside of the historic district and more buildings are becoming owner-occupied (Mansion Hill).
3. Ordinance and COA review process work well.
4. Combining parcels is not good for historic districts.
5. Hierarchy of treatment – more historic on front façade and less on sides and rear.

Neutral:

1. Lot divisions and combinations. There are really not opportunities to do this in University Heights so it is not necessary to regulate (University Heights).

Not Working:

1. The ordinance language is subjective, uses jargon, and is not easy to understand.
2. Reconsider “Visually Compatible” language applications regarding different uses – residential is different than commercial and topography may affect compatibility.

3. Current terms about periods of significance are not clear. Buildings built outside the period of significance should have different standards.
4. Illustrated guidelines are needed.
5. Zoning and Historic Preservation Ordinance standards must be consistent and/or the hierarchy must be stated.
6. Historic district buildings not valued as much as landmark buildings in ordinance language (Mansion Hill).
7. Ordinance and COA review process do not work well.
8. Losing character of Williamson Street (Third Lake Ridge).
9. Allow new energy technologies – solar, etc.
10. Property owners that do things without approval should suffer consequences (Third Lake Ridge).
11. Consistent interpretation of standards over time and with changes in Commission and staff (Third Lake Ridge).
12. Reconsider period of significance dates to consider the significance of architectural styles in University Heights (University Heights).
13. Need more enforcement for deteriorating properties.
14. More flexibility for alterations desired.
15. Need compatibility of new construction – height and massing (Third Lake Ridge).
16. Building codes and historic preservation inconsistencies must be addressed.

Specific Ordinance Comments

Working:

1. New development should be “of its time.”
2. Retain historic windows (University Heights).
3. The historic character of the front facades are being preserved.

Neutral:

1. Uniform standards may be ok, but there need to be additional standards that address the specific historic qualities of each district.

Not working:

1. Windows need middle ground (Mansion Hill). Standards should allow clad windows due to maintenance of wood in this climate. Windows should be able to be replaced with administrative approval (University Heights).
2. Emergency repairs need a shorter review period (University Heights).
3. Recent new construction doesn't fit in (University Heights).
4. Allow alternate siding materials and decking, but provide performance standards.
5. Retain historic roof materials - slate shingles (University Heights).
6. Important to retain setbacks and flow of street character/appearance.
7. No need to regulate landscape.
8. Bad siding replacement jobs destroy historic features and character (Third Lake Ridge). Do not allow aluminum and vinyl siding.

NEXT STEPS

Round 2

The second round of historic district meetings will be held in the first quarter of 2018. During these meetings, the consultant will propose alternate standards and invite feedback. Staff will provide the LORC with an update on the findings.

Round 3

The third and final round of historic district meetings are expected to begin in April 2018. During these meetings, the consultant will propose revised standards and invite feedback. Staff will provide the LORC with an update on the findings.

After the Round 3 meetings, the consultants and staff will develop a framework that analyzes the current ordinance language, the success and challenges that each district experiences, the existing character that each district presents and case studies for standards for review. Based on this framework and public input, the consultant will present draft recommendations for the revised standards for review to the Landmarks Commission in the summer of 2018 and then to the LORC in the late summer/early fall of 2018.