

LANGDON NEIGHBORHOOD CHARACTER STUDY

MADISON, WISCONSIN



2018 Survey Report

City Project #8665-0-2017-JA

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LANGDON NEIGHBORHOOD CHARACTER STUDY

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Project # 8665-0-2017-JA

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Cover Image: Looking northwest from the bend in Langdon Street at about 237 Langdon Street.

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Introduction

The City of Madison Downtown Plan (adopted in 2012) includes numerous recommendations about building upon downtown's historic resources, including those found in the Langdon Neighborhood. Recommendation 191 in that plan states: "Prepare an inventory of historic properties in the Langdon Neighborhood and consider creating a local historic district that is generally coterminous with the Langdon Street National Register Historic District." This report provides the necessary background information to begin the discussion about whether a local historic district, or some other alternative measure, would be appropriate to preserve the character defining features of the neighborhood. Establishing a local district, or any other potential mechanism to maintain the neighborhood's character defining features will require a public process before any final actions are taken.

Terminology

Langdon Street National Register of Historic Places District will be referred to herein as **Langdon Street NRHD**.

Mansion Hill National Register of Historic Places District will be referred to herein as **Mansion Hill NRHD**.

Mansion Hill City of Madison Local Historic District will be referred to herein as **Mansion Hill LHD**.

Approach

In November 2017, the City of Madison contracted Preserve, LLC to complete a reconnaissance survey of 107 properties in the Langdon Street NRHD and present findings in a character study. Preserve, LLC partnered with Euer Preservation Consulting LLC to execute this work. On-site research and reconnaissance work was executed from December 2017 – February 2018. The objective of the survey was to identify character defining features such as building patterns (form, setbacks, etc.), streetscape and landscape features, right-of-way characteristics, and relationships with adjacent neighborhoods and land uses. Preserve, LLC also noted changes to the neighborhood since the National Register historic district nomination was approved in 1986, such as:

- Demolition
- New construction
- Significant additions to contributing properties
- Non-contributing buildings that may have achieved significance

Survey Boundaries

Preserve, LLC surveyed all contributing structures within the Langdon Street NRHD, as well as non-contributing structures between forty and sixty years old. The survey area includes the buildings fronting both sides of Langdon Street between North Lake Street and Wisconsin Avenue properties and all the buildings in the blocks between Langdon Street north to the shore of Lake Mendota. Twenty-one of these properties on the east side of the survey area are located in both the Langdon Street NRHD and the Mansion Hill LHD. A map of the survey area is included on page 5.

Research Methods

Preserve, LLC used the National Register district nomination as the basis for research to ascertain essential neighborhood character resulting in National Register of Historic Places eligibility. The team then utilized city records, including building permit files, Historic Preservation planning records, and the City of Madison's online assessor databases to provide additional context and direction for field survey work and to confirm observations such as additions, construction type, etc. Finally, Preserve, LLC reviewed Sanborn Fire Insurance Maps and other historical atlases and maps to confirm construction dates and neighborhood development.

Treatment of Non-Contributing Buildings Forty-to-Sixty Years Old

Preserve, LLC surveyed all currently non-contributing buildings forty-to-sixty years old, recording the same data and observations as the team recorded for contributing buildings. In the thirty-two years since the original nomination was completed, cities and preservationists are reevaluating the significance and character of mid-twentieth century buildings and structures. Including buildings as recent as forty-years old ensures that the surveyed data remains useful for at least the next decade as these buildings cross the fifty-year threshold required for a building to be evaluated as historic by the National Register of Historic Places. Consideration of the character and style of these buildings is essential to providing a thorough picture of the neighborhood's development over time.

Evaluation Criteria

Many criteria were used to evaluate the ongoing significance and character of buildings, including style or form, building type, integrity, current historic designation (local and national), and key character defining features. Evaluation of integrity was determined based on three categories as described on the following page:

High Integrity

- Retains exterior features, stylistic elements, and form/massing
- Retains original windows (or replacements closely matching original material/configuration)
- No significant additions/alterations (other than ADA accessibility/code required alterations) or only additions/alterations executed within the period of significance
- Siting/site context consistent with historic use (i.e. no large front additions or parking lots)

Moderate Integrity

- Retains exterior features, stylistic elements, and form/massing with only moderate alterations (replacements permitted in keeping with historic style)
- Retains original windows (or replacements predominantly matching original material/configuration on at least the primary elevation(s))
- Additions/alterations executed in a sensitive way so as to not significantly alter the primary elevation(s) or executed within the period of significance
- Siting/site context consistent with historic use and predominantly intact
- Removable additions such as exterior exit stairs necessary for multi-family code compliance

No Integrity

- Significant alterations of exterior features, stylistic elements, and/or form/massing
- Enclosing or covering of historic elements in modern materials
- Replacement windows and new openings not in keeping with the style
- Additions/alterations/reconfiguration to primary elevations
- Significant siting/site context alterations
- Demolition

Buildings determined to retain high or moderate integrity are considered contributing to the historic district for the purposes of this character defining features study. Buildings which were not previously listed as contributing to the National Register district but were built between forty-to-sixty years ago and have high integrity were evaluated for potential local and National Register historic district inclusion. Buildings which retain no integrity or that have been demolished are considered non-contributing for the purposes of this character defining features study, even if they were originally listed as contributing to the historic district(s).

FIGURE A:



DIAGRAM OF OVERLAPPING DISTRICTS

Mansion Hill National Register District
 Mansion Hill Local Historic District
 Langdon St. National Register District

LEGEND

- Mansion Hill National Register District Boundary
- Mansion Hill Local Historic District Boundary
- Langdon Street National Register District Boundary
- Mansion Hill Local District Only (Surveyed 2018)
- Mansion Hill National Register District Only (Surveyed 2018)
- Mansion Hill Local District, Langdon St. National Register District

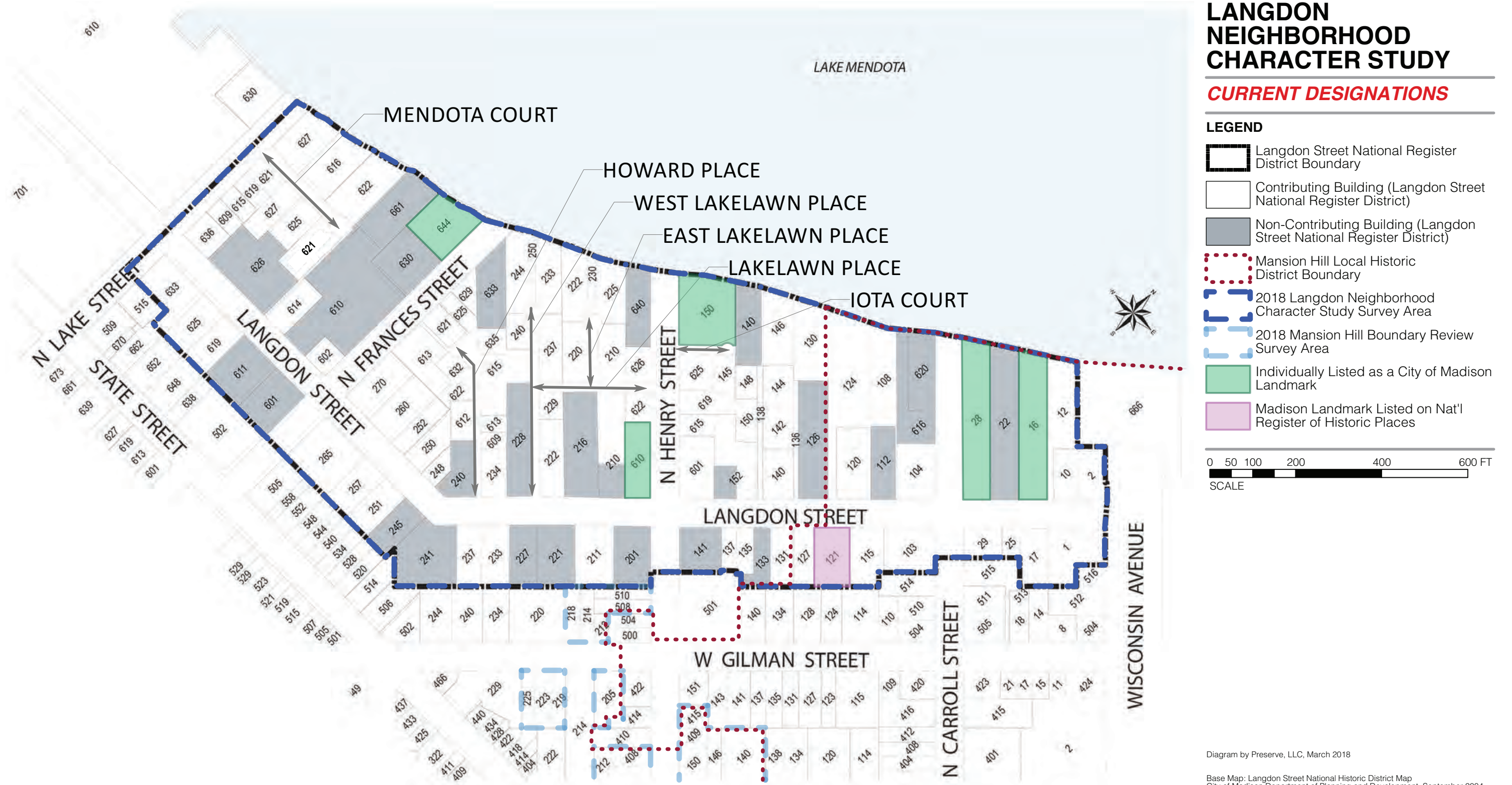


Diagram by Preserve, LLC, March 2018

Base Map: Mansion Hill National Historic District Map
 City of Madison Department of Planning and Development,
 May 2004

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FIGURE B:



LANGDON NEIGHBORHOOD CHARACTER STUDY

CURRENT DESIGNATIONS

LEGEND

- Langdon Street National Register District Boundary
- Contributing Building (Langdon Street National Register District)
- Non-Contributing Building (Langdon Street National Register District)
- Mansion Hill Local Historic District Boundary
- 2018 Langdon Neighborhood Character Study Survey Area
- 2018 Mansion Hill Boundary Review Survey Area
- Individually Listed as a City of Madison Landmark
- Madison Landmark Listed on Nat'l Register of Historic Places

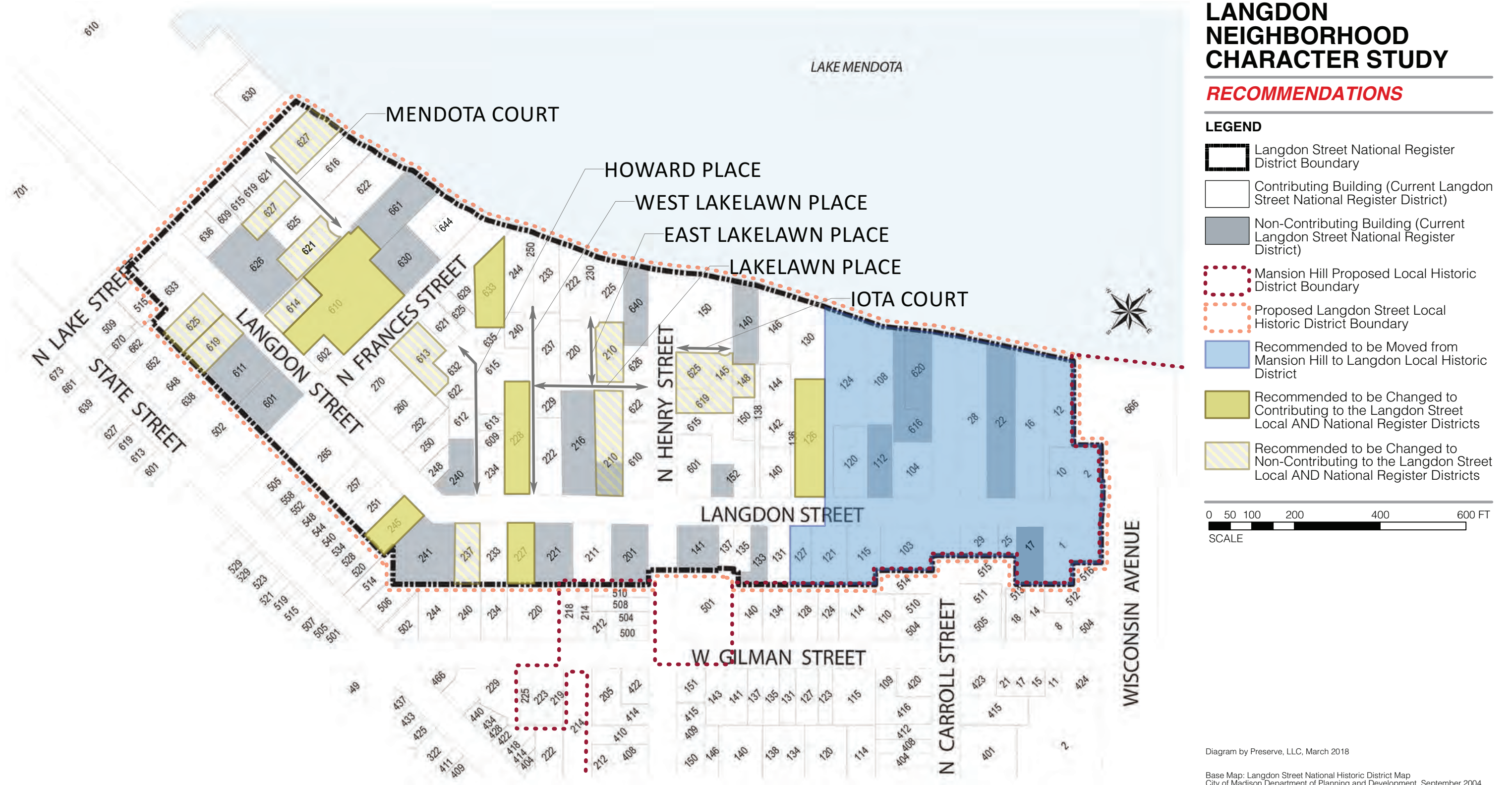
0 50 100 200 400 600 FT
SCALE

Diagram by Preserve, LLC, March 2018

Base Map: Langdon Street National Historic District Map
City of Madison Department of Planning and Development, September 2004

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FIGURE C:



LANGDON NEIGHBORHOOD CHARACTER STUDY

RECOMMENDATIONS

LEGEND

- Langdon Street National Register District Boundary
- Contributing Building (Current Langdon Street National Register District)
- Non-Contributing Building (Current Langdon Street National Register District)
- Mansion Hill Proposed Local Historic District Boundary
- Proposed Langdon Street Local Historic District Boundary
- Recommended to be Moved from Mansion Hill to Langdon Local Historic District
- Recommended to be Changed to Contributing to the Langdon Street Local AND National Register Districts
- Recommended to be Changed to Non-Contributing to the Langdon Street Local AND National Register Districts



Diagram by Preserve, LLC, March 2018

Base Map: Langdon Street National Historic District Map
City of Madison Department of Planning and Development, September 2004

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IMAGE 1: Levi Vilas House, one of the first mansions in the area, 1880. Courtesy of the Wisconsin Historical Society.

LANGDON NEIGHBORHOOD HISTORICAL CONTEXT

Boundaries and Borders

Refer to the maps on pages 3 through 5 for a visual representation of neighborhood boundaries and borders.

The Langdon neighborhood is located on the southeast shore of Lake Mendota. Comprising roughly eleven city blocks, the neighborhood is located just five blocks northeast of Capitol Square. The neighborhood is bordered by Mansion Hill to the north. Street borders roughly consist of Wisconsin Avenue (northeast), North Lake Street (southwest), and follows along the south and southeast side of Langdon Street. Lake Mendota is the boundary at the north end of the neighborhood.

Neighborhood History

The Langdon Street NRHD is the culmination of a period of increased popularity and growth of Greek letter societies between 1900 and 1930, resulting in rapid construction of purpose-built student housing with a few earlier single-family homes interspersed throughout. While the dominant character of the neighborhood is provided by these Greek houses, remnants of Madison's earlier development remain. The neighborhood was once the most prestigious residential neighborhood in the city and home of several prominent families and University of Wisconsin (University) faculty.

The first settler in "Big Bug Hill," what is now portions of both the Langdon Street and Mansion Hill neighborhoods, was Julius T. Clark, who purchased a large block of wild, forested land on the ridge high above Lake Mendota in 1846.

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More settlers followed between 1850 and 1860. Two of the wealthiest men in the city, Levi Vilas and J. T. Marsten, built the first large mansions along Langdon Street (both demolished). Vilas would become president of Dane County Bank, mayor of Madison, a state assemblyman, and regent of the University of Wisconsin. Other prominent citizens built stately mansions along Langdon Street on spacious lots, many of which comprised all the land between Langdon Street and the shore of Lake Mendota, with narrow frontages on each.

Only a few of the original settlers' homes remain, although many of those remaining represent Madison's most prominent citizens. The house of Thomas E. Brittingham, one of Madison's wealthiest businessmen and most generous philanthropists, is extant at 211 Langdon Street (1895). The house of John J. Suhr, founder of the American Exchange Bank (German-American Bank) and head of one of the longest-tenured families in the Langdon Street neighborhood, built the Second Empire Style house at 121 Langdon Street (1886-87) that was later the home of his son, John Suhr, Jr. Halle Steensland, a leader of the Scandinavian community and vice-consul in Wisconsin for Norway and Sweden until 1905, built a large home at 150 Langdon Street (1892, house moved to the back of the property in 1926). The Frank G. Brown house at 28 Langdon Street (1905) was built by one of the founders of the French Battery Company, which became Ray-O-Vac, one of Madison's most successful businesses. A number of prestigious lawyers and judges also called the neighborhood home, including Romanzo Bunn (104 Langdon Street, 1878), John B. Winslow (chief justice of the state Supreme Court, 131 Langdon Street, 1894, remodeled 1925), and Arthur L. Sanborn (former Congregational Church Parsonage, 210 Langdon Street, 1875, remodeled 1927). Of the houses built by University faculty in the neighborhood, the most significant extant home belonged to John E. Davies (29 Langdon Street, 1874). Davies established the only magnetic observatory in the country in 1876, built a complex electrical experiment laboratory, and was nationally recognized for his work on potentials and magnetic polarization of light.

As the University grew toward the turn of the century, Langdon Street became more focused on related housing and supporting institutions. The Gorham Mill, a steam saw mill at the end of Lake Street, was founded in 1853 and was the only industrial plat in the neighborhood. The property was transformed into the Mendota Agricultural Works (later Madison Manufacturing Company) in 1860 and eventually folded in 1890. When the manufacturing



IMAGE 2: John J. Suhr Residence, 121 Langdon Street, 1914. Courtesy of the Wisconsin Historical Society.



IMAGE 3: Interior of the Frank G. Brown House, 28 Langdon Street, 1905. Courtesy of the Wisconsin Historical Society.



IMAGE 4: Beta Theta Pi Fraternity House built in 1925, 622 Mendota Court. Courtesy of the Wisconsin Historical Society.



IMAGE 5: Chi Psi's first rental house, 602 Frances Street (demolished). Courtesy of the Wisconsin Historical Society.



IMAGE 6: Chi Psi fraternity house, 150 Iota Court, 1917. Courtesy of the Wisconsin Historical Society.



IMAGE 7: Delta Upsilon (644 N. Frances Street) from Lake Mendota, 1915. Courtesy of the Wisconsin Historical Society.

company closed, ample land was made available for redevelopment catering to the growing student population of the nearby University. By 1902, Sanborn fire insurance maps show that the manufacturing site and several other lots were subdivided and built up. By 1908, Sanborn maps show even more dense development, especially closer to the University at Langdon Street and North Frances Street. The W.A.P. Morris House built in 1901-02 was the first to occupy new subdivisions platted north of Langdon Street up to the lakefront. Between 1890 and 1920, wealthy business and University professionals built houses on newly divided lakefront land.

Between 1890 and 1900, the University grew enormously, recruiting prestigious faculty. The student population more than quadrupled. During this period of growth, only female students were provided with housing on campus. Male students spilled into surrounding neighborhoods with mansions converted to crowded rooming houses. Male students also began to found chapters of Greek letter societies, despite early opposition by University administrators. Social Greek letter organizations became an important and long-standing part of the student culture at the University. Their development and architecture are essential to the character of the Langdon neighborhood. The longest-standing Greek organizations have kept many traditions alive, influencing the atmosphere of the neighborhood which remains predominantly student housing. After 1920, development along the lakefront shifted almost entirely to fraternities and sororities. As the influx of students made the neighborhood less attractive to wealthier residents, newly developing suburbs were pulling well-heeled individuals toward other parts of the city.

The first fraternity established at the University was Phi Delta Theta in 1857. Beta Theta Pi, established in 1873, is the oldest Greek chapter in the neighborhood originally located at 614 Langdon Street (rental property). During the early years, the large houses on Langdon Street provided ideal living and organization hubs for Greek societies due to their size and proximity to campus. The first fraternity to rent a chapter house in the neighborhood was Chi Psi, who rented a house at 602 North Frances Street around 1883. Chi Psi and Delta Tau Delta built the first houses used expressly as chapter houses in 1892. The longest tenured fraternities include Beta Theta Pi, which continues to operate out of the Mediterranean revival house it built at 622 Mendota Court in 1925. Chi Psi moved to its current home at 150 Iota Court in 1911-12. Delta Upsilon has remained at its chapter house

HISTORICAL CONTEXT

at 644 North Frances Street since 1906. Phi Gamma Delta has been in their 1927 home at 16 Langdon Street since its construction. Kappa Kappa Gamma, the oldest sorority at the University, was founded in 1875 and has resided at 601 North Henry Street since 1929. Delta Gamma built 250 Langdon Street and occupied it from 1906 to 1926, when they built a larger house at 103 Langdon Street where they remain today. Gamma Phi Beta built their current house at 270 Langdon Street in 1926-27. Chi Omega built the Prairie style house at 615 North Henry Street in 1911 (extant, apartments), moving in 1926 to their newly-built house at 115 Langdon Street, where they remain today.

While the influx of students and Greek societies resulted in the loss of many of Langdon Street's original stately mansions, the new wave of construction included several fine examples of Tudor, Georgian, Colonial, and Mediterranean revival buildings by prominent local and regional architects such as Law, Law and Potter, Claude and Starck, and Frank Riley.

Between 1950 and the mid-1970s, a new building boom occurred, once again replacing fine historic homes, including the Vilas and Marston mansions. Several buildings from this era are taller apartment buildings or nondescript fraternity and sorority houses that paled in comparison to their earlier counterparts. Mid-Century Modern additions were also built along 1920s and '30s period revival homes. The student population is no longer majority Greek, but most of the Greek organization houses are still located within the Langdon Street neighborhood. A few of the Mid-Century structures can now be considered significant in their own right, demonstrating a post-war wave of student housing projects utilizing fine examples of the period's signature style.

The National Register nomination for the Langdon Street NRDH was submitted in 1986. The district was added to the National Register of Historic Places on June 26, 1986.



IMAGE 8: Members of Alpha Phi sorority during a 1948 Garden Party at their chapter house at 28 Langdon Street. The house was built for Frank G. Brown and converted to a sorority. Courtesy of the Wisconsin Historical Society.



IMAGE 9: Looking west at Ella Cochrane House, 602 North Frances Street, with the Lowell Center and the Lowell Center at 610 Langdon Street and the Roundhouse Apartments at 626 Langdon Street in the background.

LANGDON NEIGHBORHOOD PRESERVATION ISSUES

Historic District/Landmark Designations

A primary impetus of this study is to identify character defining features of the neighborhood and how best to maintain these features. One consideration of that effort involves simplification of conflicting district designations and subsequent enforcement of historic preservation standards as conveyed to the public.

Twenty-four buildings in the Landgon Street NRHD carry multiple historic designations. In addition to Landgon Street NRHD designation:

- One building is also individually listed on the National Register of Historic Places
- Twenty-one buildings are also in the Mansion Hill LHD
- Six Buildings are individually listed as City of Madison landmarks

These overlapping designations can cause confusion to the public resulting in a preservation public-relations issue. Individual landmark or local district designations that apply to each property in the NRHD are identified in Appendix A.

City of Madison Landmark and Historic District Designation

The City of Madison's Historic Preservation Ordinance protects City landmarks from historically inappropriate exterior alterations. Approval is required for exterior alterations, new buildings/additions, and demolitions through the Certificate of Appropriateness (COA) process. This ordinance helps protect the character of the neighborhood as a whole and helps ensure that no harm comes to the City's historic resources.

PRESERVATION ISSUES

National Register of Historic Places Designation

National Register listing, individually or as part of a district, does not prevent the owner from making unsympathetic or historically inappropriate changes to the building except where the:

- Owner is a government entity wishing to demolish or otherwise alter the building
- Owner wishes to obtain tax credits for significant restoration or maintenance costs through the Historic Preservation Certification Application process (Historic Tax Credit Application for Private Residences or Income-producing Properties)

A property where the integrity has been substantially affected by alterations or demolition may be at risk of losing its National Register listing in the event of an audit by the Wisconsin State Historic Preservation Officer, the National Park Service Technical Preservation Services, or when an owner pursues Historic Preservation Tax Credits. Properties on the National Register are also on the State of Wisconsin Register of Historic Places. State oversight is in line with National Register standards. Properties on the State Register are also eligible for State historic tax credits.

Issue of Overlapping Districts

The various boundaries of local and national historic districts, which include different regulations and ordinances and differing standards, is confusing. The Langdon Neighborhood Character Study Survey Diagram in the District Maps section and the list of properties in Appendix A are intended to clarify which district, and therefore which regulations, apply to each property surveyed. Once the appropriate designation is determined, see Figure D below for associated guidelines.

Preservation Activity to Date

Langdon Neighborhood Historic Preservation Plan

A draft Historic District Preservation Plan was prepared by the Madison Trust for Historic Preservation (undated). This plan was not finalized nor adopted by the city.

Mansion Hill Historic District Preservation Plan

This historic district preservation plan was prepared by the Madison Planning Department Historic Preservation Planner (1975).

Mansion Hill Local Historic District Ordinance

The current Mansion Hill Historic District ordinance affecting the overlapping twenty-one properties in this study is located in Sec. 41.22 of the municipal code. A link to the full ordinance is included in Appendix C.

FIGURE D:

Guidelines for Complying With Historic Preservation Regulations

Historic Designation	Associated Regulation	Oversight Entity	Required Forms
Langdon Street NRHD ONLY	NPS Standards (optional)	WHS/NPS	None (unless HTC desired, then HTC Application)
Langdon Street NRHD - AND - Mansion Hill LHD	NPS Standards (optional) AND Madison Historic Preservation Ordinance	WHS/NPS Madison Landmarks Commission	Madison COA HTC Application (if tax credits desired)
Individually Listed on the National Register	NPS Standards (optional)	WHS/NPS	None (unless HTC desired, then HTC Application)
Individually Listed as a City of Madison Landmark	Madison Historic Preservation Ordinance	Madison Landmarks Commission	Madison COA

Resources on regulations, oversight entities, and forms are included in Appendix B.

Common Acronyms

COA: Certificate of Appropriateness form

HTC: Historic Tax Credit

NPS: National Park Service Technical Preservation Services

WHS: Wisconsin Historical Society State Historic Preservation Office

The city's Historic Preservation Ordinance includes a section containing regulations specific to properties within the Mansion Hill LHD. Alterations to the twenty-one Langdon NRHD buildings that also lie within the Mansion Hill LHD are subject to review by the Madison Landmarks Commission. The Commission must approve a "Certificate of Appropriateness" (COA) before alterations, new construction, or demolition can occur at these properties. The COA process also applies to six individually listed Madison landmarks within the Langdon NRHD. (Three of these properties 16, 28, and 121 Langdon Street are also within the Mansion Hill LHD.) Through the COA process, the commission helps retain the historic character of the neighborhood as a whole.

Downtown Historic Preservation Plan

This plan (adopted in 1998) made numerous recommendations regarding historic districts and landmarks throughout the downtown, but did not include any recommendations specific to the Langdon Neighborhood.

The Downtown Plan

The Downtown Plan (adopted in 2012) included a chapter on historic resources. Among its recommendations was to encourage relatively higher density/development that is compatible with the neighborhood's historic context and to consider creating a local historic district as well as to work towards having coterminous boundaries for local and National Register districts.

City of Madison Historic Preservation Plan

The City of Madison is in the process of creating its first Historic Preservation Plan, which will identify, celebrate, and preserve places that represent Madison's collective history. As of the writing of this document, the plan has not yet been adopted by the City. The local historic district ordinance standards for the Mansion Hill LHD, of which twenty-one properties are located in the Langdon Street NRHD, will also be updated.

Historic Preservation Ordinance Revision

Madison is currently in the process of updating the standards for each of its five local historic districts, including Mansion Hill. (The general requirements were revised in 2015).

Development Pressures

The Langdon neighborhood's close proximity to University of Wisconsin-Madison campus, desirable State Street, and Capitol Square creates a positive synergy sought after by any city center but also pressure for additional housing inventory. The neighborhood has felt the pressures of development since 1890, when the first major University expansion occurred, driving up student enrollment numbers. Balancing these pressure with maintaining the sense of place that makes Madison's neighborhoods so appealing while also addressing growth is a difficult task requiring holistic city planning that allows space for development while retaining key places of character.

Within the Langdon neighborhood, smaller lots have been combined for sizeable apartment buildings with their individual historic homes razed. This dramatically altered the dichotomy of scale in the neighborhood. Greek sororities and fraternities continue to be a dominant force in the neighborhood, with similar needs to other student housing types. Property values along the lakefront have escalated (along with property taxes), increasing pressure for owners to obtain the most profitable land use.

These pressures have resulted in the loss of many of the oldest historic properties in the district, with more properties threatened by new development today. The overall character of the district is in danger of being irrevocably altered by large-scale buildings occupying larger footprints. As buildings age and require significant maintenance, restoration trades have decreased. As a result, redevelopment has become appealing to many property owners.

The challenge facing the development community, University, City of Madison, and residents is to accommodate new development in a way that:

- Addresses dichotomy of scale while maintaining a cohesive neighborhood
- Ensures retention of attractive neighborhood character
- Relieves redevelopment pressures
- Remains sensitive to intact historic fabric

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IMAGE 10: Streetscape looking west on Langdon Street from the intersection with North Frances Street showing larger scale, newer development closer to the University of Wisconsin-Madison.

LANGDON NEIGHBORHOOD CHARACTER STUDY

Summary

The continuity of scale, materiality, form, and style within the Langdon neighborhood is attributed to a relatively condensed period of construction (1890-1930) for contributing structures. In many cases these buildings replaced earlier, large, single-family frame or masonry homes. The majority of the extant historic properties are finely detailed period revival buildings designed as single-family homes, large collegiate rooming houses, sororities, fraternities, and other mixed cultural-residential institutions. Thirty-five percent of the structures within the designated study area were originally constructed as Greek letter societies, often designed by prolific and prominent local architects. Fifty percent of the buildings housed Greek fraternities and sororities during at least part of their use.

Physical Characteristics

The Langdon Street NRHD is situated along the high point of a ridge running parallel to the Lake Mendota lakefront between North Lake Street and Wisconsin Avenue. The area is densely populated and predominantly student housing, either in purpose-built apartment buildings, Greek societies, rooming houses, or older mansions subdivided into rooms and apartments.

This area is distinguished from adjacent neighborhoods by building type, scale, age, and use. Some of the characteristics of these neighborhoods, however, have bled into the Langdon neighborhood as older buildings are demolished and replaced. The University campus to the west is distinguished by larger institutional buildings. To the south of Langdon Street, many buildings shift to commercial types along and near the State Street business district. To the north, the neighborhood is bordered by Lake Mendota. To the east/northeast, Langdon overlaps and borders the stately smaller-scale homes of Mansion Hill interspersed with new larger-scale modern-era construction along the neighborhood border.

SURVEY FINDINGS

The Langdon neighborhood's greatest feature may well be its eclecticism. A myriad of building forms, types, and features blend together in one consolidated area that is bound by its eclecticism and its similarities. The following sections break down what defines the Langdon neighborhood's character and speaks to why this place is now so special and worthy of retention and cultivation as its evolution continues.

Streetscape, Landscape, and Patterns

One of the largest character defining features of the Langdon neighborhood is its proximity to Lake Mendota and the landscape itself. Vistas of Lake Mendota from streets, public sidewalks, and private properties alike are the core of this area's character. The lake has influenced street-layouts as Langdon Street dog legs sharply to the west to conform to the lakefront. Langdon Street is at a high point of an east-west running ridgeline where it slopes away from the Lake towards Madison's core business district. This feature offers vistas of the Capitol. Larger, more recent broad developments block some of these vistas resulting in a loss of the sense of place associated with Langdon and Madison itself.

Changes in topography throughout the Langdon neighborhood allow for variations in building forms (such as basement garages) but also opportunities to conceal larger-scale development from the City skyline. For example, only in a rolling landscape can a four-story building have the same skyline height as a two-story building.

Streetscapes within the Langdon neighborhood feel primarily residential, with a consistent roadway width on major streets such as Langdon, North Henry, Carroll, and North Frances Streets. Tall shade trees line each street within the terrace. Most terraces and front yards are green with grass and other plants. The exception are areas further west on Langdon Street where the terrace is paved or gravel. Along these streets the parcel patterns, street widths, intersections, sidewalks, and street lighting are consistent.

A unique exception to this consistency within Langdon are the narrow roadways and dead-end courts. Mendota and Iota Courts, Lakelawn Place, East Lakelawn Place, West Lakelawn Place, and Howard Place exist in direct opposition to standard streets within Madison. These unique narrow streets have little front yard setback, with only a few feet separating buildings from roadways.



IMAGE 11: Streetscape looking northwest from the bend in Langdon Street near 237 Langdon Street.



IMAGE 12: Streetscape looking southeast on Henry Street at the intersection with Iota Court.



IMAGE 13: Streetscape looking northeast at the intersection of North Carroll and Langdon Streets.



IMAGE 14: Streetscape looking toward Lake Mendota on West Lakelawn Place from the intersection with Langdon Street.



IMAGE 15: View looking northeast down Iota Court from the intersection with North Henry Street.



IMAGE 16: Streetscape looking toward Lake Mendota on Howard Place at the intersection with Langdon Street.

Sidewalks are limited-to-non-existent in these areas and street widths seem more appropriate for horse and buggy traffic rather than modern day automobiles. The scale of these streets' relationships to buildings and pedestrians is intimate. Pedestrians often walk in the roadway, safely so, as traffic is minimal. Wide walkways (easements) between parcels also exist to provide additional pedestrian and bicycle options for access to Langdon Street (one example is at the end of Mendota Court). One feels while walking through these streets and walkways that this is a truly a special place and this urban environment provides a glimpse into the past. These narrow streets exist in the Langdon neighborhood as larger lots were subdivided haphazardly to feed the need for student housing while still providing access to the parcels close to Lake Mendota. Regardless of the impetus, rarely can such an experience be had outside of Colonial area settlements such as Boston or Philadelphia, yet it exists here in Madison.

Setbacks, Right-of-Way, and Spatial Character

Building setbacks within most of the Langdon neighborhood are consistent along the major streets of Langdon, North Henry, Carroll, and North Frances Streets. Street-facing facades, regardless of building type or style, share a commonality of setback from the street. This setback results in a defined building edge, sidewalk width, and an overall look of continuity. This setback also provides an appropriate distance from which to view a building and provide a buffer from street traffic.

In an interesting juxtaposition of streetscape conditions, setback continuity scale shifts at Mendota and Iota Courts, Lakelawn Place, East Lakelawn Place, West Lakelawn Place, and Howard Place. Buildings are still primarily aligned but much closer to the street with a narrow or no terrace. At the end of Howard Place, it is often difficult to tell just where a parcel delineates from the street edge.

This transition in neighborhood scale occurs in a hierarchy where the major formal street plane is left behind by accessing a narrow, yet formal, secondary street network. The secondary streets lead one to most typically (but not always) a lower scale area of development than those present on the main neighborhood streets. This transition feels logical, leaving a car-prominent street for one that is smaller and slower. This loss of hierarchy is one of the greatest threats from large-scale development.

SURVEY FINDINGS

Right-of-Way

All variety of right-of-way types are present within the Langdon neighborhood. The right-of way consists of the roadway, parking lane, curb, terrace, and sidewalk. On primary streets within Langdon, the roadway is typically 26 feet with an 8 foot wide parking lane (where present). The combined depth of the terrace and sidewalk varies by street and is roughly 10 to 12 feet. Terraces separate streets from sidewalks on the major streets in the Langdon neighborhood. The terrace depth consistently ranges from 5 to 8 feet. On secondary streets the right-of-way is narrow. On streets such as West Lakelawn Place the street width is approximately 15 feet wide with no terrace; the sidewalk is adjacent to the curb. On Howard Place, the street is approximately 12 feet wide and there is neither a terrace nor a sidewalk.

Spatial Character

Spacing between buildings along side yards within a given street is fairly consistent, but does vary from street-to-street. This side-to-side spacing increases towards the northeast end of the Langdon neighborhood where building scale is smaller. Backyards vary based on parcel depth and juxtaposition. Lakefront properties have large yards facing the lake; these buildings typically were designed to address the lake, essentially turn their back on the street. Howard Place's southwest side abuts the backside of buildings at Langdon Street's dog leg, changing the character of both back yards. This spatial character or spacing is maintained relatively consistently throughout the neighborhood with the exception of a few surface parking lots.



IMAGE 17: Uniform street setbacks and terraces at North Carol Street north of Langdon Street.



IMAGE 18: Side street providing access to 140 Langdon Street with varying, smaller setbacks.



IMAGE 19: Looking north on East Lakelawn Place from the intersection with Lakelawn Place.

Variations Among Building Types

Building types throughout the Langdon neighborhood primarily serve a singular purpose, housing units. A breakdown of housing unit types in the Langdon neighborhood is as follows:

- Large-Scale Apartment Buildings (four to seven stories, atypical broad scale consuming several lots)
- Low-Rise Apartment Buildings (two to three stories, neighborhood scale)
- Mid-Rise Apartment Buildings (four to seven stories, neighborhood scale)
- Residential Scale
 - Fraternities or Sororities (two to four stories)
 - Homes, Apartment Conversions (small scale, one-in-a-half to two-in-a-half stories)

Other uses within the Langdon neighborhood include:

- Conference Center (Lowell Center)
- Hotels (Lowell Center, Graduate Madison Hotel)
- Religious Organizations (Hillel)



IMAGE 20: Large-scale apartment building at 633-635 Langdon Street.



IMAGE 23: Low-rise apartment building at 247 Langdon Street.



IMAGE 22: Residential scale, one of the first purpose-built fraternities in the district, Chi Psi at 150 Iota Court.



IMAGE 21: A residential scale home converted into apartments at 621 North Lake Street.

SURVEY FINDINGS

Relationships with Neighboring Structures

The Langdon neighborhood consists of dense, irregularly sized blocks, and resulting parcels. This irregularity is due to the historic depth of parcels along Lake Mendota and the meandering lakefront itself. As early city planners laid out a regular street grid between lakes, that grid inevitably would result in irregular parcels nearer to the lakes.

Within the Langdon neighborhood there predominantly exists a continuity of scale. Mid-century, post-modern, and contemporary structures typically are the same height as older adjacent properties. This continuity of scale holds the neighborhood feel together. Where this scale dramatically jumps, the divergent scale results in lack of neighborhood continuity.

Langdon Neighborhood Buildings by Height:

- 35 (33%) Two-story buildings
- 44 (41%) Three-story buildings
- 10 (9%) Four-story buildings
- 6 (6%) Five-story buildings
- 2 (1%) Six-story buildings
- 6 (6%) Seven-story buildings
- 4 (4%) Eight-story and taller buildings

The consistent massing of Langdon neighborhood buildings and the reasonably varied heights typically mean that no one building dominates any streetscape. Langdon neighborhood buildings grow taller as grade elevation drops at the west end of the neighborhood. Nearing North Lake Street, taller scale buildings and University large-scale properties are more typical.

The clear exception to this neighborhood pattern is modern era structures that not only have more floors than adjacent buildings but also out mass adjacent buildings. Large, broad, tall buildings (modern era) dominate the landscape in direct opposition to the continuity already present within the Langdon neighborhood. Several examples exist within the neighborhood where two-in-a-half story to three story structures that have typical historic character defining features such as sloped roofs and end gable parapets, sit next to contemporary shaft-like structures that tower over adjacent historic buildings. When this scale shift occurs, the neighborhood continuity is lost. Abrupt transitions in building scale undermine the neighborhood feel and character of the Langdon neighborhood.



IMAGE 25: Scale shift between 610 (left) and 602 (right) Langdon Street.



IMAGE 24: Scale shift between 622 (left) and 661 Mendota Court (right).

Neighboring structures can also impact how a building is viewed within the neighborhood context. A parking structure behind its larger scale building has become a predominate streetscape appearance at the end of Mendota Court, where smaller scale historic buildings line the lake side of the street. While it is inarguable that this parking structure is necessary, a more thoughtful approach might have retained a more neighborhood feel to the terminus of Mendota Court.



IMAGE 26: The Gothic Revival Harry B. Hobbins House at 135 Langdon Street was built in 1895 and later altered.



IMAGE 27: The Italianate style Sloan-Ogilvie House at 234 Langdon Street was built in 1875-76 and remodeled as a fraternity in 1928.

Langdon Neighborhood Architectural Styles

Prevalent architectural styles within the Langdon neighborhood represent a wide range of periods, forms, and styles. This eclectic mix of styles results in rich architectural character with much diversity. Within each of the architectural styles represented in the Langdon neighborhood, a wide range of variations are evident. Variations within a given architectural style are a factor of original design desiring to stand out from adjacent properties and modern era modifications. Nuances of style definitions become problematic on buildings covered in modern era siding as tell-tale features are easily covered. Stick and Shingle styles are not represented in this survey but are potentially present given the era of construction and popularity of these styles throughout Wisconsin.

Gothic Revival

The Gothic Revival style is the imitation of various medieval Gothic architectural styles. Adaptations of this style include Carpenter Gothic, Collegiate Gothic, and High Victorian Gothic. Popular from 1840-1880, building forms are typically asymmetrical with a steeply pitched roof often flanked by smaller gables or dormers. Turrets or tower elements, crenelated parapets or battlements are also hallmarks of this style. Windows may feature pointed arches, lancets, and multi-pane configurations. A Langdon neighborhood Gothic Revival example includes: 135 Langdon Street (heavily modified)

Italianate

The Italianate style is loosely based on the rural Renaissance farmhouses or Northern Italy. Italianate homes in America generally follow the formal rules established during the Picturesque movement in England. Once in America, the style developed attributes of its own and became a truly indigenous style. Popular between 1840 -1885, the Italianate style can be either symmetrical or asymmetrical in design. Square in plan with rectangular massing, Italianate buildings are characterized by deep overhanging eaves with console brackets, large dentil molding, rounded arch or jack arch windows, elaborate entrance features, and tall double hung windows. Langdon neighborhood Italianate examples include:
2 Langdon Street
29 Langdon Street
234 Langdon Street

SURVEY FINDINGS

Queen Anne

Popular between 1880-1910, this style is recognizable by the random profusion of its elements: verandas and balconies, turrets and towers, plus a variety of materials, patterns, and colors. The major theme of the Queen Anne style is the avoidance of all flat wall surfaces. Half-timbering is also found in this style. Buildings of this style are typically asymmetrical and have steeply pitched gable roof with intersecting dormers. Projecting bays, turrets, towers, and cutaway bays are common and decorative porches are a prominent feature. Exposed rafter tails, brackets, cornices, spindle-work, and gable ornamentation are hallmarks of this style.

Langdon neighborhood Queen Anne examples include:
127 Langdon Street
150 Langdon Street



IMAGE 28: The Queen Anne style Halle Steensland House at 150 Langdon Street was built in 1892 and moved c. 1927 (largely altered).

Georgian Revival

The Georgian Revival style encompasses many quintessential architectural features that attributed to the dominance of this style over a long period (1880-1955). These features include: solid massing, symmetry, and detailing that evokes the Revolutionary War era. Brick is the predominate exterior material of this style in the Midwest. An elaborate entrance projecting from a simple façade plane often consists of a single multi-panel door flanked by pilasters and topped with a pediment. Often a fan or rectangular transom is located directly above the entry door. This revival style also includes non-Colonial era elements such as bay windows, elaborate porches, dormer windows, and irregular floor plans. Langdon neighborhood Georgian Revival examples include:

103 Langdon Street
124 Langdon Street
142 Langdon Street
144 Langdon Street



IMAGE 29: The original Georgian Revival Theta Chi Fraternity House built at 144 Langdon Street in 1924-25.

German Renaissance Revival

Popular in portions of America settled by German immigrants, this style espoused architectural features prevalent in high-style earlier European forms. Briefly popular from the 1880s until 1910, this style varies from other Renaissance Revival styles in that it is typically ornate, utilizing deep rich color tones, and is meant to attract attention. Predominate features include stepped end gables (a.k.a. Flemish gables) with projecting finials and carved stone relief, side edges of end gables are often curved or arched, clay tile roofing, brick with contrasting limestone or terra cotta trim, projecting finials, sculptural ornament, and decorative ironwork. A Langdon neighborhood German Renaissance Revival example includes:

601 N. Henry Street



IMAGE 30: The original German Renaissance Revival Kappa Kappa Gamma Sorority House at 601 N. Henry Street, built 1929.



IMAGE 31: The John J. Suhr House built 1886-87 at 121 Langdon Street one of few remaining in the Second Empire Style.



IMAGE 32: The Delta Gamma Sorority has occupied their Colonial Revival house at 103 Langdon Street since it was built in 1926.



IMAGE 33: The Neo-Classical Revival Kennedy Manor Apartments at 1 Langdon Street was built in 1929.

Second Empire

Primarily popular in the 1860s and 1870s this style is known for its inspiration from French high-style building forms and features. Asymmetrical configurations are fenestrated with tall stacked window openings, heavy door and window hood molds, heavily weighted wood or masonry exterior, broad porches, paired columns, large console brackets, deep projecting eaves, and often a projecting end gable parapet or off-set/corner tower. A hallmark of the Second Empire style is the mansard roof, most prominently this is often featured on a tower. Langdon neighborhood Second Empire examples include:

121 Langdon Street
625 N. Frances Street

Colonial Revival

Harkening back to America's early roots, the Colonial Revival style popularity continues with most significant dates being 1880-1955. Several sub-categories of the Colonial include the Adam, Federal, Cape Code, and Dutch Colonial. Building forms in this style are symmetrical with hip, gable, and gambrel roofs. End gable dormers are common. Palladian-inspired elements include fan-lights, side-lights, arch-top windows, and porticos. Brackets cornices and multi-pane windows are also typical. Doric or ionic capital columns supporting tall porch entablatures highlight prominent entrances. In more austere examples, façade entries may feature an applied swan-neck pediment above simple wood pilasters. Langdon neighborhood Colonial Revival examples include:

103 Langdon Street
115 Langdon Street
131 Langdon Street

Neo-Classical Revival

The Neo-Classical Revival style marked a return to architecture and art based upon classical principles begun in the 15th century Italian Renaissance and subsequently transmitted to 18th century America as the founding fathers looked to the past to select an iconic style for the new republic. This style's popularity was revived after the 1893 World's Columbian Exposition in Chicago. Popular from 1895-1950, hallmarks of this style include rigid symmetry, front end gable roof, full height entry porch articulated by a classical pediment supported with ionic or doric columns, simple friezes, plain console brackets and multi-pane window configurations. Langdon neighborhood Neo-Classical Revival examples include:

1 Langdon Street
120 Langdon Street

SURVEY FINDINGS

Bungalow

The bungalow is more a set of building principles than an actual style. Concepts used to create the bungalow form include materials that express their natural state, interconnected interior spaces, and a low, broad building form, typically one-and-a-half stories tall. Bungalows are often asymmetrical with hip or gable roof forms (most often the roof slope faces the street). Open soffits with exposed rafter tails, low-dormers, shingle patterns, and porches or verandas are also hallmarks of this style. This style's popularity was due in large part to mail order home catalogs where Bungalows were a featured style. A Langdon neighborhood Bungalow example includes: 622 Howard Place



IMAGE 34: The Mary Harnden Bungalow was built at 622 Howard Place in 1909.

American Foursquare (1900-1930)

The American Foursquare is a 20th century house form characterized by a two-in-a-half story home. The plan is square with one room in each corner, and centrally located stair, and a hipped roof. Symmetrical placement of windows and dormers is only offset by either a centered or off center front entry. Porches are across the entire front of the first floor or only half. Detailing is straightforward with no ornamentation. This style's popularity was due in large part to mail order home catalogs. A Langdon neighborhood American Foursquare example includes: 609 Howard Place



IMAGE 35: The Ole Norseman House, an American Foursquare house built at 609 Howard Place in 1914.

Prairie

Prominent between 1900-1920, the Prairie style is heavily influenced by Japanese and Arts and Crafts styles and forms. Asymmetrical configurations are prominent featuring low-pitched hip and gable roofs (cross or end), broad, flat central chimney, wide overhanging eaves, wings allowing windows on all three sides of a form, tall narrow casement windows (often in rows), and massive square porch supports. A Langdon neighborhood Prairie example includes: 633 N. Frances Street



IMAGE 36: The French House at 633 North Frances Street designed in the Prairie Style and built in 1965.



IMAGE 37: The Alpha Tau Omega Fraternity, 225 E. Lakelawn Place, is a nice example of a larger Craftsman Style building.



IMAGE 38: The Mediterranean Revival house at 108 Langdon Street was built in 1924 for the Acacia Fraternity.



IMAGE 39: The original Phi Mu Sorority House at 222 Langdon Street was built in 1927 in the Tudor Revival Style.

Craftsman

The Craftsman style is an early 20th century (1905-1930) modest house and furniture style popularized by Gustav Stickley's magazine, "The Craftsman." Growing out of the Arts and Crafts movement, this style is known for its asymmetrical forms and richly-crafted, simple details such as wood shingles, multiple roof planes, wide overhanging eaves, varied dormer types, exposed rafter ends (often terminated in a decorative joinery detail), leaded glass panels inset into wood windows and doors, and Tuscan or square columns. Rusticated stone or brick masonry are often incorporated into the water table. A Langdon neighborhood Craftsman example includes:

225 Lakelawn Place
615 N. Henry Street

Mediterranean Revival

This revival style is a generalized term used to describe a mixing of elements from Italian Renaissance Revival, Mission, Spanish Eclectic, Monterey, and Pueblo Revival styles. Popular in America from 1905-1940, the Mediterranean Revival is known for its asymmetrical configurations, use of flat wall surfaces with protruding arched forms, gabled roofs, clay tile roofing, stone or terra cotta accents, casements windows, and tile ornamentation. Langdon neighborhood Mediterranean Revival examples include:

108 Langdon Street
130 Langdon Street
146 Langdon Street
622 Mendota Court

Tudor Revival 1920-1940

The Tudor Revival style is loosely based on the domestic English architecture during the reign of monarchs of the House of Tudor, 1485-1588. This style is also known as the Jacobean or Elizabethan Revival styles. From 1920-1940 a surge of buildings was constructed in the Tudor Revival style. Facades are typically dominated by one or more cross gable roofs. Other hallmark features include a projecting tower element, asymmetrical configurations, steeply sloped slate or tile roofs, large chimneys, bays, dormers, Tudor arches, and half-timbering. Langdon neighborhood Tudor Revival examples include:

150 Iota Court
16 Langdon Street
222 Langdon Street

SURVEY FINDINGS

Art Moderne

Art Moderne is the American version of the Art Deco which originated in France. Art Deco's first large-scale public appearance was in 1925 at the Paris Exposition Internationale des Arts Décoratifs et Industriels, a world's fair for furniture. (The Exposition as planned for 1915 but delayed by the onset of World War I). Art Deco built on the stylized, clean linear forms of immediate style predecessors Art Nouveau and Jugendstil. Moderne celebrated the machine-made with materials and features that were intended for mass production. Features of the Moderne style buildings include flat roof forms, unadorned wall faces, curved corners, straight lines, horizontal emphasis, simple projecting canopies, zig-zag patterns, zinc or stainless steel accents, glass block, and chevron patterns. A Langdon neighborhood Art Moderne example includes:

245 Langdon Street



IMAGE 40: The Osborne Apartments at 245 Langdon Street are a nice example of Art Moderne built in 1961.

Mid-Century Modern

Popular between 1933-1965, Mid-Century Modern brought modernism (the International Style and Bauhaus) to post-war America. This style utilized structural steel to allow for large glass pane and open floor plans. Material utilization is simple, denoting full planes in a single material, typically crossed or intersected by an opposing material. Traditional materials such as brick and stone were also mixed with wide wood planks, large glass panes, stucco, and concrete. Forms are typically rectangular or angular with flat, hip, or shed roofs. Public buildings often incorporated unique forms such as apse roofs, sweeping curves, or concrete pilasters. A Langdon neighborhood Mid-Century Modern example includes:

126 Langdon Street



IMAGE 41: The Royal Tower was built at 126 Langdon Street in 1962 as a private dormitory in the Mid-Century Modern Style.



IMAGE 42: The porch at 121 Langdon Street is a good example of finely-detailed wood porch elements in the district.



IMAGE 43: End gable moldings and dormers are prevalent throughout the district as seen here at 28 Langdon Street.



IMAGE 44: Bays, dormers, and other volumetric window articulation present on 248 Langdon Street is common throughout the district.

Prevalent Materials

Contributing buildings within the Langdon District (and associated overlaps into the Mansion Hill LHD) have one key shared feature: varied material use. Prevalent materials are consistent such as masonry and wood, however, the materials are applied in a myriad of different ways. This varied materialization approach results in the eclectic feel of the Langdon District. Architects throughout the history of the District have strived to create buildings that are set apart from adjacent structures. Even utilizing a very traditional and collegiate-minded palette, the style variants in Langdon are impressive.

The majority of buildings within the District's period of significance are constructed with:

- Clay Tile Roofing
- Concrete
- Half-Timbering (associated with Tudor Revival style)
- Masonry (brick or stone)
- Masonry Ornament (carved or honed stone)
- Metalwork (balustrades, railing, finials, etc.)
- Slate Roofing
- Stucco
- Windows (wood or metal with multi-pane configurations)
- Wood Clapboards or Shingles
- Wood Columns or Pilasters

Most Langdon District buildings today have brick or stone masonry with asphalt or tile roofs. The few Tudor Revival buildings have areas of half-timbering. Several of the Mediterranean Revival and Prairie Style buildings have areas of stucco. Select frame buildings clad in siding or shingles remain; siding is often replaced (or covered) with synthetic materials (vinyl, aluminum, etc.). Mid-century buildings are often brick with areas of concrete or stucco. More contemporary buildings feature contemporary materials such as metal panels and glass curtain walls in addition to face brick.

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RECOMMENDATIONS TO PRESERVE CHARACTER



IMAGE 45: Looking at uniformity of size, scale, and rhythm of buildings on the east side of Lake Street north of Langdon Street.

General Recommendations

Generally speaking, it is commonly accepted that “you cannot stop progress.” While this study does not attempt to halt progress, it is paramount that development take place with an eye towards preserving the neighborhood character that makes the Langdon neighborhood a special space, desirable to its student and non-student population. Shifting far away from this character can result in a loss of a sense of place, a sense of neighborhood, and a setting that has attracted residents to this area for over a century.

Property owners within the Langdon neighborhood include a unique mix of development companies, residential housing companies, individual property owners, fraternity, and sororities. All of these entities have a long-term investment in this neighborhood’s continued success.

This study confirms that the essential historic character that initially warranted designation of the Langdon Street and Mansion Hill districts remains. Preservation of this character is beneficial to the neighborhood in that it:

1. Preserves essential City of Madison historic character that is unique from any other neighborhood
2. Provides a very necessary mixed-scale district that transitions taller and larger university and State Street buildings to the residential neighborhoods beyond, such as Mansion Hill
3. Provides a walkable residential-scale streetscape
4. Provides access and vistas to Lake Mendota
5. Conveys the deep history of university growth and its long-term community impact

The following recommendations include solutions to clarify and streamline existing historic designations, to enhance and expand public outreach and education, and to explore zoning tools that can be used to preserve the neighborhood’s existing scale and character.

Evaluate Zoning Tools

Consider existing planning tools to preserve the character of the neighborhood. Tools include the designation of either a Neighborhood Conservation Overlay District or a local Historic District.

A neighborhood conservation overlay district or NCOD is a zoning tool used to preserve, revitalize, and enhance older, established neighborhoods and commercial districts to a level beyond the standard zoning code. A



IMAGE 46: Large scale modern development at 633 North Henry Street combined several smaller scale parcels.

RECOMMENDATIONS

NCOD is applied in addition to already in-place zoning regulations and typically takes precedence. NCOD's are location specific and will vary throughout a city based upon location.

A local historic district is a tool utilized to preserve, revitalize, enhance, but also protect intact character. Historic districts are intended to preserve existing integrity and ensure that alterations do not compromise the collective district aesthetic. A historic district is, in effect, also an overlay district that adds to existing zoning.

Both NCOD's and local historic districts can regulate issues such as lot size, setbacks, building scale, massing, and height. Historic districts, with specific standards, take this one step further by providing guidance on style and age appropriate roof forms, fenestration, building materials, restoration methods, and decorative details, among many other items, ensuring that buildings are more sympathetically maintained and altered.

Creation of either district type would require approval of a specific ordinance by the City of Madison Common Council. Historic Districts generally require retention of existing historic buildings, materials and building features, while NCOD's more generally preserve the scale and essential physical character of a district while having less review authority than a historic district. Understanding which of these tools is the most appropriate solution is key to the long-term appearance and continuity of the Langdon neighborhood.

The consultant team's recommendation to the City of Madison is to pursue the path of establishing a local historic district rather than an NCOD. An NCOD, while regulating building generalities, lacks in the ability to ensure that continuity of style and character defining features of the Langdon neighborhood are maintained. The eclectic style mix currently present in the Langdon neighborhood is best stewarded by ensuring buildings of high integrity remain intact and that new construction contributes to this mix rather than waters it down. A local historic district would ensure the neighborhood feel is not lost while also providing much needed guidance to property owners to rehabilitate and restore their properties.

In addition, the creation of a NCOD does not resolve the overlapped district issue. Creation of an NCOD results in another layer of overlapping oversight for property owners to understand its impact and process.

Streamlining

Non-coterminous boundaries and overlapping historic districts generate confusion and discord among property owners. During this study, the consultant team reviewed property data and found five types of historic designations within the Langdon neighborhood (aforementioned). These five types of historic designations represent three differing review standards as follows:

1. Secretary of the Interior Standards, National Park Service (used for State and National Register individual and district listed properties)
2. City of Madison Historic Preservation Ordinance Subchapter 41G: Designated Historic Districts, Historic District Ordinances, 41.22 Mansion Hill Historic District (used for properties in the local historic district)
3. City of Madison Historic Preservation Ordinance (used for properties with individual local landmark designation)

Moving forward, it will be important to coordinate all City, State, and National planning efforts such as:

1. Resolve overlapping historic designations
 - a. Solution 1: Create a City of Madison Local Historic District that mirrors the Langdon Street NRHP district (consult the attached Langdon database for changes in contributing status)
 - i. Modify the Mansion Hill LHD to remove properties that are being transferred to the new Langdon Street LHD
 - ii. Modify the Langdon Street NRHP district to amend contributing and non-contributing properties
 - b. Solution 2: Create a City of Madison Neighborhood Conservation Overlay District to mirror the Langdon Street NRHD boundaries
2. Expand the local historic district definition to include a new definition of contributing and non-contributing properties (such as sites within the boundary that are unbuilt parcels or outside the district's period of significance)
3. Coordinate the pending Preservation Plan with all historic designations, past studies, reports, and the Secretary of the Interior's Standards as warranted

The consultant team's recommendation to the City of Madison is to proceed with Solution 1.

Solution 1 allows for clear distinctions of historic district boundaries at the local, state, and national levels. This results in more effective communication to the public on oversight, as well as, incentives. In addition, conterminous

district boundaries allow for ease of communication between levels of government in the form of identification and way finding, interpretation of the resource, and agency coordination.

Communication

Ensuring that all property owners in the neighborhood understand and are actively engaged participants in the establishment of goals for the Langdon neighborhood is paramount. Tools for communicating with owners and residents alike include:

1. Canvassing
2. Listening sessions
3. Mail surveys
4. Neighborhood organization meetings
5. Stakeholder interviews
6. Stakeholder group meetings
7. Web-based surveys

The City of Madison website for the Planning Division's Historic Preservation page should be enriched to communicate key information all in one place. Information to include should consist of:

1. Landmark designation nomination documents (blank forms and approved submissions)
2. National Register designation nomination documents, provide a link to the National Park Service, National Register Nominations Online Records, "NPGallery Digital Asset Search" (<https://npgallery.nps.gov/NRHP>)
3. Design guidelines (should be developed)
4. Historic resources (Preservation Briefs, etc.)
5. Incentives such as façade grants, easements, etc.; provide a link to the Wisconsin Historical Society webpage "Historic Tax Credit Resources for Income-Producing Properties and Residential Properties" (<https://www.wisconsinhistory.org/Records/Article/CS15309>)
6. Future Planning Division study documents
7. Search engine of designation properties by address for ease of searching (should be developed)
8. COA form and process guide

Incentives

Evaluate incentives for contributing properties within City of Madison Historic Districts. Communicate these incentives to property owners through the City web site and iterate to neighborhood groups and other stakeholders. Several City of Madison Historic Districts closely mirror State and National Register of Historic Places Districts. The historic tax credit incentives at the State (for residential and income-producing properties)

and Federal (for income-producing properties only) levels are often overlooked by developers and individual property owners alike. Highlighting this financial tool can make a rehabilitation project a reality.

NEXT STEPS

1. Develop a public engagement strategy to:
 - a. Engage and inform the neighborhood
 - b. Generate input from the community from which to define goals
2. Develop design guidelines as part of a local district to guide and inform:
 - a. New development sensitive to the neighborhood character
 - b. Improvements to existing buildings that do not harm the building's character defining features or the neighborhood character
3. Outline the process to create the Langdon Street LHD
4. Outline the process to modify the Mansion Hill LHD to remove properties that are being transferred to the proposed Langdon Street LHD
5. Review recommendations within this study to make contributing and non-contributing changes in status within the Langdon Street LHD and NRHD's

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Langdon Neighborhood Character Study, List of Surveyed Properties

City of Madison Project #8665-0-2017-JA

March 20, 2018

Address	Parcel ID	Current Name	Building Type	Historic Name	Architect or Builder	Construction Date	Style or Form	Individual Designation	Current District Designation	Proposed Designation
616 N Carroll Street	0709-144-1022-3		Apartment	Kent Hall	Miller & Waltz	1963	Contemporary		Langdon NR (NC), Mansion Hill Local	Langdon Local (NC), Langdon NR (NC)
620 N Carroll Street	0709-144-1023-1		Apartment	Carroll Hall	Reddemann	1956	Contemporary		Langdon NR (NC), Mansion Hill Local	Langdon Local (NC), Langdon NR (NC)
602 N Frances Street	0709-143-0120-8		Multi-unit Residential	Annie Williams House	D.R. Jones	1881/1923 remodel	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
613 N Frances Street	0709-144-1905-1		Apartment			1995	Post Modern		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
621 N Frances Street	0709-144-1904-3		Multi-unit Residential	Joseph Goodwin House		1882	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
625 N Frances Street	0709-144-1903-5	Andre Lorde Co-op	Multi-unit Residential	Kate & Cornelius Sullivan House		c. 1890	Second Empire		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
629 N Frances Street	0709-144-1902-7		Multi-unit Residential	Frederick Jackson Turner House		1893	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
630 N Frances Street	0709-143-0121-6	The Surfside	Apartment	Surfside Apartments	J. J. Flad	1967	Contemporary		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
633 N Frances Street	0709-144-1901-9	La Maison Francaise/The French House	Multi-unit Residential	The French House	Kaegek and McLeod	1965	Prairie		Langdon NR (NC)	Langdon Local (C), Langdon NR (C)
644 N Frances Street	0709-143-0122-4	Delta Upsilon Fraternity	Fraternity	Delta Epsilon Fraternity	Jennings & Kronenberg	1906	Tudor Revival	Local Landmark	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
601 N Henry Street	0709-144-1007-5		Sorority	Kappa Kappa Gamma Sorority House	Frank Riley, 1963 remodel: Findorff	1929, 1950 remodel,	Tudor Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
610 N Henry Street	0709-144-1938-2		Fraternity	Chi Phi Fraternity House	Law, Law & Potter	1928	Tudor Revival	Local Landmark	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
615 N Henry Street	0709-144-1006-7		Apartment	Chi Omega Sorority House		1911, 1929 remodel	Craftsman		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
622 N Henry Street	0709-144-1939-0		Multi-unit Residential	Willet E. & Jennie Main House	A.E. Eschweiler, Milwaukee	1903	Tudor Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
626 N Henry Street	0709-144-1940-7		Multi-unit Residential	Dean John B. and Phoebe Johnson House	Claude & Stark/Law, Law & Potter	1902/1926 remodel	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
633 N Henry Street	0709-144-1026-5	The Waterfront	Apartment			2013	Contemporary		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
640 N Henry Street	0709-144-1941-5	JDM Properties LLC	Apartment	Alpha Delta Phi Fraternity	Siberz, Purcell & Cuthbert	ca. 1890s/1960	Queen Anne/Mid-Century		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
609 Howard Place	0709-144-1918-4		Multi-unit Residential	Ole Norseman House		1914	American Foursquare		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
612 Howard Place	0709-144-1912-6	The Langdon	Apartment	The Langdon	Gordon and Son	1910	Craftsman		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
613 Howard Place	0709-144-1917-6		Multi-unit Residential	Ole Norseman Rental House	J.O. Gordon	1909-1910	American Foursquare		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
615 Howard Place	0709-144-1916-8	Alpha XI Delta	Sorority	Villa Maria	Frank Riley	1925-1926	Mediterranean Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
622 Howard Place	0709-144-1913-4		Multi-unit Residential	Mary Harnden House		1909	Bungalow		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
632 Howard Place	0709-144-1914-2		Multi-unit Residential	Harry Curtis Multi-Unit House	Claude & Starck	1910	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
635 Howard Place	0709-144-1942-3		Multi-unit Residential	W.A.P. Morris House		1901-1902	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
140 Iota Court	0709-144-1002-5	Cliff Dwellers Apartments	Apartment	Cliff Dweller Apartments	Robert Stauber	1972	Contemporary		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
150 Iota Court	0709-144-1001-7	Chi Psi	Apartment	Chi Psi Lodge	Alexander, Eschweiler, Chadbourne	1911-1912	Tudor Revival	Local Landmark	Langdon NR (C)	Langdon Local (C), Langdon NR (C)

APPENDIX A

Langdon Neighborhood Character Study, List of Surveyed Properties

City of Madison Project #8665-0-2017-JA

March 20, 2018

Address	Parcel ID	Current Name	Building Type	Historic Name	Architect or Builder	Construction Date	Style or Form	Individual Designation	Current District Designation	Proposed Designation
609 N Lake Street	0709-143-0111-7		Multi-unit Residential	J. Morgan Clements House	Claude & Starck	1896	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
615 N Lake Street	0709-143-0110-9		Multi-unit Residential	Wm. Miller Residence	Claude & Starck	1897	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
619 N Lake Street	0709-143-0109-2	Alpha Chi Sigma Fraternity	Fraternity	Alpha Sigma Phi Fraternity	1915 Alts: George Keachie	1909/1915 remodel	Tudor Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
621 N Lake Street	0709-143-0108-4	Alpha Chi Sigma Fraternity	Fraternity	Kappa Sigma Fraternity		1909	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
627 N Lake Street	0709-143-0101-8	Sigma Alpha Epsilon	Fraternity	Sigma Alpha Epsilon	Law Bros./1950 remodel Livermore & Samuelson	1925/1950 remodel	Colonial Revival		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
210 Lakelawn Place	0709-144-1931-6		Apartment			2002	Contemporary		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
220 E Lakelawn Place	0709-144-1925-9	Alpha Epsilon Phi Sorority	Sorority	Alpha Gamma Delta Sorority	Balch, & Lippert/Balch remodel	1924/1955 remodel	Georgian Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
222 E Lakelawn Place	0709-144-1923-3		Apartment	Psi Upsilon Fraternity House		1913, 1918	Mediterranean Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
225 E Lakelawn Place	0709-144-1927-5		Apartment	Alpha Tau Omega Fraternity		1914	Craftsman		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
229 W Lakelawn Place	0709-144-4102-0		Condominium/Apartment			2012	Contemporary		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
233 W Lakelawn Place	0709-144-1923-3	Alpha Gamma Rho Fraternity	Fraternity	Phi Kappa Sigma Fraternity House	Frank Riley	1924	Georgian Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
237 W Lakelawn Place	0709-144-1924-1		Apartment	Kappa Alpha Theta Sorority House	Law Brothers	1924-1925	Mediterranean Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
240 W Lakelawn Place	0709-144-1921-7		Multi-unit Residential	William Allen Rental House		1914	Colonial Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
244 W Lakelawn Place	0709-144-1922-5		Multi-unit Residential	Kathleen Allen Rental House		1915	Tudor Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
1 Langdon Street	0709-144-1801-2	Kennedy Manor	Apartment	Kennedy Manor	Flad & Moulton	1929	Neo-Classical Revival		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
10 Langdon Street	0709-144-0905-2		Multi-unit Residential	Charles Morgan House	Claude & Starck; Law Brothers (1925)	1900; 1925 remodel	Neo-Classical Revival		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
103 Langdon Street	0709-144-1101-5	Delta Gamma Sorority	Sorority	Delta Gamma Sorority	Frank Riley	1926	Colonial Revival		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
104 Langdon Street	0709-144-1021-5		Multi-unit Residential	Romanzo Bunn House	David Jones	1878-79; 1925	Italianate		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
108 Langdon Street	0709-144-1020-7	Kappa Alpha Theta Sorority	Sorority	Acacia Fraternity House	Law Brothers	1924	Mediterranean Revival		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
112 Langdon Street	0709-144-1019-0		Apartment			1966	Contemporary Vernacular		Langdon NR (NC), Mansion Hill Local	Langdon Local (NC), Langdon NR (NC)
115 Langdon Street	0709-144-1102-3	Chi Omega Sorority	Sorority	Chi Omega Sorority	Frank Riley	1925-26	Colonial Revival		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
12 Langdon Street	0709-144-0904-4	Delta Tau Delta	Fraternity	Alpha Xi Delta Sorority House	Law Brothers	1924	Tudor Revival		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
120 Langdon Street	0709-144-1018-2	Delta Delta Delta Sorority	Sorority	J.E. Mosely House	Frank Riley	1874; 1926 remodel	Neo-Classical Revival		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
121 Langdon Street	0709-144-1103-1		Multi-unit Residential	John J. Suhr House	John Nader	1886-87	Second Empire	Individual NR, Local Landmark	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
124 Langdon Street	0709-144-1017-4	Kappa Sigma Fraternity	Fraternity	Kappa Sigma Fraternity	Frank Riley	1923-24	Georgian Revival		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
126 Langdon Street	0709-144-1016-6	Royal Tower	Apartment	Wisconsin Hall Dormitory	Eugene Wasserman	1962	Mid-Century Modern		Langdon NR (NC)	Langdon Local (C), Langdon NR (C)

Langdon Neighborhood Character Study, List of Surveyed Properties

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Address	Parcel ID	Current Name	Building Type	Historic Name	Architect or Builder	Construction Date	Style or Form	Individual Designation	Current District Designation	Proposed Designation
127 Langdon Street	0709-144-1104-9		Multi-unit Residential	Alexander & Emma Main House		1892	Queen Anne		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
130 Langdon Street	0709-144-1015-8	Pi Beta Phi	Fraternity/Sorority	Theta Xi Fraternity House	Lippert (Balch & Lippert?)	1929	Mediterranean Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
131 Langdon Street	0709-144-1105-7		Multi-unit Residential	John B. Winslow House	Law Brothers (1925); Flad (1943)	1894; 1925 & 1943	Colonial Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
133 Langdon Street	0709-144-1106-5		Apartment		J.J. Flad	1939	Georgian Revival		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
135 Langdon Street	0709-144-1107-3		Multi-unit Residential	Harry B. Hobbins House		1895	Gothic Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
137 Langdon Street	0709-144-1108-1	Sigma Pi	Multi-unit Residential	Wm. McKee Two Unit Rental House	Moulton (remodel)	1910; 1936 remodel	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
140 Langdon Street		Parking Lot	Parking Lot				Parking Lot		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
141 Langdon Street	0709-144-1109-9	Evans Scholars Scholarship House	Residence Hall	Alpha Xi Delta Sorority House		1965	Contemporary		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
142 Langdon Street	0709-144-1013-2		Apartments	Delta Zeta Sorority House		1924	Georgian Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
144 Langdon Street	0709-144-1012-4	Theta Delta Chi	Fraternity	Theta Chi Fraternity	Law, Law & Potter	1924-25	Georgian Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
146 Langdon Street	0709-144-1011-6		Residential Co-op	Sigma Phi Epsilon Fraternity House	Law, Law & Potter	1926-27	Mediterranean Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
148 Langdon Street									Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
150 Langdon Street	0709-144-1009-1		Multi-unit Residential	Steensland Residence	Gordeon & Paunack	1892-1896, c.1927	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
152 Langdon Street	0709-144-1008-3	Alpha Chi Omega	Sorority	Alpha Chi Omega Sorority House	Clarence E. Shepard/C.B. Fritz Co.	1927, 1965 addition	Georgian Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
16 Langdon Street	0709-144-0903-6	Phi Gamma Delta	Fraternity	Phi Gamma Delta	Law, Law & Potter	1927	Tudor Revival	Local Landmark	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
17 Langdon Street	0709-144-0802-0		Parking Lot						Langdon NR (NC), Mansion Hill Local	Langdon Local (NC), Langdon NR (NC)
2 Langdon Street	0709-144-0906-0		Multi-unit Residential	Cassin Hayes House		1857; 1907 remodel	Italianate		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
201 Langdon Street	0709-144-2001-6	Brian House	Apartment	Kappa Alpha Theta Sorority House	Graves, Kenney & Iverson	1964	Mid-Century Modern		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
210 Langdon Street	0709-144-1937-4	Theta Chi	Fraternity			2014	Contemporary		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
211 Langdon Street	0709-144-2002-4		Multi-unit Residential	T.E. Brittingham House	Robert C. Spencer	1895	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
216 Langdon Street	0709-144-1935-8	Tau Kappa Epsilon	Fraternity	Alpha Epsilon Phi Sorority House		1967	Contemporary		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
22 Langdon Street	0709-144-0902-8	Lake Towne Apartments	Apartment		Robert Stauber	1972	Neo-Classical Revival		Langdon NR (NC), Mansion Hill Local	Langdon Local (NC), Langdon NR (NC)
221 Langdon Street	0709-144-2003-2	Sigma Chi	Fraternity		Knothe & Bruce	2001	Contemporary		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
222 Langdon Street	0709-144-4101-2	Acacia Fraternity	Fraternity	Phi Mu Sorority House	Law, Law & Potter	1927	Tudor Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
227 Langdon Street	0709-144-2004-0		Apartment	Thousand Apartments		1956	International Style		Langdon NR (NC)	Langdon Local (C), Langdon NR (C)
228 Langdon Street	0709-144-1920-9	Korb Apartments	Apartment	Lutheran Student Foundation	H.C. Haeuser	1948	Georgian Revival		Langdon NR (NC)	Langdon Local (C), Langdon NR (C)

APPENDIX A

Langdon Neighborhood Character Study, List of Surveyed Properties

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Address	Parcel ID	Current Name	Building Type	Historic Name	Architect or Builder	Construction Date	Style or Form	Individual Designation	Current District Designation	Proposed Designation
233 Langdon Street	0709-144-2005-8	Intersarsity Christian Fellowship Center	Apartment	Pi Beta Phi Sorority House	Frank Riley & Lewis Seberz (1937 remodel)	1912, 1937 remodel	Georgian Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
234 Langdon Street	0709-144-1919-2	Delta Phi Epsilon	Apartment	Sloan-Ogilvie House	D.R. Jones	1875-76; 1928	Italianate		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
237 Langdon Street	0709-144-2006-6	Phi Delta Theta	Fraternity		Horizon Construction	2011	Mediterranean Revival		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
240 Langdon Street	0709-144-1911-8	Tralfamadore Co-op	Apartment	Phi Kappa Theta Fraternity House		1964	Georgian Revival		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
241 Langdon Street	0709-144-2007-4		Apartment			1957	Moderne/International Style		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
245 Langdon Street	0709-144-2008-2		Apartment	Osborne Apartments		1961	Art Moderne		Langdon NR (NC)	Langdon Local (C), Langdon NR (C)
248 Langdon Street	0709-144-1910-0		Multi-unit Residential	Frank Ellsworth House		1902	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
25 Langdon Street	0709-144-0803-8	Society Hill Condo	Condominium	Kate Sarles House	J.K. Cady, Chicago	1910	Queen Anne		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
250 Langdon Street	0709-144-1909-3		Apartment	Delta Gamma Sorority House	J.O. Gordon	1906	Tudor Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
251 Langdon Street	0709-144-2009-0		Multi-unit Residential	Thomas Reynolds House		1875; 1894 remodel	Tudor Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
252 Langdon Street	0709-144-1908-5	Delta Theta Sigma	Fraternity	Kappa Delta Sorority House	Myron Pugh	1927	Tudor Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
257 Langdon Street	0709-144-2010-7	Badger House	Apartment	Gamma Phi Beta Sorority House		1900-01	Queen Anne		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
260 Langdon Street	0709-144-1907-7		Apartment	Phi Sigma Kappa Fraternity House	Frank Riley	1924-25	Georgian Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
265 Langdon Street	0709-144-2011-5	Ann Emery Apartments	Apartment	Ann Emery Hall	Frank Moulton	1930	Tudor Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
270 Langdon Street	0709-144-1906-9	Gamma Phi Beta Sorority House	Sorority	Gamma Phi Beta Sorority House	Frank Riley	1926-27	Mediterranean Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
28 Langdon Street	0709-144-0901-0	Alpha Phi Chapter House	Sorority	Frank G. & Mary G. Brown House	Law, Law & Potter (1927)	1905, 1927 remodel	Georgian Revival	Local Landmark	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
29 Langdon Street	0709-144-0804-6	Lake Towne Apartments	Multi-unit Residential	John E. & Olive Davies House		1874	Italianate		Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
601 Langdon Street	0709-143-0201-6	Graduate Hotel	Hotel	Madison Inn		1960	Mid-Century Modern		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
610 Langdon Street	0709-143-0119-1	Lowell Center	Conference Center/Hotel	Lowell Hall		1960	Mid-Century Modern		Langdon NR (NC)	Langdon Local (C), Langdon NR (C)
611 Langdon Street	0709-143-0202-4	Hillel: The Barbara Hochberg Center for Jewish	Community Center			2008-2009	Contemporary		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
614 Langdon Street	0709-143-0118-3		Apartment			1999-2000	Post Modern		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
618 Langdon Street		Addition to Roundhouse Apartments							Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
619 Langdon Street	0709-143-0203-2		Apartment		Mark Schmidt Architect	1993-1994	Contemporary		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
625 Langdon Street	0709-143-0204-0		Apartment			2000-2001	Post Modern		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
626 Langdon Street	0709-143-0125-8	The Round House Apartments	Apartment	The Roundhouse Apartments		1969, 2014 addition	Contemporary		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
633 Langdon Street	0709-143-0205-8	Langdon Hall	Apartment	Langdon Hall	Flad & Moulton	1930	Georgian Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)

Langdon Neighborhood Character Study, List of Surveyed Properties

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Address	Parcel ID	Current Name	Building Type	Historic Name	Architect or Builder	Construction Date	Style or Form	Individual Designation	Current District Designation	Proposed Designation
636 Langdon Street	0709-143-0112-5	Le Chateau Co-op	Apartment	Alpha Omicron Pi Sorority House	Law, Law & Potter	1928	Tudor Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
616 Mendota Court	0709-143-0102-6		Apartment	Delta Tau Delta Fraternity		1911	Georgian Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
621 Mendota Court	0709-143-0126-6		Apartment			2011	Contemporary		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
622 Mendota Court	0709-143-0103-4	Beta Theta Pi	Fraternity	Beta Theta Pi Fraternity	Law Brothers	1925	Mediterranean Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
625 Mendota Court	0709-143-0106-8		Apartment	The Frawley Apartments	Ferdinand Kronenberg	1905	Neo-Classical Revival		Langdon NR (C)	Langdon Local (C), Langdon NR (C)
627 Mendota Court	0709-143-0107-6		Apartment	Mendota Towers		1912			Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
661 Mendota Court	0709-143-0104-2	The Surf Apartments	Apartment	The Surf Apartments		1968	Mid-Century Modern		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)

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Langdon Neighborhood Character Study, Recommended Designations

City of Madison Project #8665-0-2017-JA

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Contributing - Langdon Street National Register District AND Proposed Langdon Street Local Historic District

Address	Parcel ID	Current Name	Historic Name	Current District Designation	Proposed Designation
602 N Frances Street	0709-143-0120-8		Annie Williams House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
621 N Frances Street	0709-144-1904-3		Joseph Goodwin House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
625 N Frances Street	0709-144-1903-5	Andre Lorde Co-op	Kate & Cornelius Sullivan House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
629 N Frances Street	0709-144-1902-7		Frederick Jackson Turner House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
633 N Frances Street	0709-144-1901-9	La Maison Francaise/The French House	The French House	Langdon NR (NC)	Langdon Local (C), Langdon NR (C)
644 N Frances Street	0709-143-0122-4	Delta Upsilon Fraternity	Delta Epsilon Fraternity	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
601 N Henry Street	0709-144-1007-5		Kappa Kappa Gamma Sorority House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
610 N Henry Street	0709-144-1938-2		Chi Phi Fraternity House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
615 N Henry Street	0709-144-1006-7		Chi Omega Sorority House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
622 N Henry Street	0709-144-1939-0		Willet E. & Jennie Main House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
626 N Henry Street	0709-144-1940-7		Dean John B. and Phoebe Johnson House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
609 Howard Place	0709-144-1918-4		Ole Norseman House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
612 Howard Place	0709-144-1912-6	The Langdon	The Langdon	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
613 Howard Place	0709-144-1917-6		Ole Norseman Rental House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
615 Howard Place	0709-144-1916-8	Alpha XI Delta	Villa Maria	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
622 Howard Place	0709-144-1913-4		Mary Harnden House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
632 Howard Place	0709-144-1914-2		Harry Curtis Multi-Unit House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
635 Howard Place	0709-144-1942-3		W. A. P. Morris House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
150 Iota Court	0709-144-1001-7	Chi Psi	Chi Psi Lodge	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
609 N Lake Street	0709-143-0111-7		J. Morgan Clements House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
615 N Lake Street	0709-143-0110-9		Wm. Miller Residence	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
619 N Lake Street	0709-143-0109-2	Alpha Chi Sigma Fraternity	Alpha Sigma Phi Fraternity	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
621 N Lake Street	0709-143-0108-4	Alpha Chi Sigma Fraternity	Kappa Sigma Fraternity	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
220 E Lakelawn Place	0709-144-1925-9	Alpha Epsilon Phi Sorority	Alpha Gamma Delta Sorority	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
222 E Lakelawn Place	0709-144-1923-3		Psi Upsilon Fraternity House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
225 E Lakelawn Place	0709-144-1927-5		Alpha Tau Omega Fraternity	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
233 W Lakelawn Place	0709-144-1923-3	Alpha Gamma Rho Fraternity	Phi Kappa Sigma Fraternity House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
237 W Lakelawn Place	0709-144-1924-1		Kappa Alpha Theta Sorority House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
240 W Lakelawn Place	0709-144-1921-7		William Allen Rental House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
244 W Lakelawn Place	0709-144-1922-5		Kathleen Allen Rental House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
1 Langdon Street	0709-144-1801-2	Kennedy Manor	Kennedy Manor	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
10 Langdon Street	0709-144-0905-2		Charles Morgan House	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)

APPENDIX B

103 Langdon Street	0709-144-1101-5	Delta Gamma Sorority	Delta Gamma Sorority	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
104 Langdon Street	0709-144-1021-5		Romanzo Bunn House	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
108 Langdon Street	0709-144-1020-7	Kappa Alpha Theta Sorority	Acacia Fraternity House	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
115 Langdon Street	0709-144-1102-3	Chi Omega Sorority	Chi Omega Sorority	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
12 Langdon Street	0709-144-0904-4	Delta Tau Delta	Alpha Xi Delta Sorority House	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
120 Langdon Street	0709-144-1018-2	Delta Delta Delta Sorority	J.E. Mosely House	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
121 Langdon Street	0709-144-1103-1		John J. Suhr House	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)

Contributing - Langdon Street National Register District AND Proposed Langdon Street Local Historic District

Address	Parcel ID	Current Name	Historic Name	Current District Designation	Proposed Designation
124 Langdon Street	0709-144-1017-4	Kappa Sigma Fraternity	Kappa Sigma Fraternity	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
126 Langdon Street	0709-144-1016-6	Royal Tower	Wisconsin Hall Dormitory	Langdon NR (NC)	Langdon Local (C), Langdon NR (C)
127 Langdon Street	0709-144-1104-9		Alexander & Emma Main House	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
130 Langdon Street	0709-144-1015-8	Pi Beta Phi	Theta Xi Fraternity House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
131 Langdon Street	0709-144-1105-7		John B. Winslow House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
135 Langdon Street	0709-144-1107-3		Harry B. Hobbins House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
137 Langdon Street	0709-144-1108-1	Sigma Pi	Wm. McKee Two Unit Rental House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
142 Langdon Street	0709-144-1013-2		Delta Zeta Sorority House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
144 Langdon Street	0709-144-1012-4	Theta Delta Chi	Theta Chi Fraternity	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
146 Langdon Street	0709-144-1011-6		Sigma Phi Epsilon Fraternity House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
150 Langdon Street	0709-144-1009-1		Steensland Residence	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
152 Langdon Street	0709-144-1008-3	Alpha Chi Omega	Alpha Chi Omega Sorority House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
16 Langdon Street	0709-144-0903-6	Phi Gamma Delta	Phi Gamma Delta	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
2 Langdon Street	0709-144-0906-0		Cassin Hayes House	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
211 Langdon Street	0709-144-2002-4		T.E. Brittingham House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
222 Langdon Street	0709-144-4101-2	Acacia Fraternity	Phi Mu Sorority House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
227 Langdon Street	0709-144-2004-0		Thousand Apartments	Langdon NR (NC)	Langdon Local (C), Langdon NR (C)
228 Langdon Street	0709-144-1920-9	Korb Apartments	Lutheran Student Foundation	Langdon NR (NC)	Langdon Local (C), Langdon NR (C)
233 Langdon Street	0709-144-2005-8	Intersarsity Christian Fellowship Center	Pi Beta Phi Sorority House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
234 Langdon Street	0709-144-1919-2	Delta Phi Epsilon	Sloan-Ogilvie House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
245 Langdon Street	0709-144-2008-2		Osborne Apartments	Langdon NR (NC)	Langdon Local (C), Langdon NR (C)
248 Langdon Street	0709-144-1910-0		Frank Ellsworth House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
25 Langdon Street	0709-144-0803-8	Society Hill Condo	Kate Sarles House	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
250 Langdon Street	0709-144-1909-3		Delta Gamma Sorority House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
251 Langdon Street	0709-144-2009-0		Thomas Reynolds House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
252 Langdon Street	0709-144-1908-5	Delta Theta Sigma	Kappa Delta Sorority House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)

257 Langdon Street	0709-144-2010-7	Badger House	Gamma Phi Beta Sorority House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
260 Langdon Street	0709-144-1907-7		Phi Sigma Kappa Fraternity House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
265 Langdon Street	0709-144-2011-5	Ann Emery Apartments	Ann Emery Hall	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
270 Langdon Street	0709-144-1906-9	Gamma Phi Beta Sorority House	Gamma Phi Beta Sorority House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
28 Langdon Street	0709-144-0901-0	Alpha Phi Chapter House	Frank G. & Mary G. Brown House	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
29 Langdon Street	0709-144-0804-6	Lake Towne Apartments	John E. & Olive Davies House	Langdon NR (C), Mansion Hill Local	Langdon Local (C), Langdon NR (C)
610 Langdon Street	0709-143-0119-1	Lowell Center	Lowell Hall	Langdon NR (NC)	Langdon Local (C), Langdon NR (C)
633 Langdon Street	0709-143-0205-8	Langdon Hall	Langdon Hall	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
636 Langdon Street	0709-143-0112-5	Le Chateau Co-op	Alpha Omicron Pi Sorority House	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
616 Mendota Court	0709-143-0102-6		Delta Tau Delta Fraternity	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
622 Mendota Court	0709-143-0103-4	Beta Theta Pi	Beta Theta Pi Fraternity	Langdon NR (C)	Langdon Local (C), Langdon NR (C)
625 Mendota Court	0709-143-0106-8		The Frawley Apartments	Langdon NR (C)	Langdon Local (C), Langdon NR (C)

Non-Contributing - Langdon Street National Register District AND Proposed Langdon Street Local Historic District

Address	Parcel ID	Current Name	Historic Name	Current District Designation	Proposed Designation
616 N Carroll Street	0709-144-1022-3		Kent Hall	Langdon NR (NC), Mansion Hill Local	Langdon Local (NC), Langdon NR (NC)
620 N Carroll Street	0709-144-1023-1		Carroll Hall	Langdon NR (NC), Mansion Hill Local	Langdon Local (NC), Langdon NR (NC)
613 N Frances Street	0709-144-1905-1			Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
630 N Frances Street	0709-143-0121-6	The Surfside	Surfside Apartments	Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
633 N Henry Street	0709-144-1026-5	The Waterfront		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
640 N Henry Street	0709-144-1941-5	JDM Properties LLC	Alpha Delta Phi Fraternity	Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
140 Iota Court	0709-144-1002-5	Cliff Dwellers Apartments	Cliff Dweller Apartments	Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
627 N Lake Street	0709-143-0101-8	Sigma Alpha Epsilon	Sigma Alpha Epsilon	Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
210 Lakelawn Place	0709-144-1931-6			Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
229 W Lakelawn Place	0709-144-4102-0			Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
112 Langdon Street	0709-144-1019-0			Langdon NR (NC), Mansion Hill Local	Langdon Local (NC), Langdon NR (NC)
133 Langdon Street	0709-144-1106-5			Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
140 Langdon Street		Parking Lot		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
141 Langdon Street	0709-144-1109-9	Evans Scholars Scholarship House	Alpha Xi Delta Sorority House	Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
148 Langdon Street				Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
17 Langdon Street	0709-144-0802-0			Langdon NR (NC), Mansion Hill Local	Langdon Local (NC), Langdon NR (NC)
201 Langdon Street	0709-144-2001-6	Brian House	Kappa Alpha Theta Sorority House	Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
210 Langdon Street	0709-144-1937-4	Theta Chi		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
216 Langdon Street	0709-144-1935-8	Tau Kappa Epsilon	Alpha Epsilon Phi Sorority House	Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
22 Langdon Street	0709-144-0902-8	Lake Towne Apartments		Langdon NR (NC), Mansion Hill Local	Langdon Local (NC), Langdon NR (NC)
221 Langdon Street	0709-144-2003-2	Sigma Chi		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)

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237 Langdon Street	0709-144-2006-6	Phi Delta Theta		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
240 Langdon Street	0709-144-1911-8	Tralfamadore Co-op	Phi Kappa Theta Fraternity House	Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
241 Langdon Street	0709-144-2007-4			Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
601 Langdon Street	0709-143-0201-6	Graduate Hotel	Madison Inn	Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
611 Langdon Street	0709-143-0202-4	Hillel: The Barbara Hochberg Center for Jewish Student Life		Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
614 Langdon Street	0709-143-0118-3			Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
618 Langdon Street		Addition to Roundhouse Apartments		Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
619 Langdon Street	0709-143-0203-2			Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
625 Langdon Street	0709-143-0204-0			Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
626 Langdon Street	0709-143-0125-8	The Round House Apartments	The Roundhouse Apartments	Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)
621 Mendota Court	0709-143-0126-6			Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
627 Mendota Court	0709-143-0107-6		Mendota Towers	Langdon NR (C)	Langdon Local (NC), Langdon NR (NC)
661 Mendota Court	0709-143-0104-2	The Surf Apartments	The Surf Apartments	Langdon NR (NC)	Langdon Local (NC), Langdon NR (NC)

RESOURCES

City of Madison Applications and Forms for Landmarks and Construction in Historic Districts

Information on processes for filing COA's, Demolitions, Variances, and the Landmark Nomination Process.

<https://www.cityofmadison.com/development-services-center/land-development/private-property/landmarks-construction-in-historic>

City of Madison Historic Preservation Ordinance

The Historic Preservation Ordinance guides all work on properties listed in the Mansion Hill Historic District.

Madison Code of Ordinances: https://library.municode.com/wi/madison/codes/code_of_ordinances

Mansion Hill Ordinance: https://www.cityofmadison.com/dpced/planning/documents/Mansion_Hill_Ord.pdf

Madison Hill Historic District National Register Nomination

Original nominating document submitted, including history of most properties in the district, overall historical context for the district, and information on architects, architectural styles, and important residents.

<https://npgallery.nps.gov/NRHP/AssetDetail?assetID=5c8ca92e-c9b0-4ce1-95ef-23bbd2ff6f57>

National Park Service Technical Preservation Services Preservation Briefs

The National Park Service, Technical Preservation Services has provided a series of Preservation Briefs outlining best practices for repair, rehabilitation, preservation, and restoration work. These briefs are valuable tools in executing work on historic structures and can also be used to educate and evaluate contractors for repair, rehabilitation, and restoration work.

<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Wisconsin Historical Society Historic Tax Credit Resources

The Wisconsin Historical Society provides numerous resources to begin evaluating a property for Historic Tax Credit eligibility for private residential and commercial income-producing properties, as well as forms and instructions for submitting Historic Tax Credit applications. Note, Historic Tax Credits are complicated, partnership with a Historic Preservation Consultant is recommended.

<https://www.wisconsinhistory.org/Records/Article/CS15309>

Wisconsin Historical Society Survey Manual

The Wisconsin Historical Society regularly updates a Survey Manual to guide all reconnaissance and intensive survey work. This manual was used to ensure implementation of proper criteria and processes throughout the study. The Manual also provides key information for cities and neighborhood groups on determining what types of surveys are needed, identifying goals of surveys, and establishing proper survey boundaries and criteria.

<https://www.wisconsinhistory.org/pdfs/hp/consultants/survey-manual/HPR-survey-manual.pdf>

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www.wisconsinhistory.org

Madison Historic Preservation Planning, 125 S. Hamilton Street, Madison, WI 53701, t: 608-266-6552
<https://www.cityofmadison.com/dpced/planning/historic-preservation-planning/1589>



IMAGE 47: Large Period Revival apartment building at 265 Langdon Street.
