

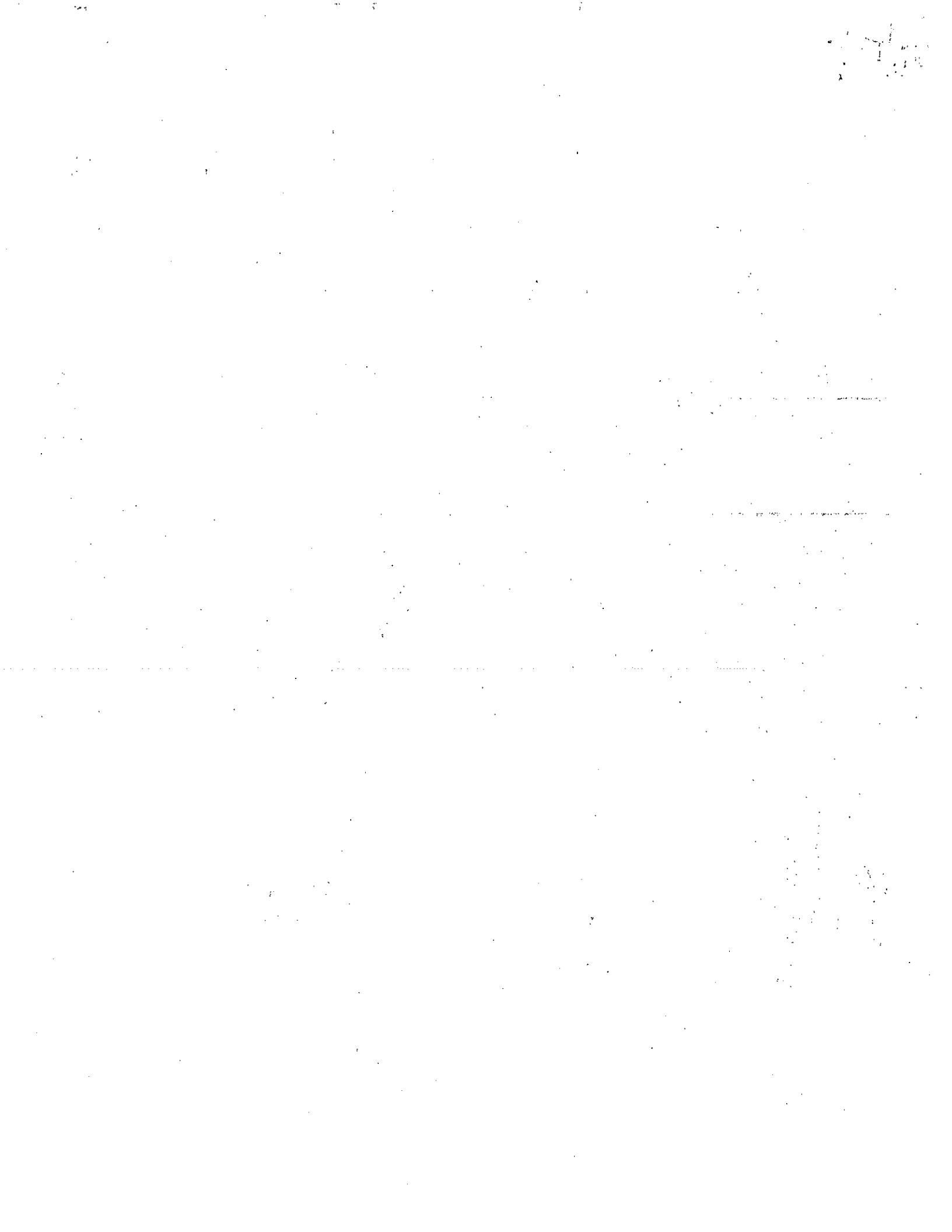
THE MANSION HILL HISTORIC DISTRICT

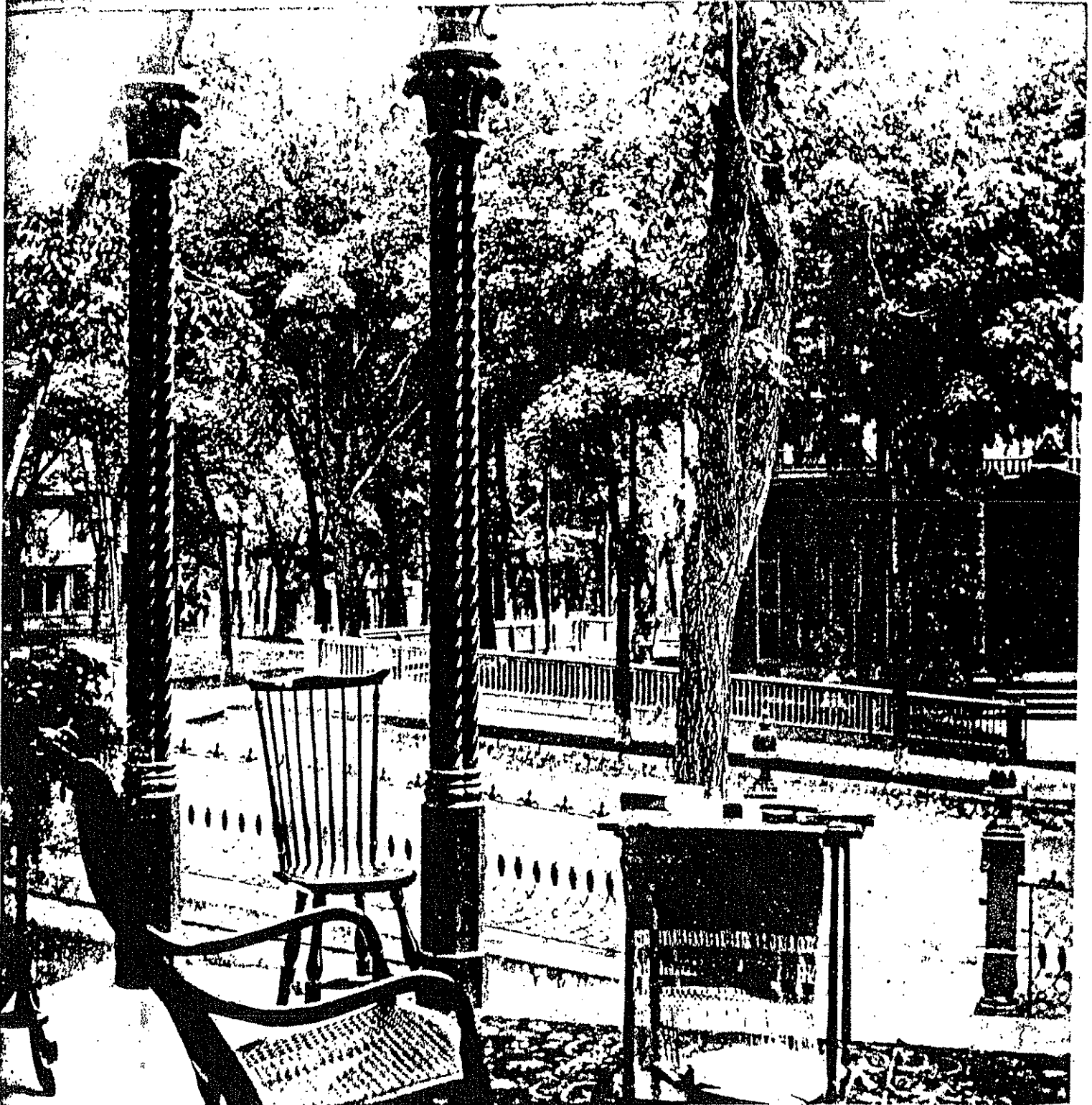
PRESERVATION PLAN

AND

DEVELOPMENT HANDBOOK

10/10/10




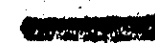




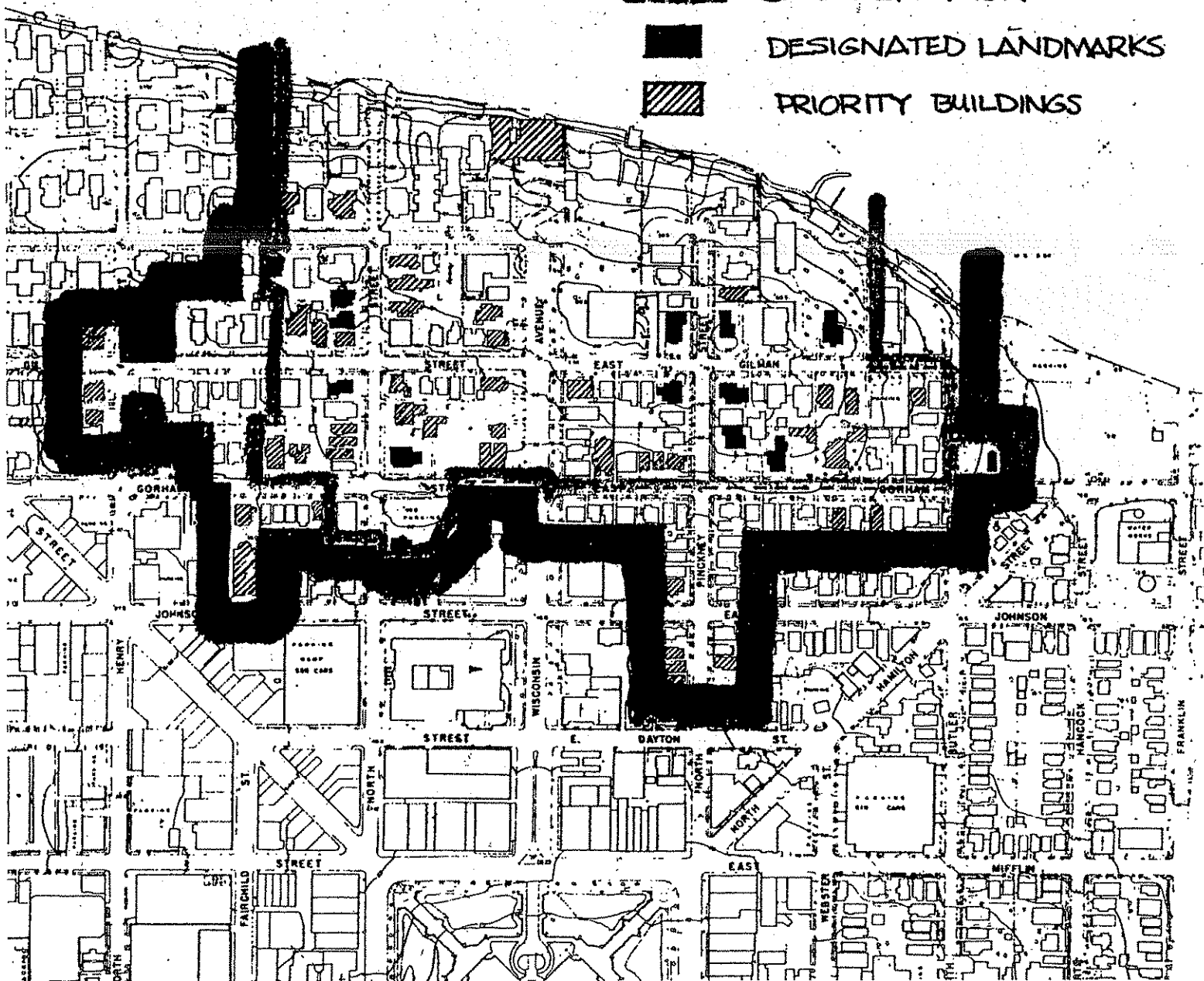
MANSION HILL: THE BOUNDARIES

After a careful assessment of the architectural and historical resources of this area today, boundaries for the District were mapped.

LAKE MENDOTA

MANSION HILL DISTRICT

-  BOUNDARIES
-  CORE DEFINITION
-  DESIGNATED LANDMARKS
-  PRIORITY BUILDINGS



When the materials are all prepared and ready, the
architects shall appear.
I swear to you the architects shall appear without fail,
I swear to you they will understand you and justify you,
The greatest among them shall be he who best knows you,
and encloses all and is faithful to all,
He and the rest shall not forget you, they shall perceive
that you are not an iota less than they,
You shall be fully glorified in them.

Whitman, Leaves of Grass, 1855.

DESIGNATION

The Mansion Hill Historic District is among the City's most valuable historical, architectural, and cultural resources. It is a unique place, and its uniqueness is felt by native and visitor alike. There is nowhere else like it: it is a one of a kind species. No one can replace it if it is destroyed: it is one of America's non-renewable resources.

Social movements are difficult to document at a personal or even local level and it would be folly to assume too much about socio-political interaction on Mansion Hill. However, just prior to the turn of the century, the neighborly mingling of people from the academic, governmental, and business sectors in this District probably made it a regional laboratory for the Wisconsin Idea, a concept that was to have nationwide significance in the Progressive Era of the early twentieth century. Truly the boundaries of action for these people were the boundaries of the State, and, more significantly, the concept of utilization of expertise from other fields to solve problems was given some of its earliest testing here. The interaction of these social, political, and business experts occurred as a natural neighborhood function in the old Mansion Hill District. For example, Dean Bryant with help from Regent Stevens was able to solve a controversy initiated by Judge Bashford about part-time instructors in the Law School; and Thomas Brittingham, a lumber company executive, maintained a long-time interest in the University and eventually endowed it with a considerable portion of his wealth.

In that the Mansion Hill Historic District reflects a pattern

In that the Mansion Hill Historic District reflects a pattern in the broad social history of Madison and in the State and the Nation, and in that elements within the District meet the other three designation criteria, (see Appendix G) namely that many of the buildings in the District:

- 1) are identified with historic personages or with important events in national, state or local history;
- 2) embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship;
- 3) are representative of the notable work of a master builder, designer or architect whose individual genius influences his age;

it shall be the firm determination of the City of Madison to designate the Mansion Hill Historic District, the first area of the City to be so designated, as an Historic District according to Section 33.01(6)(d) of the Madison General Ordinances with all guidelines and ordinance powers pursuant to designation to be administered by the Landmarks Commission.

HISTORY OF THE MANSION HILL DISTRICT: The Core Social Neighborhood

The Mansion Hill District existed in the nineteenth century as an elite social neighborhood with a middle class buffer zone surrounding its core. Indeed, the social configurations of the historic neighborhood significantly affected its developing architectural identity in the nineteenth century and made it physically distinguishable from other neighborhoods. Today much of the physical fabric of the neighborhood including its upper-middle class and middle-class buffer zone remain as a tangible document of its past social history.

Three periods distinguish the pre-World War I history of the core area alternately known as "Yankee Hill," "Aristocrat Hill," or "Big Bug Hill". Though not one of the first settled areas of Madison, by the 1850's the neighborhood was building the substantial residences, some of local sandstone, that have characterized the area to this day. By the 1890's, "Big Bug Hill" entered its peak period as the active center of social life in the city. Around 1910, the neighborhood changed slightly to accommodate more academics and business people, while some of its older families died out or moved away. During each of these periods, however, the social nature of the neighborhood remained largely the same. One of the most significant features of the area was the mingling of experts from business, politics, and education, a key concept in the developing Wisconsin Idea.

A particular sample of sixty-four people who lived in the area selected over a period of years reveals a high social and economic status, and by implication a high educational status among these residents. These sixty-four, allowing for some overlap into more than one category included:

- 8 judges
- 18 other public officials
- 8 bankers
- 8 real estate developers
- 10 proprietors or merchants
- 6 regents of the University of Wisconsin
- 16 professors

Offices held by public servants ranged from the federal-level positions of Senator, Secretary of the Interior, Postmaster General, District Judge, U.S. Marshall, U.S. Assistant Attorney General, and Minister to China; to state positions including Governor, Treasurer, Court Justice, Auditor, Speaker of the Assembly, Senator, Assemblyman; and to municipal positions including Judge, Mayor, Alderman, City Clerk, and member of the Board of Education.

Financiers in real estate and banking counted such notables as N.B. Van Slyke, the prominent Timothy Brown family, the private banker J.J. Suhr, and early developer James Richardson. Important as regents of the university were Ezra Carr, Obadiah Conover, N.B. Van Slyke, and Breese Stevens. Outstanding professors included Dean E.E. Bryant of the Law School, Frederick Jackson Turner, one of the university's most eminent historians, Paul Reinsch, early political scientist, and Edward Van Vleck, nationally known mathematician.

Two conclusions of significance should be drawn from the survey of occupations of these past residents of Mansion Hill. First, there was large but not total concentration of the social elite of Madison in the core area. Second, while prominent Madisonians might reside elsewhere, within this district itself, there was a general homogeneity of social class. There were no skilled or unskilled workers who owned property in the core area. Upper class and upper middle class people characterized the area solely.

The widespread incidence of domestic residents further indicated the class of the neighborhood. A sample survey of the first two blocks of Langdon Street in the 1896-97 city directory (see Appendix E) revealed that of twenty residences, apparently only two had no domestic servants. Some residences employed two servants and several of their neighbors even retained coachmen. Interestingly, the original core area, outlined on the map (fig. 1), extended well down Langdon Street toward the University and included the 400 and 500 blocks of North Henry Street. These areas are only partially included in the present district because of the substantial number of demolitions of key structures over the past seventy-five years.

The occupations of the neighborhood and the existence of substantial domestic establishments show one type of conformity, but beyond this fact there was a definite cohesiveness among the residents of Mansion Hill. They interacted politically, economically, and socially.

The active political life of the residents has been mentioned. A striking example at an individual level occurred when Judge C. V. Bardeen of the Wisconsin Supreme Court died in 1903. Robert M. LaFollette, residing in the old Governor's Mansion, appointed his former

law partner Robert Siebecker to the Court. Siebecker not only assumed Bardeen's seat but moved into Bardeen's former residence, the Timothy Brown House. Further, a third justice lived in this same house when from 1922 to 1936 Timothy Brown, a grandson of the original owner and also a justice resided at 116 E. Gorham.

The First National Bank exemplified the close economic ties that existed among the neighbors of Mansion Hill. Early settlers, N.B., Van Slyke (510 N. Carroll), James Richardson (28 E. Gilman), Levi Vilas (N. Henry Street) and Timothy Brown (116 E. Gorham), organized the bank. In 1880, N.B. Van Slyke became president of the bank, responsible to a board of directors composed of his neighbors M.E. Fuller (423 N. Pinckney), Breese Stevens (401 N. Carroll), William F. Vilas (2 E. Gilman), and James Moseley (120 Langdon). Fellow banker J.J. Suhr lived across the street from Moseley at 121 Langdon.

The familial and social relationships among the residents of Mansion Hill drew the neighborhood particularly close. Often several members of the same extended family lived in the area.

- Henry K. Tenney resided at 421 N. Carroll, while his brother Daniel, who was also his law partner, built the house at 401 N. Carroll.
- The Van Slyke-Mears-Hobbins-Suhr blood relationship showed how proximity furthered social relations. N.B. Van Slyke's mother was a sister of the brothers, James R. (420 N. Carroll) and Charles Mears (116 E. Gilman).

James Mears' daughter Mary wedded Joseph W. Hobbins of 114 W. Gilman. The son of Joseph Hobbins, William J. Hobbins, married Bertha Suhr, thus relating the Suhr banking family to the Van Slyke banking family.

- Alexander H. Main (127 Langdon) and Willet S. Main (511 N. Carroll) were brothers, whose sister married U.S. Senator John C. Spooner. Alexander Main was at one time a law partner of Phil Spooner, John's brother.
- Orasmus Cole, a justice of the Wisconsin Supreme Court, married as his second wife Roberta Garnhardt, his next door neighbor, and took as part of the Garnhardt estate the house at 424 N. Pinckney to which he transferred his residence.

Friendships formed naturally among the people who interacted with each other on Mansion Hill.

- The obituary notice of Dean E. E. Bryant (423 Wisconsin Avenue), recorded that Judge Cassoday (139 E. Gilman) was "one who regretted his passing," and of his one-time law partner Colonel Vilas, it was said, "it was a rare day the friends were not together."
- Among the mourners for James S. Smith were Governor Robert LaFollette and honorary pall bearers M.E. Fuller, F.W. Oakley (524 N. Carroll), C.N. Gregory (10 Langdon), and Robert Bashford (423 N. Pinckney).

- Another circle of friends included Willett E. Main (410 N. Henry), F.W. Oakley, Col. A.H. Hollister (17 Langdon), and E.W. Keyes (102 E. Gorham).

The social interaction among the residents occurred at formal occasions as well. The following selection from Madison's society pages indicate that the core area's residents attended many of the same gala evenings and parties. The names marked in the selection indicate the families who resided in the district.

MANSION HILL AS A SOCIAL NEIGHBORHOOD: THE BUFFER ZONE

During the years around the turn of the century when the core area peaked in terms of the number and strength of ties that bound academic, business, and government professionals to the social fabric of the neighborhood, it is enlightening to investigate the radiating nature of these ties in the surrounding buffer zone of upper-middle class and middle class families. A survey of the residents of these latter areas in 1896-1897, indicates spot occupancy by skilled tradesmen, laborers, and students who mixed with academics and business and government professionals.

The boundaries of the Mansion Hill Historic District have been extended beyond the core area to include this historically mixed residential area since many of its occupants had blood, business, governmental and/or academic ties with people living in the core area, and since many handsome, though generally less grand, structures still exist in the buffer zone. (See: The Buffer Zone Yesterday and Today - the Physical Significances, p. 18)

THE ECONOMICS OF PHYSICAL IDENTITY IN THE CORE AREA

Those families who resided in the Mansion Hill core area in the nineteenth century frequently dwelt in brick or stone homes, elaborately detailed and decorated. This distinction in materials and design symbolized the wealth of the neighborhood.

An examination of assessments for the core area in 1875 and again in 1892 showed a high value assigned to the properties on Mansion Hill. For demonstration, these assessments have been grouped into quartiles, that is, each division contains one-fourth of the total number of buildings and indicates the range of their assessments.

They were:

1875 I 2,000- 3,000

 II 3,500- 4,750

 III 4,750- 6,750

 IV 6,750-12,500

1892 I 1,000- 2,250

 II 2,250- 3,300

 III 3,300- 8,000

 IV 8,000-14,000

(the 1892 figures are adjusted slightly according to a lake frontage factor)

These assessments were high and reflected heavily the value of the buildings.

A comparison area, an equally old residential neighborhood, but of different character, located on W. Main, W. Clymer (W. Doty), and W. Wilson showed unimproved lots assessed at only \$100 difference below the Mansion Hill area. For 1892 the assessments in the comparison area are grouped into quartiles. They were:

1892	I	500-	800
	II	800-	1,000
	III	1,000-	1,200
	IV	1,200-	1,600

In the comparison area only six dwellings were of brick and none of stone.

THE ARCHITECTURAL CHARACTER AND SCALE OF THE DISTRICT

Significant clusters of examples of the variety in American architectural expression in the last half of the nineteenth century and the first three decades of the twentieth century are found in the Mansion Hill District. The core area of the district constitutes the last concentration of extant baronial nineteenth century palaces that once housed the City's social, business, political, and educational elite. Radiating from the core are smaller but not less significant architectural works formerly housing the less grand families.

The twentieth century buildings evidence a continuing vitality in the neighborhood, but indeed a vitality of a different order than that of the preceding century. The viability of the downtown for mixed use at the turn of the century was still great, but the wealthier

residents had begun to die out, to sell their extra lots, and/or move out to the fringe areas. Infill buildings made the district less open, but retained high standards of design befitting the good taste of their owners. The effect of the expanding University was felt on the western edge of the district especially as more housing and services were required for professors and students.

Significantly, the Mansion Hill District contains within its boundaries the largest concentration of extant 19th century sandstone structures in the City. There are ten sandstone buildings in this district, two of which are churches, the rest dwellings. The sandstone was presumably quarried on the west side of town in the bluff areas near Hoyt Park and Shorewood. This use of local building material gives the district a uniquely regional flavor.

Another testimonial to regional distinction is the influence of the Prairie School architects which appears to be common in the district. At least eleven buildings in the district are either Prairie style or directly related to the early twentieth century design movement centered on Frank Lloyd Wright and his mentor, Louis Sullivan. The majority of the houses appear to be attributable to the local architectural partnership of Louis Claude and Edward Starck, both of whom worked in Chicago before practicing in Madison.

In three unusual buildings by architect Lawrence Monberg, the melding of the Art Deco style and the International style of the 1930's is given expression. The Quisling Clinic, Quisling Apartments, and the Edgewater Hotel are important documents of this pre-World War II design phenomenon.

The demolition of several key houses within the District in the 1950's and 1960's has paved the way for new construction which in bulk and/or use is incompatible with the existing residential neighborhood. This new construction has taken advantage of traditional concentric zoning patterns and specific spot zonings to accommodate the tremendous expansion of the University of Wisconsin, the state government, and local business interest in this downtown residential area.

In addition to the loss of key structures, the invasion of the Dutch Elm beetle has perpetrated significant ravaging of the remaining aura of nineteenth century gentility in the area. A key element in the execution of a preservation plan in this area would involve substantial and sympathetic tree replanting in the District.

Recent developments in the downtown have necessitated the installation of high intensity street lights that are mounted on extremely tall poles. This lighting is out of scale and out of character with the District, and it is to be hoped that a general downtown improvement may allow the phasing out of these elements to be replaced by lighting units that are more appropriate to a residential area.

Much of the finest nineteenth century vernacular architecture in the City of Madison is, however, still extant in this area. Its integrity and its lesson for the future should be preserved and enhanced. Indeed, evident here in Mansion Hill, is the grandiosity and pomposity of an age that strove for the appearance of aesthetic rectitude as a symbol of status. Yet, by contemporary design standards,

these imaginative structures seem intensely human in scale and texture. The nineteenth century social elite which generated the growth of this neighborhood clearly intended that their homes be the palaces proper to their station in life. To the extent that they fall short of the standards set by emperors and princes, they are given the appearance of even greater humanity.

THE CORE AREA YESTERDAY AND TODAY - THE PHYSICAL SIGNIFICANCE

- A. For the core area, 68% of the homes that were standing in 1892 are still standing.
- B. On the 3½ core blocks of Gilman Street, which form the main axis of the proposed district, 85% of the homes standing in 1892 are still standing.
- C. On the Gorham-Gilman Street Block (original plat, block #96) over 80% of the buildings standing in 1892 are still standing.
- D. In 1875, the core neighborhood consisted of approximately 35 residences, of which 60% are still standing.
- E. Of the 18 houses on the Gilman Street axis in 1875, 66% are still standing.
- F. On the Gorham-Gilman block (96), of the 7 houses standing in 1875, 70% are still standing; on Carroll Street, of 10 houses in 1875, 70% are still standing.
- G. There are ten sandstone buildings still standing in the district; 8% of the core area consists of sandstone houses, 9% of the

core area is built with Prairie style characteristics, thus at least 17% of the core area represents indigenous contributions in architectural style or building materials.

THE BUFFER ZONE YESTERDAY AND TODAY - THE PHYSICAL SIGNIFICANCE

A subcommittee of the Landmarks Commission (three historians and an architect) carefully examined the buffer zone on the south and west edges of the core area in order to determine the validity of including parts of that zone in the total district. Although the majority of the houses in the buffer areas were originally conceived on a less than grand scale, many of them did incorporate important stylistic devices which mirror the development of the core area; and although the existing structures in the buffer zone are generally slightly younger than those of the core area, they do reflect the radiating influence of architectural taste in the core area during the last two decades of the nineteenth century and the first three decades of the twentieth. Indeed, the major physical development of the buffer zone appears to have occurred concurrently with or just after the effective peak of the viability of the core area.

Further, given the presently permitted zoning densities of the buffer area, it is reasonable to assume that the constant pressure for more housing units may focus new development in these areas of under-utilized land. In order to preserve the structures themselves and the remaining vistas to the core area, and in anticipation of efforts to replace this housing stock and to obstruct vistas by new high-rise, high-density development, the buffer zones have been included in the District.

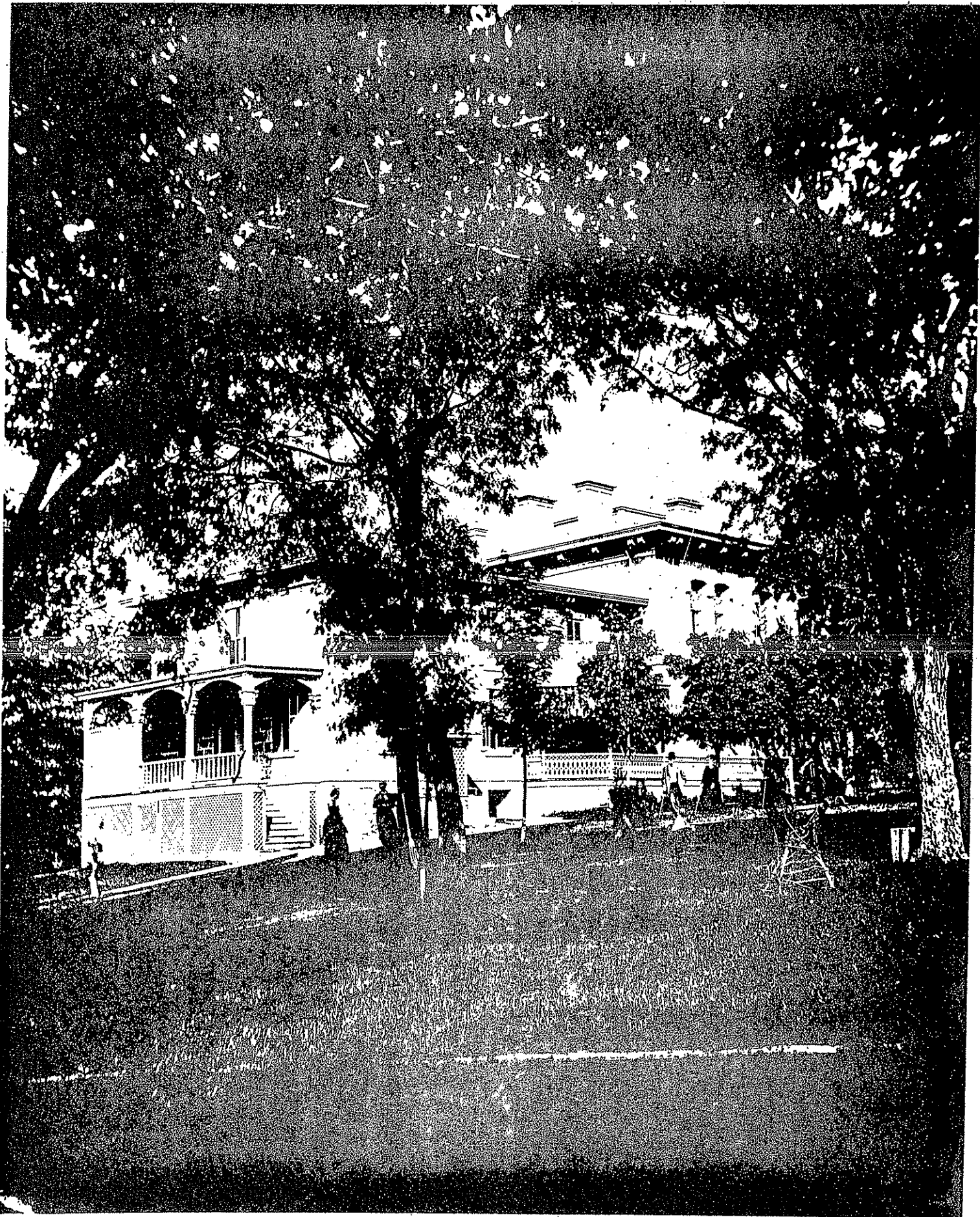
THE MANSION HILL DISTRICT TODAY: A BRIEF ASSESSMENT OF THE NATURE OF THE HOUSING STOCK AND THE PEOPLE IT SHELTERS

Today the Mansion Hill District lies on the eastern edge of the University of Wisconsin campus and on the northern edge of the City's center. In this location it continues to provide solid alternate forms of apartment housing for University students and staff and for business and professional people who work near the Capitol Square. The multiple unit character of the District is a feature that should be maintained.

Although there has been considerable adverse impact to the District resulting from recent non-residential development, the area is also punctuated by houses still maintained as single family dwellings and by a demographic mix which includes not insubstantial numbers of the City's elderly.

While the original interiors of many of the finest older dwellings have been altered beyond recognition, their stolid street facades remain as evocative and attractive testimonials to the well-being of earlier generations who resided in the area. The popularity of the District for present day apartment seekers is evidenced in the steady occupancy (in spite of a high turnover rate) of nearly all of the buildings. The combined effect of these two empirical facts argues for the conservation and enhancement of this District and the preserved viability of residency there.

(NOTE: See Appendix A for demographic data relevant to the above statements)



THE DEVELOPMENT HANDBOOK

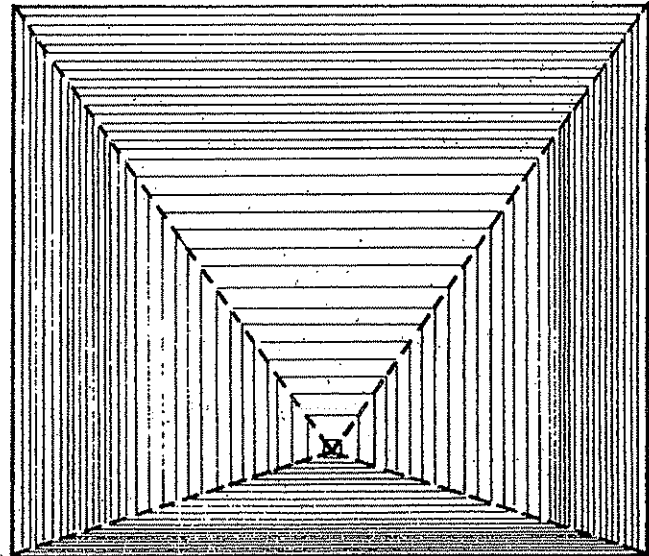
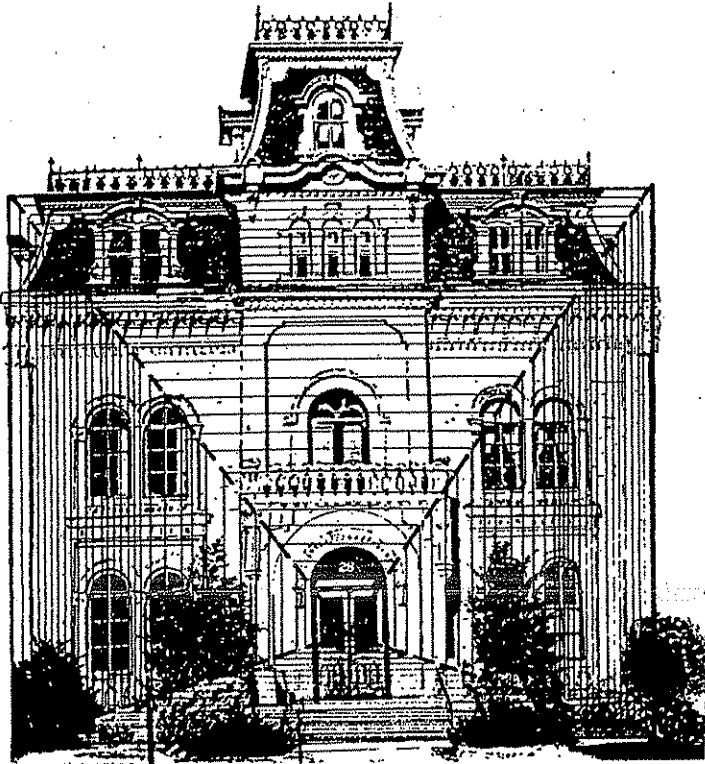
DEVELOPMENT CRITERIA: PURPOSES OF THE GUIDELINES

In order to preserve and enhance the architectural character of the Mansion Hill residential neighborhood, the Madison Landmarks Commission has created the following guidelines for future development, redevelopment, and/or architectural alteration within the Historic District.

Pursuant to Madison General Ordinance 33.01(5)(b), Certificates of Appropriateness are issued by the Landmarks Commission for new construction or for exterior alteration of an extant structure within all historic districts. The following illustrated guidelines are primary concepts on which the Commission may act to issue or not issue Certificates of Appropriateness. Further guidelines printed thereafter may be invoked in specific relevant instances at the discretion of the Commission according to Madison General Ordinance 33.01(6)(d). In all matters regarding the issuance of Certificates of Appropriateness the Landmarks Commission shall act to work in the best interests of the existing structures in the Historic District and in cooperation with the applicant in developing sympathetic and original new structures.

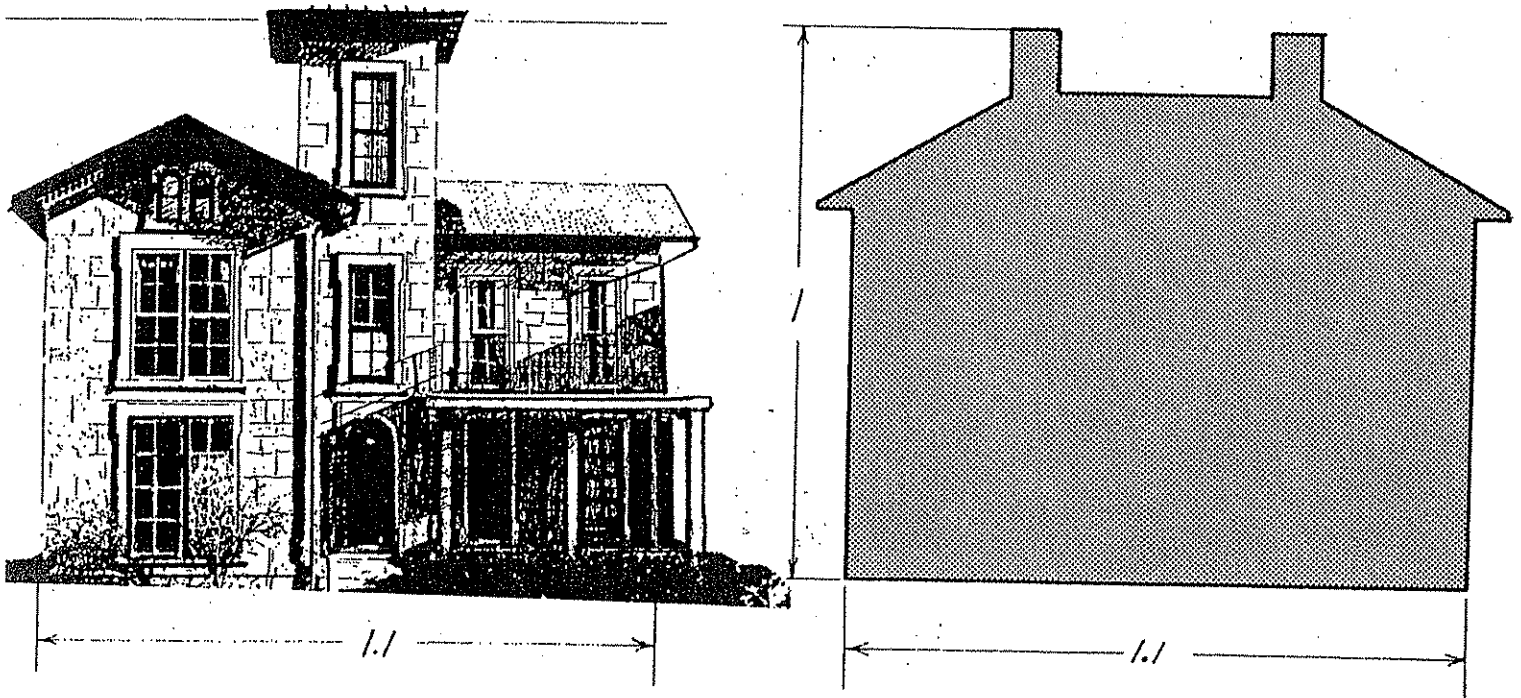
ILLUSTRATIONS AND STANDARDS

1. The gross volume of any new structure shall be visually compatible with the buildings and environment with which it is visually related.



The illustration purposely indicates no prescribed structure, but merely addresses the scale and bulk of a proposed structure. Given a streetscape with a mix of scale and bulk, averages will be used to indicate an appropriate "envelope". Spaced setbacks will be encouraged in proposed buildings that will cover more than one lot in order to relieve the visual impression of bulk (see No. 6). Questions of siting will be of key importance in the exercise of judgment regarding this criterion.

2. In the street elevation(s) of a building, the proportion between the width and height of the facade(s) should be visually compatible with the buildings with which it is visually related.



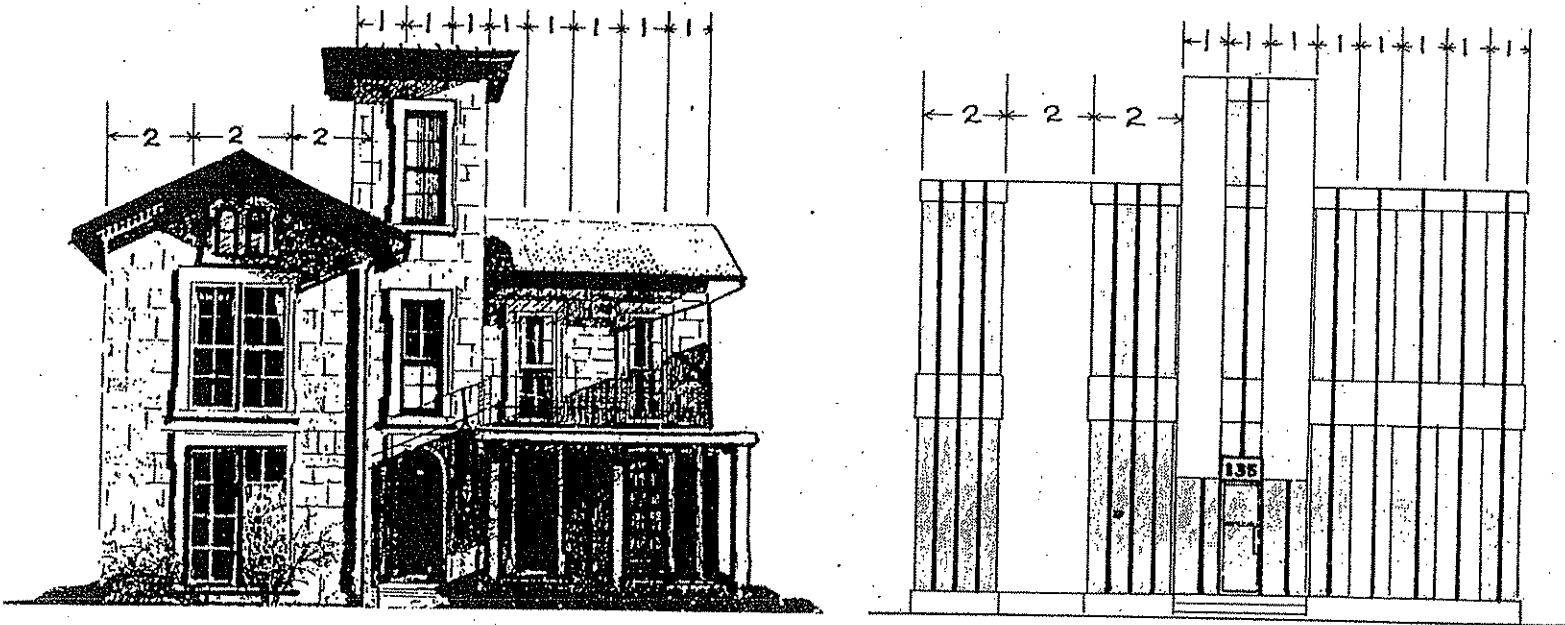
The illustration purposely illustrates no prescribed structure. The silhouette is drawn merely as a suggestion of what might occur. A more rectilinear form would also be possible. Allowances for roof projections within a given silhouette will be made according to the directional expression of all buildings in the environment with which the proposed building shall be visually related. In the mixed streetscapes averages will be taken should the proposed structure cover more than one lot. Spaced setbacks will be encouraged to minimize the appearance of too much width. (see No. 6)

3. The proportions and relationships between doors and windows in the street facade(s) should be visually compatible with the buildings and environment with which it is visually related.



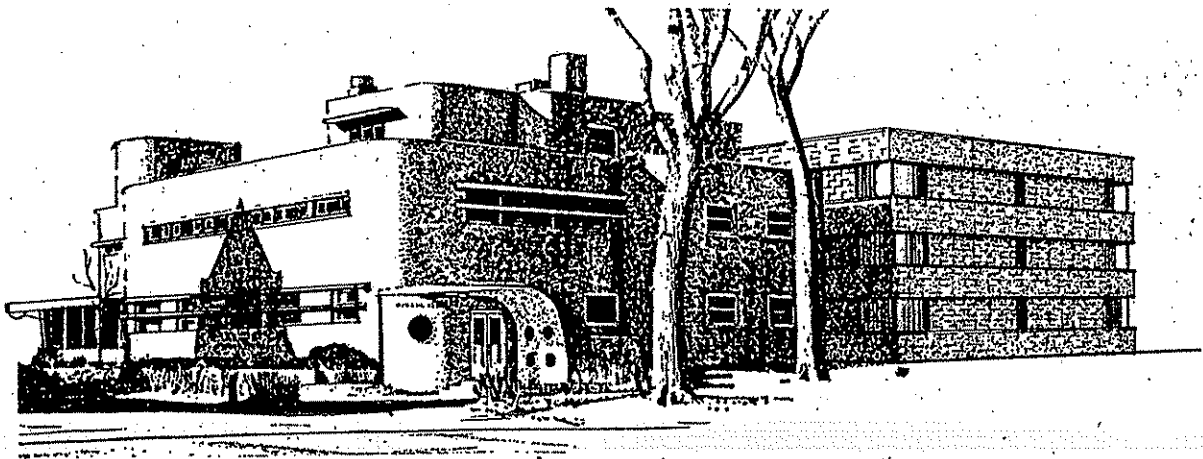
The illustrations serves to indicate the principle only insofar as it relates to the approximate proportion of the height to width of doors and windows. The placement of doors and windows in the facade is not prescribed and is only hypothetical. Ornamental and surface treatment are purposefully not shown in this illustration.

4. The rhythm of solids to voids, created by openings in the facade should be visually compatible with the buildings and environment with which it is visually related.



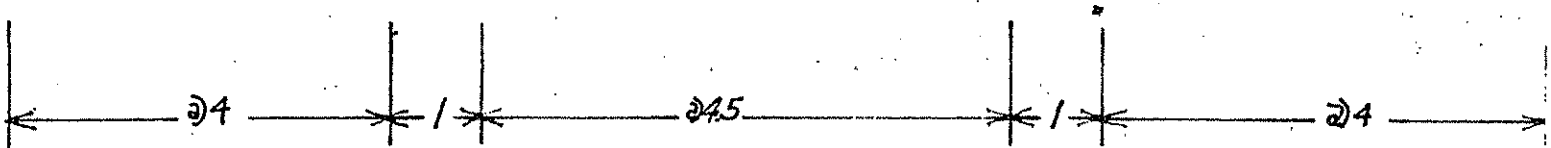
The illustration shows a purely hypothetical building which illustrates the principle as it is abstracted exactly from the existing rhythm of the house at 423 N. Pinckney. The illustration does not attempt to prescribe a potential building except insofar as this one principle is concerned. All buildings in the visually related area will be considered in judgments on this criterion.

5. All street facade(s) should blend with other buildings via directional expression should be carried over and reflected.



The proposed building illustrated is purely hypothetical. It merely serves to illustrate a possible solution for a potential gap site next to the Quisling Clinic, a horizontally expressed structure. Horizontal lines in the existing building are picked up in the hypothetical structure. Building materials in this illustration are merely suggestions.

6. The existing rhythm created by existing building masses and spaces between them should be preserved.



Should a gap in this streetscape occur, the replacement structure should duplicate the existing rhythm of building masses and open spaces. Consideration will also be given to schemes which allow for either more setback or sideyard than pre-exists a proposed design. In streetscapes where a double lot is to be developed, strong encouragement will be given to designs which include spaced setbacks to adapt to pre-existing single lot structures.

Guideline criteria also to be considered in the development of Historic District plans are as follows:

7. All new structures shall be constructed to a height visually compatible with the buildings and environment with which they are visually related.
8. The materials used in the final facade(s) should be visually compatible with the buildings and environment with which it is visually related.
9. The texture inherent in the facade should be visually compatible with the buildings and environment with which it is visually related.
10. Colors and patterns used on the facade (especially trim) should be visually compatible with the buildings and environment with which it is visually related.
11. The design of the roof should be visually compatible with the buildings and environment with which it is visually related.
12. The landscape plan should be sensitive to the individual building, its occupants and their needs. Further, the landscape treatment should be visually compatible with the buildings and environment with which it is visually related.
13. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.

REQUIREMENTS FOR PRESENTATION OF DEVELOPMENT PROPOSALS
IN HISTORIC DISTRICTS

Madison Landmarks Commission

The first part of the Development Handbook is a series of guidelines to encourage sympathetic solutions for the development of gap sites. The following requirements are more specific in their language regarding the presentation of development proposals.

Phases of Presentation

- 1) Initial Phase: The intent of this first presentation is to have an exchange of ideas between the Commission, the developer and/or his architect or representative. The presentation should be sketchy, should occur before the T-square has been implemented, and should be made before decisions become locked-in. Alternative schemes are welcomed and encouraged. This initial phase is a mandatory requirement and can be repeated as many times as necessary.

- 2) Final Phase: This phase involves a detailed presentation of the proposed improvement on the property which shows the proposed appearance of the project upon completion. This plan should be brought before the Commission before working drawings are prepared but late enough that most physical design characteristics are set. This phase is also mandatory and repeatable.

SUBMITTAL OF REQUEST AND PLANS

Deadlines

- 1) Seven days before the next meeting of the Landmarks Commission. This is currently the Monday before.
- 2) Application is to be filed with the Secretary of the Landmarks Commission in the City Planning Department.
- 3) All required presentation materials should be delivered to the Secretary of Landmarks Commission before the meeting at which proposal will be discussed. The Landmarks Commission currently meets the first and third Mondays of every month.
- 4) The applicant and/or his representative must be present at the meeting to make the presentation of material.

What Is Required

- 1) Initial Phase: (presented in sketchy form)
 - a) Description of the general purpose of the project, addressing its intent, outlook, and goals in developing the proposal.
 - b) Site analysis showing at least the following:
 - Relationship to all sides of the proposed development.
 - Relationship to the larger neighborhood.
 - Topography of area and vegetation on adjacent properties as well as on site.
 - Orientation.
 - Streets.

- Buildings (existing & proposed).
- Structures (retaining wall and other structures).
- Paved areas.
- Proposed grading.
- Proposed parking.
- General concept of landscaping.

c) Building Information - See Development Handbook Illustrations

- Indication of mass, bulk, and voids.
- Contemplated exterior finishes.

d) Additional Material

- Perspective, model and/or other graphic means which give a feeling for the project.
- Photos of site and surrounding properties (35mm slides or 5 x 7 prints minimum).
- Any materials or proposals which explain or indicate the feelings of the developer toward property.

2) Final Phase:

a) Location plans showing relationship to surrounding properties.

- Relationship to all sides of proposed development.
- Relationship in regards to the larger neighborhood.
- Topography of area and identification of vegetation off-site.

b) Site Plans

- Orientation.
- Streets and curbs (existing and proposed).
- Buildings (existing and proposed).

- Structures (retaining wall, fences, etc.)
- Paved areas (types of materials).
- Existing topography and vegetation.
- Proposed grading.
- Proposed parking.
- Location of exterior lighting (including mounting height, type and mfg. of luminaire, I.E.S. designation for light pattern).
- Location of free standing signs.
- Property lines.
- Trash and storage areas.
- Location of transformer or electrical vault.
- Bike storage.
- Outdoor areas.
- Play equipment.
- Outdoor furniture.

c) Landscaping Plan

- Location, type, size of existing and proposed plantings, genus & species, rough quantities.
- Surface details for all outside areas.
- Screening of parking area.
- Screening of periphery of site, utility, trash areas and any other areas.
- Typical cross section and detail of any walls, fences, or steps.
- Interior court treatment.
- Play areas.

- d) Building Information (elevations)
 - Indication of mass, bulk, and voids.
 - Relationship to adjacent buildings.
 - Finish grades.
 - Exterior materials.
 - Fences, retaining walls, etc.
 - Provisions for screening-storage, parking, trash, mechanical equipment, etc.
 - Sign location.

- e) Renderings showing colors (either in elevation or perspective)

- f) Signs proposed:
 - Showing scale & relationship.
 - Style of lettering.
 - Dimension.
 - Material (background & letters).
 - Method of lighting.
 - Construction.
 - Elevation.

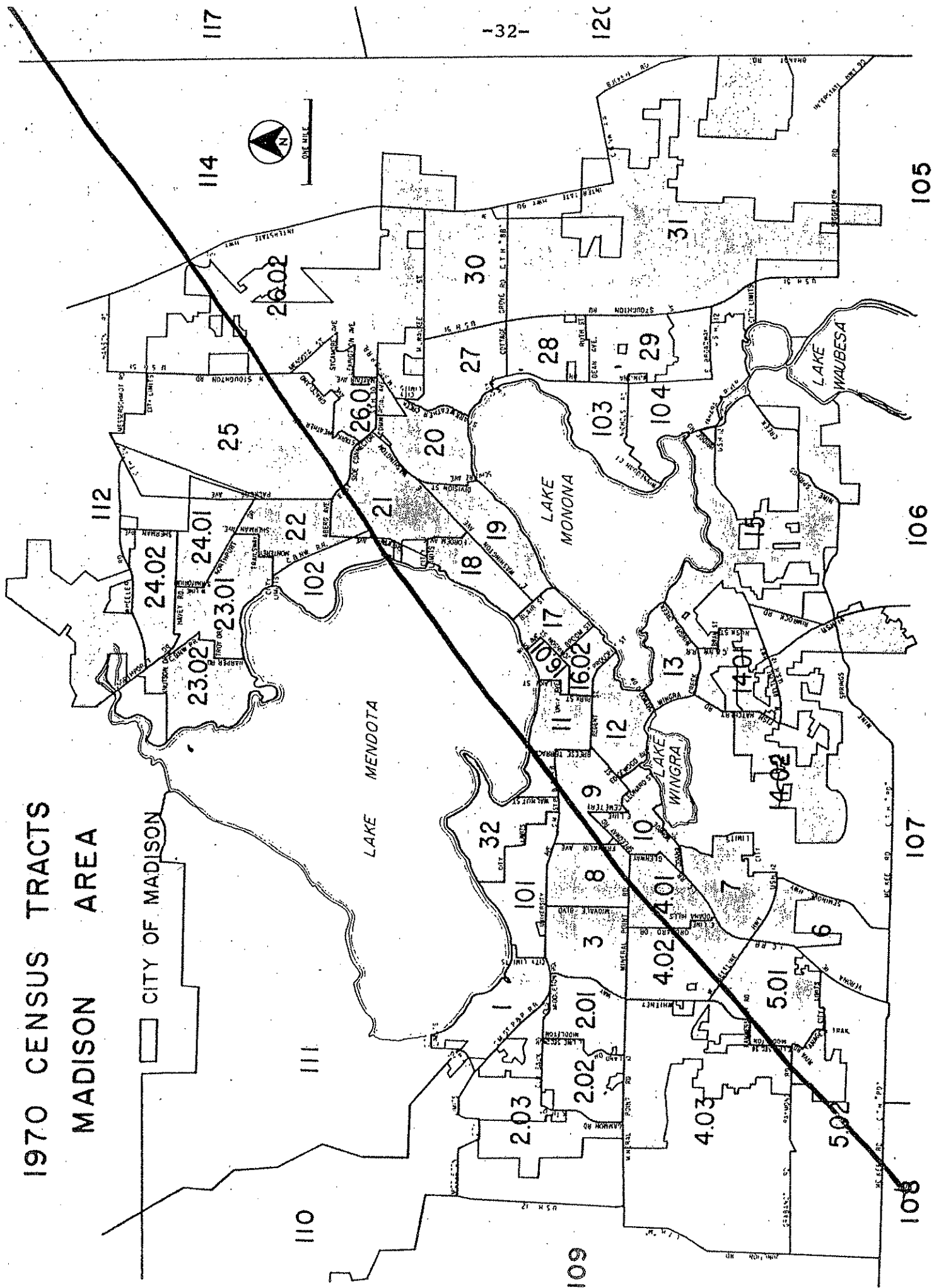
If you have questions, please call Lance Neckar at 266-4635.

APPENDIX A

The Mansion Hill Historic District lies within parts of Census Tracts 16.01 and 17. The accompanying map and data will further serve to indicate the importance of this central city housing area. Among the conclusions that might be drawn about the Mansion Hill District are:

1. It lies within an area which provides the largest stock of multiple unit dwellings in the City.
2. Its residents are part of a section of the City's population which has a very low median and mean income (probably indicative of the number of students in the area).
3. Its turnover rate is extraordinarily high in comparison with other areas of the City (probably a further indication of the large student population).
4. Its non-student residents appear to be largely state and business employed, probably working in the downtown/campus area.
5. And while its greatest population falls into the age groupings of 18-24 and 25-44, a significant number of elderly do live in the area, especially in Census Tract 17.

1970 CENSUS TRACTS MADISON AREA



1970 POPULATION AND HOUSING UNITS - CITY OF MADISON (BY CENSUS TRACTS)

CENSUS TRACT	POPULATION						HOUSING UNITS *							
	ALL PERSONS	RACE			SEX		ALL UNITS	TYPES OF STRUCTURES				TENURE		
		WHITE	NEGRO	OTHER RACES	MALE	FEMALE		ONE FAMILY	TWO + FAMILY	MOBILE HOME	UNITS SUPP.	OWNER OCCUP.	RENTER OCCUP.	VACANT
1	2878	2843	18	17	1453	1425	996	793	203	-	-	546	380	70
2.01	3294	3277	3	14	1637	1657	861	816	43	-	2	742	112	7
2.02	1605	1588	1	16	788	817	419	294	119	-	6	285	121	13
2.03	539	539	-	-	267	272	130	119	7	-	4	115	14	1
3	5118	5029	23	66	2356	2762	2065	824	1241	-	-	807	1087	171
4.01	4643	4621	2	20	2222	2421	1411	1339	72	-	-	1279	122	10
4.02	3637	3610	17	10	1770	1867	1035	874	160	-	1	820	201	14
4.03	2928	2877	19	32	1475	1453	709	610	96	-	3	561	134	14
5.01	5921	5873	20	28	2928	2993	1570	1166	398	-	6	1132	403	35
5.02	1703	1679	7	17	853	850	429	388	41	-	-	357	54	18
6	2531	2491	31	9	1227	1304	876	253	622	-	1	220	633	23
7	4009	3975	21	13	1860	2149	1336	1145	191	-	-	1077	237	22
8	4687	4591	31	65	2180	2507	1805	1250	555	-	-	1160	600	45
9	8044	7838	62	144	3964	4080	2882	1546	1334	2	-	1438	1394	50
10	2766	2718	18	30	1157	1609	900	718	175	6	1	637	248	15
11	6538	5966	246	326	3369	3169	1132	75	1056	1	-	42	1040	50
12	6451	6286	53	112	3130	3321	2314	942	1371	1	-	913	1363	38
13	3314	3161	126	27	1451	1863	1387	661	726	-	-	620	745	22
14.01	3860	3222	551	87	1952	1908	1628	263	1346	17	2	217	1362	49
14.02	1665	1621	31	13	843	822	725	207	511	2	5	215	374	136
15	2604	2546	35	23	1305	1299	976	331	640	1	4	263	646	67
16.01	6585	6440	55	90	2757	3828	2357	81	2267	6	3	44	2227	86
16.02	6193	5860	156	177	3336	2857	1490	177	1312	-	1	141	1313	36
17	5466	5306	91	69	2171	3295	3196	181	3012	2	1	177	2816	203
18	5363	5247	73	43	2405	2958	2372	643	1728	1	-	617	1691	64
19	6841	6486	307	48	3299	3542	3043	942	2100	1	-	1021	1899	123
20	7255	7141	75	39	3424	3831	2633	1430	1198	1	4	1388	1173	72
21	6237	6159	37	41	2916	3321	2437	1437	998	-	2	1329	1057	51
22	5547	5493	33	21	2655	2892	1850	1172	675	1	2	1059	760	31
23.01	3084	3032	40	12	1490	1594	907	602	305	-	-	520	350	37
23.02	1912	1879	19	14	1035	877	66	52	14	-	-	30	29	7
24.01	2681	2658	13	10	1313	1368	761	486	274	1	-	451	299	11
24.02	3923	3853	48	22	1939	1984	904	901	3	-	-	727	151	26
25	1500	1406	73	21	721	779	563	22	167	370	4	373	182	8
26.01	3003	2995	1	7	1461	1542	955	605	349	1	-	530	409	16
26.02	1634	1618	10	6	797	837	460	331	120	-	9	317	135	8
27	5557	5521	19	17	2781	2776	1532	1465	67	-	-	1305	213	14
28	3777	3766	2	9	1863	1914	1066	1007	59	-	-	908	148	10
29	3563	3514	34	15	1786	1777	903	678	225	-	-	577	309	17
30	4648	4627	5	16	2310	2338	1065	986	79	-	-	943	101	21
31	4811	4780	11	20	2362	2449	1217	1016	181	20	-	983	227	7
32	4188	3582	190	416	2204	1984	1213	47	1165	-	1	2	1206	5
01	12	12	-	-	7	5	3	-	-	-	3	(suppressed)		
02	105	104	-	1	49	56	43	36	7	-	-	27	15	1
04	240	240	-	-	137	103	111	1	3	107	-	101	10	-
05	87	87	-	-	41	46	21	20	1	-	-	17	4	-
06	6	6	-	-	3	3	3	-	-	-	3	(suppressed)		
07	54	54	-	-	25	29	11	9	2	-	-	9	1	1
12	221	220	-	1	121	100	52	51	-	-	1	44	4	4
14	30	30	-	-	12	18	7	4	-	1	2	3	4	-
UNITS SUPP.								53	15	3	71	5	1	-
TOTAL	173,258	168,467	2,607	2,184	83,607	89,651	56,827	29,049	27,233	545	-	27,094	28,004	1729

NOTE: Supp. = suppressed
Occup. = occupied

* Excludes 31 seasonal and migratory units.

Certain data on housing units have been suppressed by the Census Bureau to retain confidentiality. As to types of structures by tracts, 71 units have been suppressed. Of this total 53 are one-family, 15 are two-family or more, and 3 occupied mobile homes. As to housing tenure, 6 units located in both tracts 101 and 106 have been suppressed, of which 5 are owner-occupied and one renter occupied.

SOURCE: U.S. Bureau of the Census, First Count Summary Tape of the 1970 Census of Population & Housing.

TYPE OF OCCUPANCY OF HOUSING UNITS (APRIL 1970)
CITY OF MADISON

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CENSUS TRACT	ALL YEAR-ROUND HOUSING UNITS	UNITS WITH HEADS OF FAMILIES		UNITS WITH PRIMARY INDIVIDUALS		VACANT YEAR ROUND UNITS	
		NO.	% OF TOTAL	NO.	% OF TOTAL	NO.	% OF TOTAL
1	996	727	73.0	199	19.9	70	7.0
2.01	861	790	91.7	64	7.4	7	.8
2.02	419	358	85.4	48	11.4	13	3.1
2.03	130	120	92.3	9	6.9	1	.7
3	2,065	1,263	61.2	631	30.5	171	8.3
4.01	1,411	1,248	88.4	153	10.8	10	.7
4.02	1,035	955	92.2	66	6.3	14	1.4
4.03	709	676	95.3	19	2.7	14	1.9
5.01	1,570	1,434	91.3	101	6.4	35	2.2
5.02	429	402	93.7	9	2.1	18	4.2
6	876	715	81.6	138	15.7	23	2.6
7	1,336	1,109	83.0	205	15.3	22	1.6
8	1,805	1,321	73.2	439	24.3	45	2.5
9	2,882	1,627	56.5	1,205	41.8	50	1.7
10	900	663	73.6	222	24.6	15	1.6
11	1,132	150	13.3	932	82.3	50	4.4
12	2,314	1,164	50.3	1,112	48.0	38	1.6
13	1,387	832	59.9	533	38.4	22	1.6
14.01	1,628	1,077	66.1	502	30.8	49	3.0
14.02	725	450	62.1	139	19.2	136	18.7
15	976	691	70.8	218	22.3	67	6.8
X16.01	2,357	194	8.2	<u>2,077</u>	<u>88.1</u>	86	3.6
16.02	1,490	329	22.0	1,125	75.5	36	2.4
X17	3,196	527	16.5	<u>2,466</u>	<u>77.1</u>	203	6.3
18	2,372	1,201	50.6	1,107	46.7	64	2.7
19	3,043	1,698	55.8	1,222	40.2	123	4.0
20	2,633	1,858	70.5	703	26.7	72	2.7
21	2,437	1,753	71.9	633	25.9	51	2.1
22	1,850	1,587	85.8	232	12.5	31	1.7
23.01	907	767	84.5	103	11.3	37	4.1
23.02	66	39	59.1	20	30.3	7	10.6
24.01	761	686	90.1	64	8.4	11	1.4
24.02	904	867	95.9	11	1.2	26	2.9
25	563	416	73.9	139	24.7	8	1.4
26.01	955	807	84.5	132	13.8	16	1.7
26.02	460	413	89.8	39	8.5	8	1.7
27	1,532	1,400	91.4	118	7.7	14	.9
28	1,066	983	92.2	73	6.8	10	.9
29	903	856	94.8	30	3.5	17	1.9
30	1,065	1,027	96.4	17	1.6	21	1.9
31	1,217	1,152	94.6	58	4.7	7	.6
32	1,213	1,194	98.4	14	1.1	5	.4
101	3	3	100.0	-	-	-	-
102	43	31	72.1	11	25.6	1	2.3
104	111	65	58.5	46	41.4	-	-
105	21	19	90.5	2	9.5	-	-
106	3	2	66.6	1	33.3	-	-
107	11	10	90.9	-	-	1	9.1
112	52	47	90.4	1	1.9	4	7.7
114	7	6	85.7	1	14.3	-	-
TOTAL	56,827	37,709	66.4	17,389	30.6	1,729	3.0

SOURCE: U.S. Dept. of Commerce, Bureau of the Census

MEDIAN AND MEAN INCOMES OF UNRELATED INDIVIDUALS - 1969
CITY OF MADISON

CENSUS TRACT	NO. OF UNRELATED INDIVIDUALS	MEDIAN INCOME	MEAN INCOME
1	279	6,386	6,508
2.01	99	1,985	5,475
2.02	30	4,000	8,913
2.03	9	-	-
3	874	5,078	6,036
4.01	193	4,675	5,246
4.02	74	6,000	7,345
4.03	47	6,500	6,223
5.01	152	7,118	7,306
5.02	35	6,125	5,984
6	220	4,762	4,478
7	357	3,022	6,738
8	588	5,119	5,813
9	2,421	2,455	3,745
10	576	1,577	2,917
11	6,146	1,336	1,614
12	2,893	1,850	2,788
13	766	2,874	4,186
14.01	818	4,227	5,018
14.02	260	4,553	5,647
15	366	4,500	5,227
*16.01	<u>6,091</u>	<u>1,153</u>	<u>1,753</u>
16.02	5,489	1,296	1,760
*17	<u>3,954</u>	<u>2,105</u>	<u>2,935</u>
18	1,796	2,954	3,828
19	1,792	3,306	4,152
20	894	3,359	3,776
21	905	3,447	4,142
22	286	3,778	5,606
23.01	235	5,378	5,847
23.02	137	3,688	4,835
24.01	71	7,900	8,987
24.02	38	2,400	3,124
25	161	5,383	5,566
26.01	197	4,771	4,925
26.02	90	6,667	7,138
27	146	2,500	4,898
28	83	3,625	4,149
29	60	5,412	4,653
30	13	-	-
31	127	7,083	5,996
32	100	2,067	4,043
101	-	-	-
102	33	1,045	1,256
104	70	2,733	3,923
105	-	-	-
106	-	-	-
107	-	-	-
112	-	-	-
114	-	-	-
TOTAL	39,971	1,860	3,015

SOURCE: U.S. Dept. of Commerce, Bureau of the Census

MEDIAN AND MEAN INCOMES FOR FAMILIES AND UNRELATED INDIVIDUALS - 1959 & 1969 - CITY OF MADISON

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CENSUS TRACT		NUMBER OF FAMILIES AND UNRELATED INDIVIDUALS		MEDIAN INCOME		MEAN INCOME
1960	1970	1960	1970	1959	1969	1969
1	1	762	1,002	6,831	11,126	13,325
	2.01		905		14,439	15,744
2	2.02	554	446	7,303	20,941	21,786
	2.03		122		12,600	14,800
3	3	579	2,207	9,214	9,978	12,566
	4.01		1,418		14,060	15,589
4	4.02	1,917	1,045	8,979	14,347	16,312
	4.03		712		13,894	15,112
5	5.01	635	1,582	8,388	13,744	15,912
	5.02		409		11,755	12,738
6	6	336	954	6,902	8,376	8,686
7	7	1,209	1,444	9,968	13,224	15,198
8	8	1,563	1,889	7,654	10,951	12,748
9	9	3,274	4,039	5,407	4,511	8,616
10	10	1,116	1,232	6,333	7,222	8,566
11	11	6,657	6,305	855	1,366	1,777
12	12	3,338	4,016	3,726	2,837	5,120
13	13	1,139	1,582	6,149	5,889	7,732
14	14.01	455	1,914	5,392	6,128	7,125
	14.02		654		10,412	10,917
15	15	295	1,091	7,172	8,040	8,986
16	X16.01	<u>7,465</u>	<u>6,331</u>	<u>1,540</u>	<u>1,202</u>	1,894
	16.02		5,783		1,382	2,196
17	X17	<u>3,743</u>	<u>4,501</u>	<u>3,215</u>	<u>2,493</u>	3,591
18	18	2,424	2,995	4,834	4,635	6,520
19	19	3,185	3,493	4,991	5,279	6,398
20	20	2,657	2,760	5,571	7,043	8,044
21	21	2,384	2,660	5,822	7,490	8,060
22	22	1,193	1,898	6,604	10,349	10,522
23	23.01	707	955	5,409	10,892	11,851
	23.02		178		5,375	7,301
24	24.01	1,125	760	6,134	12,147	13,425
	24.02		929		11,750	11,972
25	25	1,112	557	2,261	6,703	7,076
26	26.01	999	967	6,304	9,268	9,228
	26.02		466		11,310	11,018
27	27	1,572	1,494	6,561	11,024	11,129
-	28	-	1,031	-	10,735	11,996
-	29	-	935	-	11,946	11,895
-	30	-	1,057	-	13,013	13,002
-	31	-	1,304	-	11,556	12,416
-	32	-	1,271	-	6,321	6,919
-	101	-	-	-	-	-
-	102	-	65	-	2,917	9,475
-	104	-	134	-	5,267	5,775
-	105	-	23	-	-	-
-	106	-	21	-	-	-
-	107	-	13	-	-	-
-	112	-	44	-	15,833	16,103
-	114	-	-	-	-	-
TOTALS		52,395	77,597	4,383	5,404	7,749

SOURCE: U.S Dept. of Commerce, Bureau of the Census.

YEAR MOVED INTO HOUSING UNIT (YEARS LIVED IN UNIT)
1970 CITY OF MADISON

CENSUS TRACT	ALL OCCUPIED UNITS	YEAR MOVED INTO UNIT (YEARS LIVED IN UNIT)									
		1968-1970 (0-2 YEARS)		1965-1967 (3-5 YEARS)		1960-1965 (6-10 YEARS)		1950-1959 (11-20 YEARS)		BEFORE 1950 (20 YRS. OR MORE)	
		NO.	% OF TOTAL	NO.	% OF TOTAL	NO.	% OF TOTAL	NO.	% OF TOTAL	NO.	% OF TOTAL
1	940	368	39.1	109	11.6	157	16.7	250	26.6	56	5.9
2.01	841	223	26.5	196	23.3	211	25.1	126	14.9	85	10.1
2.02	447	255	57.0	126	28.2	51	11.4	15	3.4	-	-
2.03	115	26	22.6	49	42.6	15	13.0	12	10.4	13	11.3
3	1,903	950	49.9	275	14.5	371	19.5	285	14.9	22	1.2
4.01	1,400	211	15.1	253	18.1	302	21.6	532	38.0	102	7.3
4.02	1,028	200	19.5	237	23.1	334	32.5	245	23.8	12	1.2
4.03	689	430	62.4	197	28.6	55	7.9	7	1.0	-	-
5.01	1,524	534	35.0	401	26.3	308	20.2	275	18.0	6	0.4
5.02	405	166	40.9	115	28.4	110	27.2	14	3.5	-	-
6	843	501	59.4	163	19.3	90	10.7	68	8.1	21	2.5
7	1,314	353	26.8	184	14.0	203	15.4	346	26.3	228	17.3
8	1,760	588	33.4	248	14.1	306	17.4	397	22.5	221	12.5
9	2,832	1,163	41.0	369	13.0	368	12.9	414	14.6	518	18.3
0	885	276	31.2	120	13.5	123	13.9	137	15.5	229	25.8
1	1,082	925	85.5	80	7.4	14	1.3	13	1.2	50	4.6
2	2,276	1,142	50.2	306	13.4	136	5.9	265	11.6	427	18.7
3	1,365	565	41.4	164	12.0	198	14.5	225	16.5	213	15.6
4.01	1,543	1,059	68.6	290	18.8	135	8.7	27	1.7	32	2.1
4.02	531	384	72.7	50	9.4	43	8.1	27	5.1	27	5.1
5	949	642	67.6	109	11.5	95	10.0	75	7.9	28	2.9
6.01	2,271	1,943	85.5	124	5.5	50	2.2	111	4.9	43	1.9
6.02	1,454	1,033	71.0	147	10.1	60	4.1	94	6.5	120	8.3
7	2,993	1,957	65.4	411	13.7	262	8.8	183	6.1	180	6.0
8	2,308	1,269	54.9	299	12.9	246	10.7	177	7.7	317	13.7
9	2,933	1,297	44.2	480	16.4	296	10.1	393	13.4	467	15.9
0	2,546	894	35.1	415	16.3	304	11.9	397	15.6	536	21.1
1	2,379	726	30.5	409	17.2	294	12.4	422	17.7	528	22.2
2	1,821	653	35.8	330	18.1	291	15.9	367	20.1	180	9.9
3.01	866	333	38.5	232	26.8	128	14.8	141	16.3	32	3.7
3.02	68	9	13.2	23	33.8	13	19.1	17	25.0	6	8.8
4.01	723	260	35.9	159	21.9	127	17.5	162	22.4	15	2.1
4.02	886	335	37.8	287	32.4	197	22.2	67	7.5	-	-
5	549	315	57.4	135	24.6	60	10.9	21	3.8	18	3.3
5.01	950	415	43.7	131	13.8	130	13.7	209	22.0	65	6.8
5.02	406	179	44.1	149	36.7	7	1.7	71	17.5	-	-
6	1,473	286	19.4	301	20.7	254	17.2	513	34.8	119	8.1
7	1,032	191	18.5	170	16.5	207	20.1	330	31.9	134	12.9
8	908	335	36.9	117	12.9	218	24.0	238	26.2	-	-
9	1,072	408	38.1	353	32.9	256	23.9	36	3.4	19	1.8
0	1,238	496	40.1	287	23.2	350	28.3	86	6.9	19	1.5
1	1,196	941	78.7	247	20.6	8	0.7	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-
3	48	13	27.1	7	14.6	-	-	6	12.5	22	45.8
4	111	48	43.2	49	44.1	6	5.4	8	7.2	-	-
5	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-
7	-	-	-	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-	-	-	-
9	41	41	100.0	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-	-	-
1	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-	-	-	-	-
TOTAL	54,998*	25,351	46.1	9,317	16.9	7,395	13.4	7,818	14.2	5,117	9.3

SOURCE: U.S. Dept. of Commerce, Bureau of the Census.

Suppressed data of Census Tracts 105,106,107 and 114 significantly affect total.

STATISTICS OF OCCUPATION (JULY 1970) - CITY OF MADISON

CENSUS TRACTS	WHITE COLLAR WORKERS										BLUE COLLAR WORKERS										SERVICE WORKERS			FARM WORKERS	
	A	B	C	D	TOTAL		E	F	G	H	TOTAL		I	J	TOTAL		NO.	% of TOTAL	NO.	% of TOTAL	NO.	% of TOTAL	NO.	% of TOTAL	
1	1,356	461	143	232	986	72.7	95	65	25	36	221	129	15	144	10.6	144	10.6	5	0.4	5	0.4	5	0.4		
2.01	1,258	560	118	162	952	75.7	100	28	22	44	194	129	15	144	10.6	144	10.6	5	0.4	5	0.4	5	0.4		
2.02	627	271	97	46	506	80.7	29	30	6	16	81	35	5	40	8.5	40	8.5	5	0.4	5	0.4	5	0.4		
2.03	181	64	15	25	124	68.5	12	13	-	11	36	16	5	21	11.6	21	11.6	-	-	-	-	-	-		
3	2,566	1,085	258	181	2,119	82.6	101	41	-	52	203	133	13	244	9.5	244	9.5	-	-	-	-	-	-		
4.01	2,083	627	296	204	1,596	76.6	100	64	21	51	236	228	23	251	12.1	251	12.1	-	-	-	-	-	-		
4.02	1,618	449	279	189	1,258	77.8	154	45	16	23	238	109	13	122	7.5	122	7.5	-	-	-	-	-	-		
4.03	997	469	143	97	905	90.8	19	14	-	19	42	42	45	45	4.5	45	4.5	-	-	-	-	-	-		
5.01	2,265	809	281	371	1,799	79.4	168	52	15	16	251	179	31	210	9.3	210	9.3	-	-	-	-	-	-		
5.02	597	187	96	50	434	72.7	42	26	7	11	86	70	7	77	12.9	77	12.9	-	-	-	-	-	-		
6	1,237	293	61	155	772	62.4	142	50	46	39	277	182	7	182	14.7	182	14.7	-	-	-	-	-	-		
7	1,649	562	301	319	1,335	80.9	111	51	22	17	201	93	20	113	6.9	113	6.9	-	-	-	-	-	-		
8	2,312	975	235	184	1,841	79.6	102	64	23	41	230	217	24	241	10.4	241	10.4	-	-	-	-	-	-		
9	3,641	1,474	398	327	2,966	81.5	95	95	25	59	274	369	26	395	10.8	395	10.8	-	-	-	-	-	-		
10	2,618	386	89	123	2,986	72.0	86	23	10	16	135	198	15	213	17.1	213	17.1	-	-	-	-	-	-		
11	3,147	709	54	110	1,948	61.9	60	82	40	71	253	198	30	893	34.1	893	34.1	-	-	-	-	-	-		
12	1,606	296	152	152	1,442	57.9	103	100	24	64	453	355	29	746	23.7	746	23.7	-	-	-	-	-	-		
13	2,119	719	91	96	1,906	68.1	170	128	53	55	302	355	20	375	23.3	375	23.3	-	-	-	-	-	-		
14.01	1,336	467	115	108	984	75.9	91	16	10	26	143	253	13	266	12.5	266	12.5	-	-	-	-	-	-		
14.02	2,763	658	78	294	2,442	63.2	66	47	21	38	172	49	5	49	6.2	49	6.2	-	-	-	-	-	-		
15	2,823	815	32	49	1,747	63.2	77	114	11	38	172	175	5	180	13.5	180	13.5	-	-	-	-	-	-		
16.01	3,287	574	128	164	2,196	60.4	162	68	60	38	240	724	27	751	27.2	751	27.2	-	-	-	-	-	-		
17	2,821	682	172	734	2,162	65.8	125	153	60	73	363	726	18	744	26.4	744	26.4	-	-	-	-	-	-		
18	3,458	681	201	289	1,696	60.1	212	216	55	82	415	649	27	676	20.6	676	20.6	-	-	-	-	-	-		
19	3,049	347	169	159	1,898	54.9	320	326	63	80	571	501	53	554	19.5	554	19.5	-	-	-	-	-	-		
20	3,127	276	134	244	1,338	46.7	288	371	167	117	924	26.7	57	636	18.4	636	18.4	-	-	-	-	-	-		
21	2,515	371	197	222	1,388	55.2	422	396	137	156	975	32.0	55	651	21.3	651	21.3	-	-	-	-	-	-		
22	1,370	315	100	98	770	56.2	315	280	84	106	785	31.2	4	336	13.4	336	13.4	-	-	-	-	-	-		
23.01	1,157	41	10	17	68	43.3	157	91	59	61	368	26.9	4	232	16.9	232	16.9	-	-	-	-	-	-		
23.02	1,116	189	101	45	579	51.9	-	7	66	15	323	4.5	82	52.2	52.2	52.2	-	-	-	-	-	-	-		
24.01	1,469	275	136	35	699	47.6	215	205	70	40	530	28.9	13	214	19.2	214	19.2	-	-	-	-	-	-		
24.02	636	95	30	25	118	26.8	66	89	48	35	238	36.1	10	229	15.6	229	15.6	-	-	-	-	-	-		
25	1,382	149	70	62	373	47.3	144	204	54	62	464	33.6	9	130	20.5	130	20.5	-	-	-	-	-	-		
26.01	685	109	55	26	226	40.7	103	62	7	28	200	29.2	4	258	18.7	258	18.7	-	-	-	-	-	-		
26.02	2,291	241	114	142	1,037	45.3	349	249	157	94	849	37.1	4	69	10.1	69	10.1	-	-	-	-	-	-		
27	1,546	199	117	382	850	55.0	219	153	77	59	508	32.9	10	401	17.5	401	17.5	-	-	-	-	-	-		
28	1,369	297	140	315	869	63.5	131	80	51	40	508	32.9	10	188	12.1	188	12.1	-	-	-	-	-	-		
29	1,645	311	190	168	987	60.0	213	139	71	34	457	27.8	10	198	14.4	198	14.4	-	-	-	-	-	-		
30	1,976	374	207	171	1,203	60.9	314	141	55	32	542	27.4	25	218	11.8	218	11.8	-	-	-	-	-	-		
31	1,329	1,024	30	123	1,186	89.2	16	20	6	14	56	4.2	5	87	6.6	87	6.6	-	-	-	-	-	-		
101	49	23	10	5	38	77.6	5	-	-	-	5	10.2	6	6	12.2	6	12.2	-	-	-	-	-	-		
102	137	5	6	58	69	50.4	11	9	5	5	30	21.9	6	38	27.7	38	27.7	-	-	-	-	-	-		
103	19	9	-	-	9	47.4	5	-	-	-	10	52.6	-	-	-	-	-	-	-	-	-	-	-		
104	48	16	-	-	16	33.3	32	-	-	-	32	66.7	-	-	-	-	-	-	-	-	-	-	-		
105	23	20	9	4	17.4	17.4	-	-	-	-	14	60.9	-	-	-	-	-	-	-	-	-	-	-		
106	68	20	10	19	58	85.3	-	-	-	-	14	60.9	-	-	-	-	-	-	-	-	-	-	-		
107	4*	-	-	-	-	-	4*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
108	76,417	20,370	5,760	17,118	48,988	64.1	16,095	4,660	1,927	2,073	14,751	19.3	11,742	15.4	15.4	15.4	16.4	174	0.2	16.4	174	0.2			

Suppressed Data.
 Professional, technical, and kindred workers; B - Managers and administrators, except farm; C - Salesworkers;
 Clerical and kindred workers; E - Craftsmen, foremen and kindred workers; F - Operatives, except transport;
 Transport equipment operatives; H - Laborers, except farm; I - Service workers; J - Private household workers.
 SOURCE: U.S. Bureau of Census, Census of Population and Housing: 1970 Census Tracts.

EMPLOYEES BY TYPES OF INDUSTRIES (APRIL 1970) - CITY OF MADISON

CENSUS TRACTS	A		B		C		D		E		F		G		H		I	
	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL	NUMBER	% OF TOTAL		
1	70	2.1	81	6.0	14	1.0	41	3.0	238	25.1	100	7.4	648	47.8	92	6.8	12	1.1
2	83	6.5	90	7.2	25	2.0	37	2.7	190	22.0	32	2.5	625	49.7	171	13.6	10	0.8
3	7	0.5	11	0.8	3	0.2	17	1.2	131	14.1	63	4.8	323	24.2	42	3.2	10	0.8
4	23	1.8	23	1.8	5	0.4	19	1.4	31	3.4	12	0.9	84	6.3	31	2.4	10	0.8
5	60	4.6	147	11.1	5	0.4	42	3.1	413	46.1	261	20.0	1,276	98.7	362	28.1	28	2.2
6	66	5.1	122	9.2	11	0.8	66	4.9	437	47.2	161	12.4	777	59.7	218	16.8	16	1.2
7	58	4.5	97	7.3	10	0.7	46	3.4	371	42.3	113	8.7	677	51.9	240	18.6	16	1.2
8	39	3.0	84	6.4	15	1.1	27	2.0	196	21.9	85	6.5	450	34.8	74	5.7	27	2.1
9	151	11.6	136	10.3	7	0.5	83	6.1	450	49.9	223	17.3	949	73.7	232	18.1	41	3.2
10	54	4.1	64	4.8	7	0.5	16	1.2	114	12.6	48	3.7	192	14.8	84	6.5	18	1.4
11	72	5.5	109	8.2	32	2.4	44	3.2	296	32.7	62	4.8	483	37.2	116	9.0	23	1.8
12	72	5.5	109	8.2	32	2.4	44	3.2	296	32.7	62	4.8	483	37.2	116	9.0	23	1.8
13	72	5.5	109	8.2	32	2.4	44	3.2	296	32.7	62	4.8	483	37.2	116	9.0	23	1.8
14	72	5.5	109	8.2	32	2.4	44	3.2	296	32.7	62	4.8	483	37.2	116	9.0	23	1.8
15	67	5.1	102	7.7	7	0.5	79	5.8	503	55.1	178	13.8	1,177	91.3	325	25.3	32	2.5
16	57	4.4	92	7.0	7	0.5	48	3.6	641	70.3	178	13.8	2,105	162.5	458	35.5	32	2.5
17	34	2.6	37	2.8	16	1.2	15	1.1	167	18.5	56	4.3	664	51.4	158	12.3	14	1.1
18	175	13.4	139	10.4	26	2.0	58	4.3	374	41.1	41	3.1	1,917	148.2	48	3.7	71	5.5
19	59	4.5	83	6.3	49	3.7	41	3.0	571	62.3	109	8.3	1,718	132.5	225	17.5	10	0.8
20	68	5.2	107	8.1	43	3.2	61	4.5	426	46.7	110	8.4	1,718	132.5	109	8.3	10	0.8
21	138	10.5	207	15.6	70	5.3	108	8.0	284	31.1	93	7.2	1,189	91.8	157	12.2	20	1.5
22	177	13.6	100	7.5	16	1.2	41	3.0	333	36.3	52	4.0	1,524	116.5	171	13.2	20	1.5
23	95	7.3	144	10.9	47	3.5	30	2.2	699	76.1	115	8.8	1,629	125.2	143	11.0	24	1.8
24	77	5.9	118	8.9	47	3.5	30	2.2	527	57.8	104	7.9	1,864	143.5	105	8.0	24	1.8
25	59	4.5	83	6.3	49	3.7	41	3.0	426	46.7	110	8.4	1,718	132.5	109	8.3	10	0.8
26	148	11.3	163	12.3	43	3.2	133	9.9	825	89.8	189	14.5	1,361	104.8	270	20.8	31	2.4
27	138	10.5	171	12.9	89	6.7	108	8.0	651	71.0	194	14.9	1,033	79.4	280	21.7	31	2.4
28	177	13.6	100	7.5	16	1.2	41	3.0	333	36.3	52	4.0	1,524	116.5	171	13.2	20	1.5
29	177	13.6	100	7.5	16	1.2	41	3.0	333	36.3	52	4.0	1,524	116.5	171	13.2	20	1.5
30	95	7.3	144	10.9	47	3.5	30	2.2	699	76.1	115	8.8	1,629	125.2	143	11.0	24	1.8
31	77	5.9	118	8.9	47	3.5	30	2.2	527	57.8	104	7.9	1,361	104.8	270	20.8	31	2.4
32	157	12.0	218	16.6	7	0.5	45	3.4	264	28.8	85	6.5	1,338	102.9	150	11.5	24	1.8
33	60	4.6	277	21.0	24	1.8	28	2.1	189	20.8	69	5.2	339	26.3	119	9.1	11	0.8
34	93	7.1	297	22.7	28	2.1	41	3.0	344	37.5	53	4.0	394	30.4	200	15.4	19	1.4
35	636	48.8	106	8.1	15	1.1	39	2.9	119	12.9	14	1.1	268	20.7	59	4.5	11	0.8
36	52	3.9	275	21.0	37	2.8	33	2.4	374	41.1	86	6.5	337	26.1	176	13.6	12	0.9
37	31	2.3	122	9.3	4	0.3	31	2.3	119	12.9	42	3.2	202	15.6	170	13.1	4	0.3
38	115	8.8	447	34.1	114	8.6	137	10.2	470	51.1	127	9.7	655	50.7	218	16.8	28	2.1
39	84	6.4	275	21.0	38	2.8	53	3.9	447	48.8	106	8.1	374	28.9	156	12.0	13	1.0
40	63	4.8	220	16.8	26	1.9	43	3.1	339	36.9	82	6.3	425	32.9	172	13.3	19	1.4
41	80	6.1	316	24.2	32	2.4	70	5.2	362	39.6	131	10.0	466	35.9	178	13.7	10	0.8
42	128	9.7	338	25.8	66	5.0	89	6.6	455	49.6	149	11.4	539	41.5	188	14.5	24	1.8
43	1,329	100.0	53	4.0	6	0.4	14	1.1	51	5.3	11	0.8	1,144	88.6	37	2.8	13	1.0
44	49	3.7	10	0.8	5	0.4	5	0.4	10	1.1	10	0.8	29	2.2	10	0.8	1	0.1
45	137	10.4	23	1.8	5	0.4	5	0.4	44	4.7	15	1.1	49	3.7	10	0.8	1	0.1
46	19	1.4	17	1.3	5	0.4	5	0.4	26.3	2.8	5	0.4	31	2.4	5	0.4	1	0.1
47	48	3.6	17	1.3	5	0.4	5	0.4	21.7	2.3	5	0.4	15	1.1	5	0.4	1	0.1
48	68	5.2	10	0.8	5	0.4	5	0.4	14.7	1.6	5	0.4	15	1.1	10	0.8	1	0.1
49	4	0.3	1	0.1	1	0.1	1	0.1	1	0.1	1	0.1	1	0.1	1	0.1	1	0.1
TOTAL	76,417	5,839	8,742	65.8	1,199	9.1	2,304	17.8	15,264	116.2	4,398	33.6	34,115	263.0	7,057	53.8	999	7.6

*Suppressed Data
A - Construction; B - Manufacturing; C - Transportation; D - Communications, utilities, and sanitary services; E - Wholesale trade, Retail trade; F - Finance, insurance, and real estate; G - Services (Business and repair services, personal services, health services, educational services, other professional and related services); H - Public administration; I - Other industries.
SOURCE: U.S. Bureau of the Census, Census of Population and Housing: 1970 Census Tracts.

EMPLOYEES BY CLASS OF WORKER (APRIL 1970) - CITY OF MADISON

CENSUS TRACTS	ALL EMPLOYEES	PRIVATE WAGE AND SALARY WORKERS		GOVERNMENT WORKERS		SELF-EMPLOYED WORKERS		UNPAID FAMILY WORKERS	
		NO.	% OF TOTAL	NO.	% OF TOTAL	NO.	% of TOTAL	NO.	% of TOTAL
1	1,356	785	57.9	513	37.8	58	4.3	-	-
2.01	1,258	614	48.8	592	47.1	52	4.1	-	-
2.02	627	328	52.3	230	36.7	69	11.0	-	-
2.03	181	81	44.8	78	43.1	22	12.1	-	-
3	2,566	1,199	46.7	1,231	48.0	130	5.1	6	.2
4.01	2,083	1,120	53.8	796	38.2	162	7.8	5	.2
4.02	1,618	872	53.9	656	40.5	90	5.6	-	-
4.03	997	577	57.9	361	36.2	59	5.9	-	-
5.01	2,265	1,241	54.8	889	39.3	130	5.7	5	.2
5.02	597	402	67.4	187	31.3	8	1.3	-	-
6	1,237	786	63.5	415	33.6	36	2.9	-	-
7	1,649	861	52.2	655	39.7	118	7.2	15	.9
8	2,312	1,078	46.7	1,110	48.0	114	4.9	10	.4
9	3,641	1,666	45.8	1,754	48.2	194	5.3	27	.7
10	1,244	629	50.6	561	45.1	45	3.6	9	.7
11	2,618	801	30.6	1,785	68.2	21	.8	11	.4
12	3,147	1,692	53.8	1,312	41.7	133	4.2	10	.3
13	1,606	1,013	63.1	554	34.5	39	2.4	-	-
14.01	2,119	1,138	53.7	927	43.8	47	2.2	7	.3
14.02	798	459	57.5	317	39.7	17	2.1	5	.7
15	1,336	793	59.4	513	38.4	30	2.2	-	-
*16.01	2,763	1,539	55.7	1,192	43.2	26	.9	6	.2
16.02	2,823	1,075	38.1	1,687	59.8	51	1.8	10	.3
*17	3,287	1,952	59.4	1,271	38.7	58	1.7	6	.2
18	2,821	1,585	56.2	1,188	42.1	48	1.7	-	-
19	3,458	2,126	61.5	1,198	34.6	134	3.9	-	-
20	3,049	2,129	69.8	835	27.4	85	2.8	-	-
21	3,127	2,206	70.5	810	25.9	105	3.4	6	.2
22	2,515	1,650	65.6	748	29.7	117	4.7	-	-
23.01	1,370	800	58.4	519	37.9	51	3.7	-	-
23.02	157	17	10.8	140	89.2	-	-	-	-
24.01	1,116	724	64.9	354	31.7	33	3.0	5	.4
24.02	1,469	925	63.0	512	34.9	27	1.8	5	.3
25	636	376	59.1	238	37.4	22	3.5	-	-
26.01	1,382	981	71.0	347	25.1	47	3.4	7	.5
26.02	685	527	76.9	149	21.8	9	1.3	-	-
27	2,291	1,673	73.0	575	25.1	43	1.9	-	-
28	1,546	1,077	69.7	393	25.4	70	4.5	6	.4
29	1,369	850	62.1	453	33.1	66	4.8	-	-
30	1,645	1,173	71.3	425	25.8	47	2.9	-	-
31	1,976	1,440	72.9	473	23.9	63	3.2	-	-
32	1,329	287	21.6	1,042	78.4	-	-	-	-
101	-	-	-	-	-	-	-	-	-
102	49	26	53.1	23	46.9	-	-	-	-
104	137	88	64.2	49	35.8	-	-	-	-
105	19	5	26.3	9	47.4	-	-	-	-
106	48	32	66.7	16	33.3	5	26.3	-	-
107	23	14	60.9	-	-	-	-	-	-
112	68	48	70.6	20	29.4	5	21.7	4	17.4
114	4*	4*	100.0	-	-	-	-	-	-
TOTAL	76,417	43,464	56.9	30,102	39.4	2,686	3.5	165	.2

* Suppressed Data

SOURCE: U.S. Bureau of Census, Census of Population and Housing: 1970 Census Tracts.

1970 POPULATION (BY AGE GROUPS) - CITY OF MADISON

CENSUS TRACTS	0-4 (Pre-School)		5-13 (Elementary School)		14-17 (High School)		18-24 (Young Adult)		25-44 (Adult)		45-64 (Adult)		65 and Over (Elderly)		
	NO.	% OF TOTAL	NO.	% OF TOTAL	NO.	% OF TOTAL	NO.	% OF TOTAL	NO.	% OF TOTAL	NO.	% OF TOTAL	NO.	% OF TOTAL	
1	250	8.7	532	18.5	235	8.2	421	14.6	749	26.0	547	19.0	144	5.0	
2.01	288	9.8	840	27.5	347	10.5	233	7.1	950	28.8	533	16.2	103	3.1	
2.02	150	9.3	448	27.9	187	11.7	96	6.0	490	30.5	205	12.8	29	1.8	
2.03	34	6.3	158	29.3	60	11.1	32	5.9	149	27.7	88	16.3	18	3.4	
3	249	4.9	748	14.6	468	9.2	816	15.9	1,299	25.4	1,147	22.4	391	7.6	
4.01	271	5.8	819	17.6	497	10.7	375	8.1	911	19.6	1,378	29.7	392	8.5	
4.02	286	7.9	787	21.6	361	9.9	259	7.1	959	26.4	824	22.7	161	4.4	
4.03	416	14.2	814	27.8	222	7.6	128	4.4	1,067	36.4	253	8.6	28	1.0	
5.01	615	10.4	1,563	26.4	543	9.2	408	6.9	1,827	30.8	835	14.1	130	2.2	
5.02	271	15.9	460	27.0	110	6.5	76	4.5	631	37.0	135	7.9	20	1.2	
6	417	16.5	366	14.5	76	3.0	616	24.3	793	31.3	221	8.7	42	1.7	
7	4,009	282	7.0	623	15.5	288	7.2	824	20.6	1,004	25.1	602	15.0		
8	4,687	333	7.1	626	13.4	319	6.8	1,084	23.1	1,327	28.3	511	10.9		
9	8,044	345	4.3	1,043	12.9	521	6.5	1,585	19.7	1,341	16.7	1,112	13.8		
10	2,766	232	8.4	384	13.9	150	5.4	471	17.0	625	22.6	378	13.7		
11	6,538	18	0.3	14	0.2	47	0.7	5,814	88.9	494	7.6	66	1.0		
12	6,451	229	3.6	522	8.1	299	4.6	2,480	38.4	1,236	19.2	740	11.5		
13	3,314	170	5.1	345	10.4	155	4.7	594	17.9	1,230	17.8	729	22.0		
14.01	3,860	418	10.8	319	8.3	107	2.8	1,414	29.6	1,144	29.6	352	9.1		
14.02	1,665	220	13.2	233	14.0	43	2.6	592	35.6	201	12.1	106	2.8		
15	2,604	303	11.6	350	13.4	142	5.5	777	29.8	294	11.3	59	3.5		
16.01	6,585	14	0.2	8	0.1	41	0.6	5,542	84.2	532	8.1	64	2.5		
16.02	6,193	45	0.7	39	0.6	76	1.2	4,880	78.8	651	10.5	246	4.0		
17	5,466	70	1.3	90	1.6	81	1.5	3,020	55.3	897	16.4	246	4.0		
18	5,363	293	5.4	408	7.6	230	4.3	1,650	30.8	1,168	21.8	631	11.5		
19	6,841	409	6.0	678	9.9	364	5.3	1,361	19.9	1,478	21.6	733	13.7		
20	7,255	634	8.7	1,118	15.4	544	7.5	1,459	20.1	1,440	21.1	1,111	16.2		
21	6,237	505	8.1	761	12.2	400	6.4	1,273	20.4	1,443	19.9	1,016	14.0		
22	5,547	569	10.3	891	16.1	412	7.4	952	15.3	1,345	24.2	817	13.1		
23.01	3,084	334	10.8	697	22.6	269	8.7	797	14.4	1,182	21.3	351	6.3		
23.02	1,912	158	8.3	579	30.3	207	10.8	355	11.5	880	28.5	106	3.5		
24.01	2,681	327	12.2	638	23.8	215	8.0	327	17.1	365	19.1	40	2.1		
24.02	3,923	539	13.7	1,221	31.1	324	8.3	347	12.9	729	27.2	72	2.7		
25	1,500	264	17.6	203	13.5	61	4.1	243	6.2	1,308	33.3	30	0.8		
26.01	3,003	338	11.3	606	20.2	216	7.2	363	24.2	372	24.8	182	12.1		
26.02	1,634	186	11.4	375	22.9	107	6.5	451	15.0	809	26.9	55	3.7		
27	5,557	495	8.9	1,222	22.0	176	10.8	176	10.8	494	30.2	136	4.5		
28	3,777	320	8.5	802	21.2	551	9.4	528	9.5	1,421	25.6	68	4.2		
29	3,563	373	10.5	926	26.0	377	10.6	397	11.1	891	23.6	281	5.0		
30	4,648	541	11.6	1,328	28.6	395	8.5	255	5.5	985	27.6	821	21.7		
31	4,811	640	13.3	1,281	26.6	340	7.1	403	8.4	1,497	32.2	453	12.7		
32	4,188	989	23.6	1,535	12.8	32	0.8	1,589	33.0	1,589	33.0	472	9.8		
101	12	-	-	4	33.3	-	-	468	11.2	1,936	46.2	127	3.0		
102	105	8	7.6	5	4.8	4	3.8	2	16.7	4	33.3	2	16.7		
104	240	22	9.2	25	10.4	4	3.8	16	15.2	30	28.6	16	15.2		
105	87	6	6.9	28	32.2	11	12.6	52	21.7	82	34.2	41	17.1		
106	6	-	-	-	-	-	-	5	5.7	28	32.2	6	6.9		
107	54	6	11.1	22	40.7	-	-	4	66.7	4	66.7	-	-		
112	221	16	7.2	71	32.1	5	9.3	1	1.9	16	29.6	2	3.7		
114	30	3	10.0	12	40.0	3	10.0	11	5.0	72	32.6	24	10.9		
TOTAL	173,258	13,901	8.0	26,567	15.3	10,833	6.3	42,191	24.4	41,098	23.7	26,219	15.1	12,449	7.2

NOTE: The City of Madison population has subsequently been corrected from 173,258 to 171,769 because of allocation error between the City and the Town of Madison.

SOURCE: U.S. Bureau of Census, Census of Population and Housing: 1970 Census Tracts.

ASSISTANCE INCOME - 1969

CENSUS TRACT	FAMILY TOT.	WITH SOCIAL SECURITY INCOME		WITH OTHER PUBLIC ASSISTANCE	
		NO.	% OF TOTAL	NO.	% OF TOTAL
1	723	65	8.9	17	2.4
2.01	806	75	9.3	14	1.7
2.02	416	26	6.2	7	1.7
2.03	113	-	-	-	-
3	1,333	171	12.8	17	1.3
4.01	1,225	191	15.6	-	-
4.02	971	116	11.9	9	.9
4.03	665	12	1.8	-	-
5.01	1,430	97	6.8	5	.3
5.02	374	21	5.6	-	-
6	734	47	12.5	48	6.5
7	1,087	235	2.2	4	.1
8	1,301	298	22.9	17	1.3
9	1,618	391	24.2	10	.6
10	656	165	25.2	5	.7
11	159	33	20.7	-	-
12	1,123	294	26.2	29	2.6
13	816	261	31.9	38	4.6
14.01	1,096	78	7.1	32	2.9
14.02	394	22	5.6	-	-
15	725	31	4.3	12	1.6
*16.01	240	51	21.0	7	2.9
16.02	294	76	25.8	6	2.0
*17	547	85	15.5	23	4.2
18	1,199	275	22.9	53	4.4
19	1,701	456	26.8	116	6.8
20	1,866	438	23.5	155	8.3
21	1,755	424	24.2	51	2.9
22	1,612	324	20.1	54	3.3
23.01	720	64	8.9	11	1.5
23.02	41	7	17.1	6	14.6
24.01	689	32	4.6	43	6.2
24.02	891	33	3.7	29	3.3
25	396	20	5.1	54	13.6
26.01	770	51	6.6	52	6.8
26.02	376	26	6.9	-	-
27	1,348	148	10.9	38	2.8
28	948	205	21.6	23	2.4
29	875	59	6.7	78	8.9
30	1,044	73	6.9	25	2.4
31	1,177	80	6.8	21	1.8
32	1,171	9	.7	12	1.0
101	-	-	-	-	-
102	32	5	15.6	-	-
104	64	6	9.3	16	25.0
105	23	9	39.1	4	17.4
106	21	21	100.0	-	-
107	13	4	30.8	-	-
112	44	-	-	-	-
114	-	-	-	-	-
TOTAL	37,626	*5,610	14.9	1,141	3

SOURCE: U.S. Dept. of Commerce, Bureau of the Census.
 *Inconsistency in total may be attributed to suppressed data.

APPENDIX B

MANSION HILL NATIONAL REGISTER PROPERTIES

Old Executive Mansion - 130 E. Gilman

Pierce House - 424 N. Pinckney

Old Synagogue - c. N. Butler and E. Gorham

Bashford House - 423 N. Pinckney

APPENDIX C

MANSION HILL LANDMARKS & PRIORITY BUILDINGS

DESIGNATED LANDMARKS

Pierce House	424 N. Pinckney	1857
Keenan House	28 E. Gilman	1858
Beecroft House	514 N. Carroll	1911
Old Executive Mansion	130 E. Gilman	1854-55
Bashford House	423 N. Pinckney	1857
Van Slyke House	510 N. Carroll	1859
Kendall House	104 E. Gilman	1855
Keyes House	102 E. Gorham	1853-54
Timothy Brown House	116 E. Gorham	1863
Breese Stevens House	401 N. Carroll	1864
Mears House	420 N. Carroll	1871
Gates of Heaven	James Madison Park	1863
Steensland House	315 N. Carroll	1896
Suhr House	121 Langdon	1886

PRIORITY BUILDINGS

Bunn House	104 Langdon Street
Moseley House	120 Langdon Street
Edgewater Hotel	666 Wisconsin Avenue
Ellen Davis House	404 N. Carroll Street
McNaught House	410 N. Carroll Street
Taylor House	412 N. Carroll Street
Jackson House	415 N. Carroll Street

(44-A)

Unitarian Parsonage	504 N. Carroll Street
Main House	511 N. Carroll Street
Daniells House	515 N. Carroll Street
John Davis House	523 N. Carroll Street
Stearns-Overton House	512 Wisconsin Avenue
Pudor-Rosenberry House	504 Wisconsin Avenue
Carpenter House	424 Wisconsin Avenue
Hart House	412 Wisconsin Avenue
Pitman House	414 N. Henry Street
Harrison House	422 N. Henry Street
Gifford House	502 N. Henry Street
Pound House	504 N. Henry Street
Quisling Apartments	E. Gilman Street
Smith-Campbell House	125 E. Gilman Street
Nicodemus-Morrison House	133 E. Gilman Street
Warner House	21 W. Gilman Street
Mautz House	110 W. Gilman Street
Hobbins House	114 W. Gilman Street
Sheridan Apartments	12 E. Gorham Street
Jonas House	20 E. Gorham Street
Claude House	24 E. Gorham Street
Brown Coachhouse	adjacent to 116 E. Gorham Street
Brown-Johnson House	130 E. Gorham Street
Brown-Jounson Coachhouse	138 E. Gorham Street
Frank Brown-Casson House	137 E. Gorham Street

(44-B)

Leith House	129 E. Gorham Street
Buckman House	153 E. Gilman Street
Quisling Clinic	2 W. Gorham Street
Breese Stevens Coachhouse	W. Gorham Street frontage, behind 401 N. Carroll Street
Larkin House	107 W. Gorham Street
Gernon House	116 W. Gorham Street
Mead-Solveig House	120 W. Gorham Street
Sisters of Notre Dame	129 W. Gorham Street
Holy Redeemer Church	120 W. Johnson Street
Grant-Strelow House	218 N. Pinckney Street
Gay House	216 N. Pinckney Street
Huntley House	206 N. Pinckney Street
Evans House	215 N. Pinckney Street
Bennett House	30 E. Johnson Street
Burrows House	406 N. Pinckney Street
Marshchall House	519 N. Pinckney Street

APPENDIX D

ARCHITECTS REPRESENTED IN THE MANSION HILL DISTRICT

Claude, Louis Ward (1868-1951). Claude and Starck, Madison. Louis Claude was born in Devils Lake, educated in the Baraboo and Madison public schools, and graduated from the University of Wisconsin engineering school in 1891. He worked first for Conover and Porter, then in Chicago for Burnham and Root, Adler and Sullivan, and Schlacks and Ottenheimer. He started practicing in Madison about 1896. Claude formed a partnership with Edward F. Starck about 1898, which remained in operation until 1929. Influenced strongly by Sullivan, Claude designed many houses and libraries in Wisconsin in the Prairie School manner and possibly was Madison's finest Prairie architect. He closed his office in 1942, ceased practice altogether in 1946, and died in Madison in 1951.

Conover, Allan Darst (1854-1929). Conover and Porter, Madison. Conover received his Bachelor of Civil Engineering from the University of Wisconsin in 1874, and was elected a U.W. professor in 1879. In 1887 he established an architectural partnership with Lew Forster Porter, which dissolved in 1899. Conover and Porter established a branch office in Ashland, Bayfield County, about 1888, part of this time with a local partner, Horace P. Padley. Conover designed the well-known Science Hall in Madison, the first building to use steel beams exclusively in its construction. He also was the first professional employer of such major architects as Frank Lloyd Wright, Louis W. Claude, and Alvan E. Small.

Kutzbock, August (1813 or 1814-1868). Madison. Little is known about Kutzbock, one of the pioneer architects of Wisconsin, or his architectural partner Samuel H. Donnel. Kutzbock was born in Prussia and lived in Madison during the period 1858 to 1868. The firm designed the second state capitol to be built at Madison, and a number of houses, some of which still are standing.

Monberg, Lawrence (1900-). Kenosha and Florida. Monberg was born in Denmark in 1900, and graduated from the Institute of Technology, Chicago, in 1924. He designed many Wisconsin buildings while practicing in Kenosha, including two Moderne buildings for the Quislings in Madison. He is now practicing in Florida.

Nader, John (1838-1919). Madison. Born in Westchester County, New York, Nader was educated there and in Brooklyn. Before coming to Wisconsin in 1869, he was active in the design and construction of various marine and fortification structures in the East. In 1871, he was appointed Assistant U.S. Engineer in charge of the Wisconsin River improvement project, and was headquartered in Portage. In 1873 he moved his office to Madison to expedite his work and, three years later, was elected City Engineer by the Common Council when the river improvement funds gave out. He designed a significant number of residences on Madison's near East side.

APPENDIX E

1896-7 MANSION HILL DISTRICT RESIDENTS

North Pinckney

- 200 Jos. Kaiser (W Jennie) Kaiser Bros. (The Fair)
Reuben & Wm. Beckerman, Clks. Fair Store
Annie Hobin, Dom.
- 202 Wm. Dykes (W Mary) Chef. Park Ho.
Chas. Herman, Ret.
Annie & Augusta H.
- 203 Anna Fess
- 204 Jay Snell (W Katie) Asst Chief M.F.D., Snell & Currier
- 206 Sarah Huntley (Wid. Geo.)
Van Cott, Mrs. Cath.
Jos. Dudley, Carp
Martha & Lydia Idleman - Wid. Geo) & Drsmkr.
- 207 Lillian Case, Student
- 215 Mattie & Maud Evans
- 216 Matthew Gay (W Sarah) Merchant Tailor
Margaret, Teacher
Robert, Student
Sarah A.
Meta Neaman, Dom.
- 217 Chas. Hudson (W Grace) U.S. Letter Carrier
- 218 Thos. Grant
Hattie Edgar
Kate Guerten, Dom.
Mary Schilling (Wid Geo.)
Mabel Schilling
Geo. Schilling, Student
- 221 John Hudson (W Rachel) Pres. N.W. Mutual Relief
Caroline Ibey, Dom.
- 222 James O. Gordon (W Jennie) Gordon & Paunack
Jas. C.
Adelaid Whitney (Wid. Washington)
Anna Guerten, Dom.

1896-7 North Pinckney

- 301 Thos. Taber (W Rose) Trav. Pollard & Taber
over Hettinger, Fred. (W Carrier) Auditor C & NW R.
Kate O'Brien
- 305 Edw. O'Neill (W Lizzie) Trav.
Estella O'Neill
Veronica Donohoo
Kate Warner
Frances Wermuth, Dom.
- 309 Frederick Conover, Clerk Sup. Ct. (W Grace)
Annie Torahy, Dom.
- 314 Jas. Gleason (W Catherine) Taylor & Gleason
Alyward, John, City Atty., Bashford, O'Connor & Ayl
Jos. Alyward, Student
Maggie Cunneen, Dom.
- 315 Thuringer, Chas. Civil Eng.
Herman - Thur. Bros.
Ignatz - Thur. Bros. (W Olga)
Sam'l - Ret. Merchant
- 319 Sam'l Higham (W Clara) V.P. F&J Mfg.
Mary McCormick, Dom.
- 406 Geo. B. Burrows, Real Est. & Pine Lands
Mary Foster (Wid. Chas.)
Mary
Tina Severson, Dom.
- 423 Morris E. Fuller (W Anna) Fuller & Johnson, VP 1st Nat.
Robert M. Bashford (W Sarah) Lawyer
Calvert Spensley (W Florence) Lawyer
Dellia Coughlin, Dom.
Anna Wenand, Dom.
- 424 Soren Mogenson (W Jennie) Lab F. & J.
Susie Tollefson, DRSMKR

North Carroll

- 303 James M. Van Slyke, Gorham Manf. Co.
Dora Newton
Minna Schmidt, Dom.

North Carroll

- 304 John Grinde (W Anna)
Grinde, Schmedeman
Quammen
Over: Wm Wheeler
Wf Frances
- 307 Ellis Proudfit (W Clara)
George Hopkins, Student
Susie Pertzborn, Dom.
- 312 Vacant
- 316 Rasmus Anderson (W Bertha) Pres. Nat. Prem. Mut. Life Ins.
Mollie Tollefson, Dom.
- 323 Jos. Jackson (W Josephine)
Reginald
Russell
Hannah Anderson, Dom.
- 324 William Marshall (W Clara) Prof. U.W.
Minnie Andreatte, Dom.
Tina Hillestad, Dom.
- 401 Breese Stevens (W Elizabeth) Attorney
Elsie Stevens
Amelia Stevens
Emma Prieb, Dom.
- 404 Ella Davis, Teacher
Ellen Davis, Wid. Walter
Frank Davis, Proofreader, Dem.
Jennie Davis, Student
Mary Hill
Annie Meyers, Dom.
Ida Zwerg, Dom.
- 410 John S. McNaught (W Alice) Bkkr. H.B. Hobbins
Wm. McNaught, Stenographer
Emma Hawley, Lib. Asst. SHSW
- 412 Walter Taylor (W Helen) Travs.
- 416 Edgar McBride (W Caroline) Ret.
- 420 Lois Mears (Wid. Jas)
Carrie Hanson, Dom.
- 505 Carlton Miller (W Lottie)
Geo. Sale, Mess. (?)

North Carroll

- 510 N.B. Van Slyke, Pres. 1st Nat.
John Cunningham, Coachman
Lena Andreas, Dom.
Lotte Isom
- 511 Willett S. Main (W Sophie) Pres. Monona Lake Assembly
John
Lois
Annie
Bridget Murphy, Dom.
- 515 Wm. Daniells (W Hontas) Prof. U.W.
Ralph
Theodsia Dodds, Wid.
Rose Haywood, Piano Teacher
Grace Sudbe, Dom.
Bessie Lein, Dom.
- 523 John Davis (W Olive) Prof. U.W.
Mrs. Helen Cook
- 524 Frank Oakley (W Cynthia) Madison Central RY.
Alice Waterman
Carrie Christopherson, Dom.

Wisconsin Avenue

- 405 John Berryman (W Mary) Law Libr.
Clay
Clara
Melinda Thompson, Dom.
- 412 Edmund Hart (W Ida) Dentist
- 415 Mary F. (Wid. David) Taylor
Mary E.
- 416 John McMynn (W Marion) Ret.
Robert McMynn
Mary Maanum, Dom.
- 423 Horace Taylor, Pres. State Journal Prtg.
Louisa Allickson, Dom.
Annie Podratz, Dom.
- 424 Frances Carpenter (Wid. Stephen)
Nancy Curtis (Wid Ira)
Sophie Morse (Wid Julius)
Catherine Doolittle (Wid Lucas)
Albert Cook (W Mary)

Wisconsin Avenue

- 424 Catherine, Teacher
(Cont) E., Student
Mamie Sullivan, Dom.
Mary Ann Shay, Dom.
- 512 John Stearns (W Florence), Prof UW
John B.
Henrietta Blood
Catherine Pray, Student
Helen Pray, Student
Lena Simon, Dom.
- 516 Frank M. Stewart (W Mary) Clk. U.S. Court
Annie C.
- 518 Agnes Butler

North Henry

- 404 Isaac Bradley (W Clara) Lib SHSW
Anna Session, Dom.
- 406 Welsh, Geo. Ret (W Mary)
Eunice & I, Students
- 410 Willett E. Main A.H. Main & Son
Henry Noble Mgr. A.H.M. & Son
(Willett S. - 511 N. Carroll)
Lena Ashenbrucker, Dom.
- 414 Jennie Pitman
Annie - Student
Annie Daniells, Dom.
- 415 Edw. Quinby - Supt. of Agencies & Loans
W.S. & L. Assoc.
- 422 Vacant
- 501 Geo. M. Pierce, Ret. (W Carrie)
Stanley Tallman, Student
Leo Sexton, Student
Clara Balzer, Dom.
- 502 Hugh Pound (Trans.)
(W Addie)
Mary Lamber, Dom.
Howard Cady, Student

North Henry

- 510 Wm. T. Fish, Contr. (W Harriet), Victoria Fish
Madison Land Improvement Co.
- 512 Geo. Gill (W Anna) (G.E. Gill & A.J.G.)
Sarah Sutherland (Wid. Jasper)
Geo. Carroll, Sec'y Supreme Court
- 521 Arthur O'Fox, Sec'y & Treas. North Elec. Mfg.
(W Annie)
Mary Doyle, Dom.
Lizzie Noonan, Dom.
- 524 Elizabeth Griffiths, Student

North Butler Street

- 310 Frances Coyne, Millnery
Coretta
Sadie
Ellen (Wid-Peter)
Chas., Carpenter
Belle
- 316 Emma Barney (Wid. Wm. K.)
- 319 Henry Holm (W Zilpha) Clk P.O.
Celia Peterson
Margaret Potter (W Chas.)
- 322 Vacant
- 323 Alvin Webb (W Minnie) Wouton & Webb
Wm. Bibbs, Clk.
Idalyne Thompson
- 410 Annie Starkson (W Michael)
John Starkson, Carpenter
Rachel Simonds (W Agnus) Music Teacher
- 411 Frederick Melbohm (W Katharina) Gardener
Emma Melbohm
- 413 John Anderson (W Cecelia), Painter
- 417 John Brendel (W Elizabeth) Presiding elder,
Madison Dist. Evang. Association
Maggie Grendel

North Butler Street

- 419 Frank (W Wilhelmina) Neubauer Lab
John, Butcher
Ernestina
Wm, Repairs cane chairs
Amelia Neubauer
Dorothy Neubauer
- 423 Anton Olson (W Anna) A & B Olson
Annie Thompson, Drsmkr.
- 427 John Thorp (W Jane) Ret.
Juliet
Mary
Maud
Emma Jerdee, Dom.

East Gilman Street

- 11 E.E. Bryant (W Louisa S.) Dean U.W. Law School
Elva B.
Mary Bryant
William Bryant
Mary Bosen, Dom.
Ada Rashien, Dom.
- 12 William Freeman Vilas (W Anna) U.S. Senator, Pres. Bank
of Wisconsin
Mary Vilas
John McCormick, Coachman
Kate Glover, Dom.
Emma Johnson, Dom.
- 28 Vacant
- 104 Geo. Storer, (W Mary) Ret.
Holland Sever, Coachman
- 115 John Gurnee, (W Madeline) Lawyer
Paul
Annie Kielblock, Dom.
- 116 Chas. S. Mears (W Harriet) Ret.
Flora Mears
Caroline Schmidt, Dom.
- 121 Fred M. Brown (W Annie) Real Estate
Jeanette Bolstap, Dom.
- 125 James S. Smith (W Mary) Music Teacher, UW
Kate McCormick, Dom.

East Gilman Street

- 130 Executive Mansion
William Upham, Gov. (W Mary)
Caroline Upham
Julia Hanson, Dom.
Jessie Woodman, Dom.
- 133 Howard Morrison, Nat'l Life Ins. Agent
Julie Morrison (Wid. Wm. H.)
Bird Morrison
Marie Hill, Dom.
- 139 John Cassoday (W Mary) Chief Justice State Supt. Court
Minda Olsen, Dom.
Annie Brakke, Dom.
- 142 Wm. Jacobs, Pres. Capital City Bank
Jennie
Frank
Caroline Davis
John Lynaugh, Coachman
Sara McGann, Nurse
Ida Larson, Dom.
Sarah Eiliger, Dom.

West Gilman

- 8 Edward M. Fox (W Annie) Trans.
Willard Gordon, Ret.
Katie Frank, Dom.
- 10 Elizabeth Pudor (Wid. Cornelius)
Widow Walker
- 11 Jos. Curtis (W Ella) Trans.
Harry Curtis, Bkkr. O&V
Julia Gaul, Dom.
- 14 Fletcher Parker, Dir. U.W. School of Music
Amos Walder (W Isabel) Mg. Editor Journal
- 15 Edward Riley (W Eliza) Sec'y Bd. of Regents
Chas. Riley, Real Estate
Geo. Riley, Clerk
Frank Riley, Student
Julia Rudd, Sten.
Elizabeth Durisch, Dom.
- 18 Edith Conover

West Gilman

- 21 Daniel Warner (W Kate) Ad. Warner & Co.
Chas. Warner, Student
Eliza Holmes (Wid. Lucius S.)
Josephine Durisch, Dom.
- 114 Joseph Hobbins (N&W) Joseph W., Capital City Bank
Joseph N., Clk, H.B. Hobbins
William Hobbins
Barbara Schmitz, Dom.
- 115 David Frankenburger (Wife) Prof. U.W.
Ricka Jeschka, Dom.
- 121 Leora Moore
Lydia
Margaret
Agnes Zimmermann
Anna
- 123 John Mack, U.W. Prof (Wife)
Nellie Newman, Dom.
Emma Salzmann, Dom.
- 124 Chauncey Welton, C.B. Welton & Co. (Wife)
Belle Rowe, Dom.
- 127 Smith, Ernest, Student
Lowlear, Thos., Laborer
- 128 Lewis E. Stevens (W Ellen) Real Estate
Lizzie Zahn, Dom.
- 134 Torgrim Olson, Olson & V
(W Karen) Julie Nelson, Dom.
- 135 Florence Baker, Lab. Asst. SHSW
Helen, teacher
- 140 Thusnelda Helm
Wm. Helm (W Mary), Cap. City Bank
Herman Veerhusen (W Emma), Younger V. of O&V.
- 145 Chas. Noble Gregory, Dean, UW Law School
Annie Frederick, Dom.
- 146 Phi Beta Phi Lodge
- 147 Allen D. Conover (W Ella) Conover & Porter
Agnes Marking, Dom.

West Gilman

- 205 Russell Chase (W Ann)
Ethelyn Green, Student
- 207 Jas. C. Elsom, (W Ruth) Prof. Physical Luture, Dir. of Gym
- 209 Edw. Jones, (W Annabel) Prof. UW
- 211 Annie Scribner
Mary (Wid)
- 212 Edna Adams
- 213 Hattie Blanchar
Mary (Wid Willard)
- 216 Henry C. Keeler
- 217 Henry Gleason (W Harriett) Engr. St. Paul Rwy.

East Gorham

- 11 Isaac Bailey (W Eva) Bailey & Coolidge (Groc)
Ellen
Louise, drsmkr.
- 12 Louisa Favill (Wid John)
Therese Favill
- 15 Chas. Comstock (W Mercy) Ret.
Carrie Comstock
Orlando Loomis, clk. Capitol
- 17 Geo. Read (W Emma) Clk
John Anderson (W Mary) Engr. NW Ry.
Jas. Boyle, Clk.
- 18 Whitney Nelson (W Mary) Prof. UW
- 20 Frank Jonas (W Sarah) Jonas Bros. (Drygoods)
- 21 Emma Frederickson (Wid Nils)
Oscar Mueller (W Dora) Clk O&V
- 24 Louis Claude, Archt
Louise Claude
over
Clarence Snyder (W Isabella) mbr. Bd. of Control
- 29 M'Clellan Dodge, City Civil Engr. (W Lizzie)

East Gorham

- 102 Louis R. Keyes
Neef, Wm., Coachman
Emma Munson, Dom.
Laura Larson, Dom.
- 116 Vacant
- 117 Thos. Plumb (W Louisa) Ret.
- 123 Chas. Ford, Machinist & Gen'l Repair (W Patience)
Anderson, Ferd. Mcht.
Agnew, Foor, Dom.
- 129 Chas. Leith (W Martha)
Kenneth (Sten.)
Elinor
Gale, Sybil, Sten.
- 130 Frank Brown, Mgr. Tim. B. Est.
Laurence Franey, Coachman
Mary Cummings, Dom.
Sophie Peterson, Dom.
- 133 Ransom Luther (W Jessie) Eng. Hw. Rwy.
Ralyea, Margaret, Wid. Edwin
Clara Brooks, Bookkeeper, S.S.M. Co.
Boley, Ina, Dom.
- 137 Henry Casson (W Ethel) Sec'y State
Henry Jr., Student
Katharine Houghton, Sten, Sec'y State
Annie Kalahar, Dom.
- 140 Kathrop Smith Ed. (W Sabra)
Arthur Lewis, Student
- 146 Geo. W. Stoner (W Abigail) Ret.
Wm. P. Richardson travs (W Mary I.)
- 152 Annie Swain,
Minnie Moen

West Gorham

- 2 Wheeler Trace (W Lizzie)
Percy Tracy, Gibbs Co.
Bkkr. Bank of Madison
- 7 Frederick Johnson (W Emma)
John Larson Sec'y G.M. Co.
Mary Herbort, Dom. Agt. Larson Jewelry
Sara Eken, Dom.

West Gorham

- 10 Geo. Keenan, Consul to Bremen
Matilda Keenan (Wid. Geo.)
Catherine Leonard (Wid. Bernard)
Nellie Leonard
- 11 Carl Johnson (W Bertha), G.M. Co.
Mary Nelson, Dom.
Lena Eken, Dom.
- 15 Edw. Loen, (W Ella), Exec. Clk. Gov's Office
- 107 Frank Larkin, Ret.
Ella Larking, Teacher
- 113 Mrs. E.W. Andrews
- 116 Gernon Family - Bessie, Ella, Geo., Mary (Wid. Geo.) Maud
Julia Henninger, Dom.
- 117 Selwyn Brant, Publ.
- 121 Vacant
- 122 May Huntington
- 129 Sisters of Notre Dame, Sister Cammilla, Superior
- 131 Wm. Hartmann, Ret. (W Christina)
Josephine Hartmann
- 134 Chas. Van Velzer, Prof UW (W Kittie)
- 135 John Damm (W Mary) Cigars & Tub
- 140 Herbert Chynoweth (W Edna) Lawyer
- 141 Storm Bull (W Gina) Prof. UW
Hannah Helgeson, Dom.
- 143 Nelson Greenbank, Marble Cutter
(W Laura)
- 144 Ferd. Daubner (W Rachel) H. Christophers & Co.
Emma Peck, Dom.
- 149 Anna Zirkel (Wid. John)
over Hahn, Albert G. (W Eva) Laborer F & J
- 152 Harriet Vroman (Wid. Wm)

West Gorham

- 153 Louis Sumner (W Catherine) Pharmacist
Edna Thomas, Dom.
- 201 Chas. Karstens, Manuf. & Repair Furn.
(W Minna)
Ida Hummel, Clk J.Z. & Co.
- 212 Jane McCumber (Wid. John)
Anna McCumber, Student
- 213c Gustav Johnson Emp N.W. Rwy. 3rd Floor
- 214 Otto Hausmann (W Amalia) Hausmann Brewing
- 222 Bernhard Minch Farm Produce (W Barbara)
Herman Minch, Bkkpr.
Hattie Minch
Mary Minch
Walter, Student
- 224 over Albert, Carp. (W Margaret)
Hattie G., Student

Langdon Street

- 2 Alfred Newman (W Celia) Sup. St. Justice
Mark
Kate McDonald
Jennie Sarlie
Constance Arneson, Dom.
- 5 Joseph Cochrane (W Helen), Pastor Christ Presby.
Mame Scudder (Wid. Silas)
Louisa Winkler, Dom.
- 10 Chas. Morgan (W Sophia) Ret.
- 16 Shepard L. Sheldon (W Anna) Pres. S.L. Sheldon
Mary
Georgiana, Librn. - SHSW
Henry, Atty. - Hall & Sheldon
- 17 Albert Hollister (W Kittie) Hollister's Pharm.
Harry H.
Hellen Whitman
Gertie Anderson, Dom.
- 22 Oscar Brandenburg (W Arabelle) V.P. Democ. Co.
Mary Hotlen, Dom.
Susie Skrimrud, Dom.

Langdon Street

- 28 Arthur Morris (W Ida) Sumner & Morris
Wm. P. Lyon (W Adelia), Ret.
Pauline Diederich, Dom.
Clara Milde, Dom.
- 104 Bunn, Romanzo (W Sarah) Judge U.S. Court
Mary Bunn, Artist
Minnie Milde, Dom.
- 112 Burr Jones (W Olive L.) Lawyer
Alice Cummings, Dom.
Maggie Knoblauch, Dom.
- 120 Anna Burr Moseley
Leonard Williams
Etta Corneil, Dom.
- 121 Bertha Suhr
John J. Suhr, Pres. German AM Bank
F.W., John, Emma, Edmund
Mary Dolfen, Dom.
- 126 Chas. Palmer, Clk State Bank
Elizabeth Palmer
Louisa Pries, Dom.
- 127 Emma Main (Wid. A.H.)
Edw. S. Draughtsman G.M. Co.
Frances
Geo.
Annie Maske, Dom.
- 131 John Winslow (W Agnes) Justice Sup. Ct.
Harry Clancy, Student
Clara Daus, Dom.
- 135 Harry Hobbins (W Kate) Gen'l Ins.
- 202 Chandler P. Chapman (W Sarah) Pres. Dane Co. Abstract
Annie
Turner, Elmer, Employee W. Co.
Susie Nelson, Dom.
- 210 Arthur Sanborn (W Alice) Spooner, Sanborn, Kerr & Spooner
Harriet (Wid.)
John B. Sandborn, Kate W. Sandborn
Susan Golder
Eva Ashenberger, Dom.

Langdon Street

- 211 Thos. Brittingham (W Mary) Brittingham & Hixon
Joseph Hixon
Elizabeth Henzler, Dom.
Agnes Saharan, Dom.
- 216 Lucien S. Hanks (W Sybil) Pres. State Bank
Lucien M. Hanks, Teller
Marshall & Stanley Hanks
Julia Ellickson, Dom.
Hannah Hoveland, Dom.
- 217 Marshall Parkinson (W Adelaide) Treas. Miller LBR Co.
Mary Farnham (Wid. J.A.)
Agnes Ruttgers, Dom.
- 221 Frank Ellsworth (W Josephine) Travs.
Fannie E.
Julia Hoveland, Dom.
- 222 John C. Freeman, Prof. UW (W Emma)
Charlotte, Henry, John, Mary
Louisa, Egert, Dom.
- 227 Chloe Hubbard (Wid. Jos.)
- 228 Margaret Allen (Wid.)
Haskins, Chas. UW Prof.
Florence Robinson, Teacher
Eliz. Simon, Dom.
- 233 Jennie Chapman (Wid. Geo.)
Annie Delaplaine
- 234 Robt. Ogilvie (W Susan), Ogilvie Dry Goods
Hannah Dolan, Dom.
- 237 Jos. Jastrow, Prof. UW (W Rachel)
Hilda Hanson, Dom.



POLICY MANUAL

MADISON LANDMARKS COMMISSION

SEPTEMBER, 1974

LEIGH MOLLENHOFF, CHAIRMAN

LANDMARKS COMMISSION

POLICY AND PROCEDURE

Function of the Commission

The Landmarks Commission is charged with the protection and enhancement of Madison's Landmark buildings, districts, and sites. A Landmark is a building or site of architectural or historical significance.

The Commission

The Commission is composed of seven members appointed by the Mayor and confirmed by the Common Council. Included among the seven must be an Alderman, a licensed real estate broker, a registered architect, and an historian, while the remainder are chosen at large. The Commission holds regular meetings on the third Monday of each month at 4:00 p.m. usually in Room 202C of the City-County Building. Other meetings, work sessions, tours, etc. are held at the call of the Chairman. The Secretary is a member of the City Planning Department staff and may be contacted through the Department.

The Designation Process

The designation process is begun with the submission of a nomination form to the secretary. This form requires in depth research to firmly establish the value of the proposed designation. The secretary then schedules the nomination for an informational discussion before the Commission. The owner and other interested parties meet with the Commission to discuss the proposed designation and any concerns about it. Following the informational discussion and presentation, the Commission determines whether or not the nomination should be processed for designation.

If the Landmarks Commission determines to proceed with the designation process, a public hearing is scheduled for the next meeting. The secretary notifies the owner of the potential Landmark or Landmark site as well as all owners of property within 200 feet of the proposed Landmark property of the public hearing. A Class 2 Notice is also placed in the official city newspaper. A public hearing is then held before the Commission at which time all proponents and opponents are heard. Following the public hearing and any further discussion, the Landmarks Commission votes to reject, hold or designate the building or site as a Landmark.

The owner is informed of the action by letter. If the building or site is designated, the secretary notifies appropriate city agencies such as Building Inspection and Engineering. In addition, the designation is sent to the State Historic Preservation Officer for possible inclusion on the National Register of Historic Places. A designation document is recorded in the Register of Deeds Office.

The Commission may also designate historic districts. This procedure was recently adopted by the Common Council and the processing mechanisms have not been fully established and tested.

The Effect of Designation

If a building or site is designated, or if a building or site is part of a designated Historic District, demolition may be delayed for up to twelve months from the time a permit is applied for, to allow for efforts to preserve the building. Any alterations to the exterior of a building must receive a Certificate of Appropriateness from the Landmarks Commission before the building permit may be issued. Normal maintenance does not require a Certificate of Appropriateness. In the R4, R5 and R6 Zoning Districts, any changes to properties adjacent to designated Landmarks are conditional uses requiring the approval of the Plan Commission.

It should be noted that the Ordinance (Section 33.01) specifically provides that when necessary to preserve the character of a structure, the provisions of Chapter 18 (Plumbing Code), 27 (Minimum Housing and Property Maintenance Code), 29 (Building Code), 30 (Heating, Ventilating and Air Conditioning Code and 31 (Outdoor Signs and Outdoor Advertising Structures) may be waived by the appropriate board or the Building Inspection Superintendent provided such waiver does not endanger public health or safety.

Enforcement of the Ordinance

The responsibility for enforcement of the ordinance is shared by the Building Inspection Superintendent and the Landmarks Commission. The Superintendent has general responsibility for issuing building permits and enforcing the zoning regulations. The Landmarks Commission evaluates proposals requiring building permits that relate to Landmarks.

There is a penalty of \$200 per day for each violation of the Landmarks Ordinance, however, no fines have been levied to date (Sept. 1974). The Landmarks Commission is aware of the difficulties and expense that owners encounter in maintaining Landmarks.

Other Programs

The Landmarks Commission and its related citizens groups engage in many activities aimed at encouraging a greater appreciation and understanding of Landmarks. The Commission has as its charge, the erection of descriptive plaques in front of Landmarks. The plaques

give the name of the building, the date of construction, the architect, if known, and a brief description of the historical or architectural importance of the structure or site. The Commission members, and citizens who work closely with the Commission, present slide shows and lectures, conduct walking tours, and hold social events to give people a better understanding of preservation. The Commission also serves as a resource body for the encouragement of preservation in other municipalities and communities. A subcommittee of the Commission formed Historic Madison Inc., a private historical society. The Landmarks Commission has engaged in the salvage of building materials as well. The Commission, through the Planning Department, has received a grant from the National Endowment for the Arts to develop a comprehensive strategy for preservation in Madison (Sept. 1974).



A Landmarks Commission

Madison General Ordinances 33.01

AS UPDATED TO JUNE 1974

CHAPTER 33

COMMISSIONS

Section

- 33.01 Landmarks Commission.
- 33.02 Urban Design Commission.

33.01 LANDMARKS COMMISSION.

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

Commission means the landmarks preservation commission created under this section.

Historic district is an area designated by the commission which contains one or more landmarks or landmark sites, as well as those abutting improvement parcels which the commission determines should fall under the provisions of this section to assure that their appearance and development is harmonious with such landmarks or landmark sites.

Improvement means any building, structure, place, work of art or other object constituting a physical betterment of real property, or any part of such betterment.

Improvement parcel is the unit of property which includes a physical betterment constituting an improvement and the land embracing the site thereof, and is treated as a single entity for the purpose of levying real estate taxes. Provided, however, that the term "improvement parcel" shall also include any unimproved area of land which is treated as a single entity for such tax purposes.

Landmark means any improvement which has a special character or special historic interest or value as part of the development, heritage or cultural characteristics of the City, state or nation and which has been designated as a landmark pursuant to the provisions of this chapter.

Landmark site means any parcel of land of historic significance due to a substantial value in tracing the history of aboriginal man, or upon which a historic event has occurred, and which has been designated as a landmark site under this section, or an improvement parcel, or part thereof, on which is situated a landmark and any abutting improvement parcel, or part thereof, used as and constituting part of the premises on which the landmark is situated.

- (3) Landmarks Commission Composition And Terms. A Landmarks Commission is hereby created, consisting of seven (7) members. Of the membership, one shall be a registered architect; one shall be a historian qualified in the field of historic preservation; one shall be a licensed real estate broker; one shall be an alderman; and three shall be citizen members. Each member shall have, to the highest extent practicable, a known interest in landmarks preservation. The Mayor shall appoint the commissioners subject to confirmation by the Common Council. Of the initial members so appointed, two shall serve a term of one year, two shall serve a term of two years, and three shall serve a term of three years. Thereafter the term for each member shall be three years.

- (4) Landmarks And Landmark Sites Designation Criteria.

- (a) For purposes of this ordinance, a landmark or landmark site designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic, architectural or cultural significance to the City of Madison, such as historic structures or sites which:
1. Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community; or
 2. Are identified with historic personages or with important events in national, state or local history; or
 3. Embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or
 4. Are representative of the notable work of a master builder, designer or architect whose individual genius influences his age.

- (b) The commission may adopt specific operating guidelines for landmark and landmark site designation providing such are in conformance with the provisions of this paragraph.

- (5) Powers And Duties.

- (a) Designation. The commission shall have the power subject to subsection (6) hereunder, to designate landmarks, landmark sites and historic districts within the City limits of Madison. Such designations shall be made based upon subsection (4) hereof. Once designated by the commission, such landmarks, landmark sites and historic districts shall be subject to all the provisions of this ordinance.

(b) Regulation Of Construction, Reconstruction and Exterior Alteration.

1. Any application for a permit from the Building Inspection Superintendent involving the exterior of a designated landmark, landmark site or structure within an Historic District shall be filed with the Landmarks Commission.
2. No owner or person in charge of a landmark, landmark site or structure within an Historic District shall reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such designated property or properties within an Historic District or cause or permit any such work to be performed upon such property unless a Certificate of Appropriateness has been granted by the Landmarks Commission. Unless such certificate has been granted by the commission, the Building Inspection Superintendent shall not issue a permit for any such work.
3. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:
 - a. Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and
 - b. Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and
 - c. Whether, in the case of any property located in an Historic District designated pursuant to the terms of Subsection (6) (d) hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.
4. If the commission determines Subparagraphs a., b. and c. of Paragraph 3. above in the negative, it shall issue the Certificate of Appropriateness. Upon the issuance of such certificate, the building permit shall then be issued by the Building Inspection Superintendent. The commission shall make this decision within thirty (30) days of the filing of the application. Should the commission fail to issue a Certificate of Appropriateness due to the failure of the proposal to conform to the above guidelines, the applicant may appeal such decision to the Common Council. In addition, if the commission fails to issue a Certificate of Appropriateness, the commission shall, at the request of the applicant, cooperate and work with the applicant in an attempt to obtain a Certificate of Appropriateness within the guidelines of this ordinance.

(33.01(5) (b) R. & Recr. by Ord. 4595, 6-6-74)

(c) Regulation of Demolition. No permit to demolish all or part of a landmark, or improvement in an Historic District, shall be granted by the Building Inspection Superintendent except as follows:

1. No person in charge of a landmark, or improvement in an Historic District, shall be granted a permit to demolish such property without written approval of the commission.
2. At such time as such person applies for a permit to demolish such property, such application shall be filed with the commission. Upon such application, the commission may refuse to grant such written approval for a period of up to ten (10) months from the time of such application, during which time the commission and the applicant shall undertake serious and continuing discussions for the purpose of finding

a method to save such property. During such period, the applicant and the commission shall cooperate in attempting to avoid demolition of the property. At the end of this ten (10) month period, if no mutually agreeable method of saving the subject property bearing a reasonable prospect of eventual success is underway, or if no formal application for funds from any governmental unit or nonprofit organization to preserve the subject property is pending, the Building Inspection Superintendent may issue the permit to demolish the subject property without the approval of the commission. If such mutually agreeable method for saving the subject property is not successful or no such funds to preserve the subject property have been obtained and available for disbursement within a period of two (2) months following the end of such ten (10) month period, the Building Inspection Superintendent may issue the permit to demolish the subject property without the approval of the commission.

- (d) Recognition Of Landmarks And Landmark Sites. At such time as a landmark or landmark site has been properly designated in accordance with subsections (4) and (6) hereof, the commission shall cause to be prepared and erected on such property at City expense, a suitable plaque declaring that such property is a landmark or landmark site. Such plaque shall be so placed as to be easily visible to passing pedestrians. In the case of a landmark, the plaque shall state the accepted name of the landmark, the date of its construction, and other information deemed proper by the commission. In the case of a landmark site which is not the site of a landmark building, such plaque shall state the common name of the site, and such other information deemed appropriate by the commission.
- (e) Sale Of Landmarks And Landmark Sites. Any party who is listed as the owner of record of a landmark site at the time of its designation, who can demonstrate to the commission that by virtue of such designation he is unable to find a buyer willing to preserve such landmark or landmark site, even though he has made reasonable attempts in good faith to find and attract such a buyer, may petition the commission for a rescission of its designation. Following the filing of such petition with the secretary of the commission:
1. The owner and the commission shall work together in good faith to locate a buyer for the subject property who is willing to abide by its designation.
 2. If, at the end of a period not exceeding six (6) months from the date of such petition, no such buyer can be found, and if the owner still desires to obtain such rescission, the commission shall rescind its designation of the subject property.
 3. In the event of such rescission, the commission shall notify the City Clerk, Building Inspection Superintendent and the City Assessor of same, and shall cause the same to be recorded, at its own expense, in the office of the Dane County Register of Deeds.
 4. Following any such rescission, the commission may not redesignate the subject property a landmark or landmark site for a period of not less than five (5) years following the date of rescission.
- (f) Other Duties. In addition to those duties already specified in this section, the commission shall:
1. Actively work for the passage of enabling legislation which would permit the granting of full or partial tax exemptions to properties

it has designated under the provisions of this section in order to encourage landmark owners to assist in carrying out the intent of this ordinance.

2. Work closely with the State of Wisconsin liaison officer and the Governor's liaison committee for the National Register of Historic Places of the United States National Park Service in attempting to include such properties hereunder designated as landmarks or landmark sites on the Federal Register.
3. Work for the continuing education of the citizens of Madison about the historic heritage of this City and the landmarks and landmark sites designated under the provisions of this section.
4. As it deems advisable, receive and solicit funds for the purpose of landmarks preservation in the City of Madison. Such funds shall be placed in a special City account for such purpose.

(6) Procedures.

- (a) Designation Of Landmarks, Landmark Sites And Historic Districts. The commission may, after notice and public hearing, establish landmarks, landmark sites and historic districts, or rescind such designation, after application of the criteria in subsection (4) above. At least ten (10) days prior to such hearing, the commission shall notify the owners of record, as listed in the office of the City Assessor, who are owners of property in whole or in part situated within two hundred (200) feet of the boundaries of the property affected. Notice of such hearing shall also be published as a Class 1 Notice, under the Wisconsin Statutes. The commission shall also notify the following: Department of Public Works, Madison Redevelopment Authority, Parks Division, Fire and Police Departments, Health Department, Building Inspection Division and Plan Commission. Each such department shall respond to the commission within thirty (30) days of notification with its comments on the proposed designation or rescission. The commission shall then conduct such public hearing and, in addition to the notified persons, may hear expert witnesses, and shall have the power to subpoena such witnesses and records as it deems necessary. The commission may conduct an independent investigation into the proposed designation or rescission. Within ten (10) days after the close of the public hearing, the commission may designate the property as either a landmark, a landmark site or include it in a historic district or rescind such designation. After such designation or rescission has been made, notification shall be sent to the property owner or owners, and to such other persons as appeared at the public hearing. Notification shall also be given to the City Clerk, Building Inspection Superintendent and the City Assessor. The commission shall cause such designation or rescission to be recorded, at City expense, in the Dane County Register of Deeds office.

- (b) Petition For A Historic Zone. Following the designation of each historic landmark or landmark site, the commission shall petition the Common Council for a rezoning of each such property from its original zoning classification to Special District H. (33.01 (6) (b) R. and (c) Renumbered (b) by Ord. 4333, 10-30-73)
- (c) Voluntary Restrictive Covenants. The owner of any landmark or landmark site may, at any time following such designation of his property, enter into a restrictive covenant on the subject property after negotiation with the commission. The commission may assist the owner in preparing such covenant in the interest of preserving the landmark or landmark site and the owner shall record such covenant in the Dane County Register of Deeds office, and shall notify the City Assessor of such covenant and the conditions thereof. (Renumbered by Ord. 4333, 10-30-73)
- (d) Creation of Historic Districts. (Cr. by Ord. 4596, 6-6-74)
1. For preservation purposes, the Landmarks Commission shall select geographically defined areas within the City of Madison to be designated as Historic Districts and shall, with the assistance of the City Planning Department, prepare an historic preservation plan in ordinance form for each area. An Historic District may be designated for any geographic area of particular historic, architectural, or cultural significance to the City of Madison which:
 - a. Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community; or
 - b. Is identified with historic personages or with important events in national, state or local history; or
 - c. Embodies the distinguishing characteristics of architectural type specimens inherently valuable for the study of a period or periods, styles, methods or construction, indigenous materials or craftsmanship; or
 - d. Is representative of the notable works of master builders, designers, or architects who influenced their age.
 Each historic preservation plan prepared for or by the Landmarks Commission shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development and a statement of preservation objectives.
 2. Guideline criteria to be considered in the development of Historic District plans are as follows:
 - a. All new structures shall be constructed to a height visually compatible with the buildings and environment with which they are visually related.
 - b. The gross volume of any new structure shall be visually compatible with the buildings and environment with which it is visually related.
 - c. In the street elevation(s) of a building, the proportion between the width and height in the facade(s) should be visually compatible with the buildings and environment with which it is visually related.
 - d. The proportions and relationships between doors and windows in the street facade(s) should be visually compatible with the buildings and environment with which it is visually related.

- e. The rhythm of solids to voids, created by openings in the facade, should be visually compatible with the buildings and environment with which it is visually related.
- f. The existing rhythm created by existing building masses and spaces between them should be preserved.
- g. The materials used in the final facade(s) should be visually compatible with the buildings and environment with which it is visually related.
- h. The texture inherent in the facade should be visually compatible with the buildings and environment with which it is visually related.
- i. Colors and patterns used on the facade (especially trim) should be visually compatible with the buildings and environment with which it is visually related.
- j. The design of the roof should be visually compatible with the buildings and environment with which it is visually related.
- k. The landscape plan should be sensitive to the individual building, its occupants and their needs. Further, the landscape treatment should be visually compatible with the buildings and environment with which it is visually related.
- l. All street facade(s) should blend with other buildings via directional expression. When adjacent buildings have a dominant horizontal or vertical expression, this expression should be carried over and reflected.
- m. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.

3. Review and Adoption Procedure.

- a. Landmarks Commission. The Landmarks Commission shall hold a public hearing when considering the plan for an Historic District. Notice of the time, place and purpose of such hearing shall be given by publication as a Class 2 Notice under the Wisconsin Statutes in the official City paper. Notice of the time, place and purpose of such public hearing shall also be sent by the City Clerk to the Alderman of the Aldermanic District or Districts in which the Historic District is located, and the owners of record, as listed in the office of the City Assessor, who are owners of property situated in whole or in part within the Historic District, or situated in whole or in part within two hundred (200) feet of the boundaries of the Historic District. Said notice is to be sent at least ten (10) days prior to the date of such public hearing. Following the public hearing, the Landmarks Commission shall vote to recommend, reject or withhold action on the plan. This recommendation shall be forwarded to the City Plan Commission and the Common Council.
- b. The City Plan Commission. The Plan Commission shall review the Historic District plan and make a recommendation to the Common Council. The Plan Commission shall make its recommendation on the Historic District plan within thirty (30) days.
- c. The Common Council. The Common Council, upon receipt of the recommendations from the Landmarks Commission and Plan Commission, shall hold a public hearing, notice to be given as noted in Subparagraph a. above, and shall following said public hearing either designate or reject the Historic District. Designation of the Historic District shall constitute adoption of the plan in ordinance form prepared for that district and direct the implementation of said plan.

(33.01(6) (d) Cr. by Ord. 4596, 6-6-74)

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- (7) Conformance With Regulations. Every person in charge of any landmark, landmark site or improvement in an Historic District shall maintain same or cause or permit it to be maintained in a condition consistent with the provisions of this section.
- (8) Maintenance of Landmarks, Landmark Sites and Historic Districts.
 - (a) Every person in charge of an improvement on a landmark site or in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.
 - (b) Insofar as they are applicable to a landmark, landmark site or improvement in an Historic District, designated under this section, any provision of Chapters 18 (Plumbing Code), 27 (Minimum Housing and Property Maintenance Code), 29 (Building Code), 30 (Heating, Ventilating and Air Conditioning Code) and 31 (Outdoor Signs and Outdoor Advertising Structures) of the Madison General Ordinances may be varied or waived, on application, by the appropriate board having such jurisdiction over such chapter or, in the absence of such board, by the Building Inspection Superintendent, provided such variance or waiver does not endanger public health or safety.
- (9) Conditions Dangerous to Life, Health or Property. Nothing contained in this section shall prohibit the making of necessary construction, reconstruction, alteration or demolition of any improvement on a landmark site or in an Historic District pursuant to order of any governmental agency or pursuant to any court judgment, for the purpose of remedying emergency conditions determined to be dangerous to life, health or property. In such case, no approval from the commission shall be required.

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Sec. 33.01(10)

- (10) Penalties For Violations. Any person violating any provision of this section shall be subject to a forfeiture of not more than two hundred dollars (\$200) for each separate violation. Each and every day during which a violation continues shall be deemed to be a separate offense.
- (11) Separability. If any provision of this chapter or the application thereof to any person or circumstances is held invalid, the remainder of this chapter and the application of such provisions to other persons or circumstances shall not be affected thereby.

PARTIAL BIBLIOGRAPHY

Because the research for this document has been undertaken over a period of several years by several people, a complete and conclusive bibliography is impossible. By backtracking, however, most of the sources for hard data could be identified. Background sources for historical and aesthetic judgments are also difficult to establish.

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Also employed in the gathering of data were the Necrology Files; the Tax Rolls for Dane County, City of Madison; and an undetermined number of maps all in the Library and Archives-Manuscripts Division of the State Historical Society of Wisconsin.

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