

LANDMARKS COMMISSION 2018 ANNUAL REPORT



Prepared By: Bill Fruhling, Principal Planner, Planning Division
Lauren Heiser-Ertel, Office of the Director

Date Prepared: February 1, 2019

Landmarks Commission Administration

Membership:

The Real Estate Professional seat remains unfilled and the search for a replacement continues. Amy Scanlon resigned as Preservation Planner in August and Bill Fruhling served as the interim Preservation Planner through the end of the year.

Meetings:

The Landmarks Commission met 19 times in 2018. 21 meetings scheduled/2 meetings cancelled. The January 30, 2018 meeting was a joint meeting of the Landmarks Commission, Board of Parks Commissioners, and Equal Opportunities Commission to establish a plan for the Confederate monuments in Forest Hill Cemetery.

Policy Document:

The policy document was reviewed and minor revisions were discussed twice during 2018. The revised document was adopted on January 29, 2018 and August 6, 2018.

Data:

City of Madison Parcels = 79,760

historic parcels (properties in historic districts and landmarks outside of districts) = 2,024

182 designated landmarks (53 are located in historic districts and 129 are located outside)

5 local historic districts = 1,895 parcels in local historic districts (0.33% of land area)

Landmarks Commission Activity

Certificates of Appropriateness: 54

The Landmarks Commission reviewed 55 projects (alterations, new construction, land divisions, and demolition) for Certificates of Appropriateness and approved 54 of those projects, with an approval rate of 98%. The Landmarks Commission denied one request for the removal of a Confederate monument in Forest Hill Cemetery, which the Common Council overturned. Three additional projects were reviewed by the Landmarks Commission, but were later withdrawn by the applicant and are not included in these totals or in the chart below.

Through the policy document, the Landmarks Commission has provided the Preservation Planner with the ability to provide administrative approvals for certain types of work. The Preservation Planner administratively approved 120 Certificates of Appropriateness in 2018.

Approvals were often modified from the original submittal based on recommendations from the Preservation Planner and/or the Landmarks Commission.

The chart below shows the specific break down.

Certificates of Appropriateness				
	Historic District/ Landmark	Landmarks Commission		Staff
		# Requests	# Requests Approved	# Requests Approved
New Construction	MH	0	0	
	TLR	2 accessory	2	
	UH	1 accessory	1	
	MB	0	0	
	FS	0	0	
	Landmark	2 accessory	2	
Alteration	MH	4	4	13
	TLR	18	18	58
	UH	9	9	33
	MB	1	1	5
	FS	2	2	1
	Landmark	15 *	14	13 **
Demolition	MH	0	0	
	TLR	1 accessory	1	
	UH	1 accessory	1	
	MB	0	0	
	FS	0	0	
	Landmark	1 accessory	1	
Land Division	MH	0	0	
	TLR	0	0	
	UH	0	0	
	MB	0	0	
	FS	0	0	
	Landmark	1	1	
Total		55	54	120
Approval Rate			98%	100%

*Including 3 Landmarks in Historic Districts

**Including 3 Landmarks in Historic Districts

MH = Mansion Hill

TLR = Third Lake Ridge

UH = University Heights

MB = Marquette Bungalows

FS = First Settlement

Landmark = Designated Madison Landmark

Adjacent to Landmarks: 3

The Landmarks Commission reviewed the alterations/development to 3 buildings that are adjacent to landmarks where Plan Commission and Urban Design Commission review were needed (MGO 28.144).

Historic Value Reviews: 63

The Landmarks Commission reviewed 63 building demolition requests for historic value (MGO 28.185(7)4.) and provided the findings and recommendations to the Plan Commission.

Advisory Recommendations to PC: 3

The Landmarks Commission reviewed and provided recommendations to the Plan Commission on an addition at Madison Metro, construction of a hotel on State Street, and Judge Doyle Square.

Advisory Recommendations to UDC: 3

The Landmarks Commission reviewed and provided recommendations to the Urban Design Commission on an addition at Madison Metro, construction of a hotel on State Street, and Judge Doyle Square.

Other reviews/recommendations: 6

The Landmarks Commission reviewed the resolution to establish a plan for the Confederate monuments in Forest Hill Cemetery; amendment to section 41.14 of the Madison General Ordinances to prohibit property owners in historic districts from engaging in behavior that contributes to the exterior decay of a neighboring historic resource; City of Madison Comprehensive Plan; Demolition by Neglect of the landmark property located at 121 Langdon Street; Master Plan for James Madison Park; and Historic Preservation Plan Goals, Objectives, and Strategies document.

Designations/Rescissions: 0

The Landmarks Commission did not receive any new landmark nominations. The nomination for 123 W Gilman was submitted in 2017 and tentatively scheduled for review in 2018, but the applicant is continuing to work on the nomination.

National Register Nomination Reviews: 3

The Landmarks Commission reviewed and provided comments on National Register nominations for properties and historic districts being listed on the National Register as part of Certified Local Government responsibilities. Staff prepared a letter to the Wisconsin Historical Society summarizing the Commission's comments related to the review. In 2018, the Commission reviewed nominations for Hoyt Park and Owen Parkway, Klueter Grocery, and the Madison Vocational School (MATC).

Landmarks Commission Initiatives

Historic Preservation Plan:

Work on the Historic Preservation Plan continued in 2018. Two public meetings were held to discuss community goals and objectives, and the Historic Preservation Plan Advisory Committee met 6 times in 2018.

Landmarks Ordinance Review Committee:

The Ad Hoc Landmarks Ordinance Review Committee (LORC) met once in 2018. Two rounds of meetings were held in each of the five local historic districts in order to provide updates on the ordinance revisions and gather feedback from residents and property owners. The Round 2 meetings were held in September and early October, and Round 3 in late November and December. At the Round 3 meetings, the consultant presented the initial recommendations for the ordinance revisions.

Historic Preservation Program

CLG Subgrants:

Formal applications were not submitted in 2018.

Spring Letters:

Staff typically mails an annual letter ("Spring Letter") to historic district property owners and to owners of landmark properties. The letters describe the responsibilities of the property owner and the historic tax credit program where applicable. Spring Letters were not mailed in 2018.

Work of the Preservation Planner:

- Participated in the construction review of city-owned landmark and historic buildings
- Continued collaboration with Library staff on the Living History Project @ Madison Public Library
- Assisted city agencies with compliance review applications
- Participated in the Façade Improvement Grant Program staff team
- Conducted Community Development Block Grant Environmental Reviews
- General management of historic preservation program