

SUMMARY OF HISTORIC DISTRICT ORDINANCE REVISIONS ROUND 2 MEETINGS

October 29, 2018

INTRODUCTION

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



The staff team met with the Landmarks Ordinance Review Committee (LORC) on December 12, 2017 to describe the comments from the Round 1 meetings in each historic district. Since that meeting, the project was slowed to accommodate revisions to the State Statutes that were being considered and then adopted. The project was then further slowed to get guidance from the Wisconsin Historical Society about interpretation of the Statute language.

The consultant team, project staff, and Alders held meetings related to the five local historic districts as follows:

First Settlement meeting was held September 6, 2018

Marquette Bungalows was held September 6, 2018

University Heights was held September 20, 2018

Mansion Hill was held September 27, 2018

Third Lake Ridge was held October 4, 2018

ROUND 2 COMMENTS

At each historic district meeting, the consultants and city staff provided a presentation on the comments from the Round 1 meetings, the idea to have a spectrum of review standards, the treatment of materials, and the interpretation of the Statute language, and welcomed participants to provide comments on the presentation. The comments from the Round 2 meetings were collected on comment cards and during the general discussion.

The relevant ordinance-related comments have been grouped into topics for discussion. If a comment is specific to a certain district, that district is indicated in parenthesis after the comment. If the comment does not have a specific district indicated, then the comment was made in more than one district.

Standards

- Can new Secretary of the Interior Standards booklet be provided to residents of each HD? (FS)
- What happens if improvements that fall under secondary standards for period of significance become their own period of significance after 50 years? e.g., an architect gains significance- that's a Randy Bruce building (FS)
- Codifying what to do on primary and secondary elevations (FS)
- Feel concern about moving too quickly/strongly to repair vs. replace with like materials in appearance (MB)
- Define "façade"

Alterations – Building Materials

- No vinyl. Maybe EIFS, depending. Appreciate dos & don'ts for care and replacement (FS)
- Mortar examples seem appropriate to prevent from occurring. Smooth cement board should be acceptable to repair/replace wood siding (MB)
- Illustration of bad examples very helpful (UH)
- Maintenance & energy efficiency matter- need to be considered (TLR)
- We are working people who can't hire constant laborers. If we're respectful & doing upkeep, need help with support of new materials that look good (TLR)

Alterations – Building Features & Systems

- As mentioned in presentation, add my request for illustrations for property owners to show appropriate windows, doors, porches that relate to architectural styles (FS)
- What about gutters? (FS)

- How does "green technology" fit into all of this? (FS)
- Gutters were not mentioned (FS)
- Roof material examples seem reasonable. External muntin replacement windows seem reasonable (MB)
- Key part is what window systems/companies are best to check. Great challenge is cost prohibitive to replace windows with mullions as of the past (TLR)

New Additions & New Construction – Building Site/Setting

- Wish Madison had more historic buildings that could be good examples for additions. Seems like trend is to assemble properties to create larger parcels which disrupts historic lot pattern (FS)
- Garage examples are reasonable. Addition examples are reasonable (MB)

New Additions & New Construction – Size & Scale/Massing & Proportion

- Presentation didn't reflect the variety of new construction in mixed-use areas. Examples were often single family lots by single family lot or commercial parcel by commercial parcel. Demolition and assembly is part of how districts get changed (FS)
- Examples are reasonable (MB)

New Additions & New Construction – Alignment & Rhythm/Solid to Void

- Examples are reasonable (MB)

New Additions & New Construction – Materials & Color

- Examples are reasonable (MB)

Additional Comments

- Discussion of landscape or driveways/alleys, which feels important to a more cramped district (FS)
- Please address favorably issues of affordability, climate change, comfort in your home, aging in place, etc. in the criteria for determining repair and replace decisions (MB)
- This may be more of a "plan" issue- would be great, if possible, to mandate home seller/buyer education on "historic preservation 101." Many of us bought homes in the area without understanding any of the requirements of preservation. Plus sellers/real estate agents frequently represent the properties with remarks like, "oh, that's easy to change." (MB)
- Should consider guidelines for new construction on open lots (UH)
- Cost is huge- people/I don't replace drafty windows as can't afford what is required (TLR)
- Need list of appropriate materials, contractors and financial incentives.
- Need design guidelines for revised ordinance.
- Need for open space/landscape preservation in standards.

NEXT STEPS

The third and final round of historic district meetings will begin in November 2018 as follows:

Marquette Bungalows - November 26, 2018, 5:30 pm at Immanuel Lutheran Church, 1021 Spaight Street;
Third Lake Ridge - December 10, 2018, 5:30 pm at Immanuel Lutheran Church, 1021 Spaight Street;
First Settlement - December 13, 2018, 5:30 pm at Madison Gas and Electric, 601 Railroad Street;
Mansion Hill - December 19, 2018, 5:30 pm at the Madison Senior Center, 330 W Mifflin Street;
University Heights - December 20, 2018, 6:00 pm at the Best Western Plus InnTowner, 2424 University Avenue.

During these meetings, the consultant will propose revised standards and invite feedback. Staff will provide the LORC with an update on the findings.

After the Round 3 meetings, the consultants and staff will develop a framework that analyzes the current ordinance language, the success and challenges that each district experiences, the existing character that each district presents and potential case studies for standards for review.

Based on this framework and public input received at Round 3 meetings, the consultant will present draft recommendations for the revised standards for review to the Landmarks Commission on January 14, 2019. After review by the Landmarks Commission, the LORC will begin the process to revise the Historic Preservation Ordinance with meetings proposed as follows:

Thursday, January 24
Thursday, January 31
Monday, February 4
Tuesday, February 12
Monday, February 18
Thursday, February 28