

Historic Preservation Ordinance Revisions:

Landmarks Commission

May 9, 2022



LORC

1) LORC 1

- “Front End” revisions
- Began 2014
- Ordinance adopted 2015

2) LORC 2

- District specific revisions
- Began 2017

WISCONSIN
STATE JOURNAL

Madison City Council upholds Landmarks Commission denial of project in historic district

Dean Mosiman | Wisconsin State Journal | Apr 9, 2014 | 0

WISCONSIN
STATE JOURNAL

Edgewater developer appeals, calls Landmarks decision flawed

Dean Mosiman | 608-252-6141 | Dec 3, 2009 | 0

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Cieslewicz's landmarks stance draws fire

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Process to 'fix' Madison's landmarks ordinance limps along



Local Historic Districts



Process

- Initial public meetings in each district (15)
 - Mansion Hill (3)
 - Third Lake Ridge (3)
 - University Heights (3)
 - Marquette Bungalows (3)
 - First Settlement (3)
- LORC meetings (35)
- Final virtual public meetings (3)
 - All districts
 - Contractors & development professionals
 - New construction
- BCCs
 - Economic Development
 - Housing Strategies
 - Landmarks



Goals of Ordinance Revision

- 1) Comply with State Statutes (2018)
- 2) Create consistent standards across all districts
- 3) Incorporate current preservation standards and practices
- 4) Make ordinance easier to understand
- 5) Clarify the approval process



Current Ordinance

Alterations	Mansion Hill	Third Lake Ridge			University Heights		Marquette Bungalows	First Settlement
		E	C	R	TR-C	TR-V		
Building Form								
Proportions of width to height in facades	X							
Proportions and relation of width to height of doors and windows	X			X				
Proportion and rhythm of solids to voids	X		X	X				
Directional Expression	X							
Compatible Height	X	X	X	X	X	X		
Compatible Gross Volume	X							
Rhythm of buildings and masses								
Chimneys							X	X
Retain Original Historic			X	X	X	X		
Architecture								
Retain historical roof appearance			X	X	X	X	X	X
Restoration					X			
Residing					X	X	X	X
Alterations to visible street facades					X	X		
Alteration to non-visible facades					X	X		
Dormers and other roof alterations							X	X
Windows and doors – general standards							X	X
Windows and doors – street facades							X	
Windows and doors – non-street side facades							X	
Windows and doors – Rear facades							X	
Porches							X	
Additions and other alterations							X	X
Foundations							X	X
Tuckpointing and brick repair							X	X
Decks								X
Entrance Doors								X
Double or Multiple Doors								X
Storm Windows and Doors							X	X
Lighting Fixtures								X
Shutters								X
Repairs								X
Alterations to Post-1930 Structures								X
Site								
Landscape Treatment				X				
Parking lots					X	X		
Fences							X	X
Retaining Walls in Front Yards								X
Accessory Structures								
Accessory Structures								X
Other								
2 nd exits					X		X	
Skylights							X	X
Accessibility Ramps								X
Fire Escapes and Rescue Platforms								X
Permanently Installed Air Conditioners								X



Current Ordinance

New Construction	Mansion Hill	Third Lake			University Heights		Marquette Bungalows	First Settlement
		E	C	R	TR-C	TR-V		
Building Form								
Proportions of width to height in facades	X							X
Proportions and relation of width to height of doors and windows	X			X			X	X
Proportion and rhythm of solids to voids	X		X	X			X	X
Directional Expression	X		X	X				X
Compatible Height	X	X		X	X		X	X
Compatible Gross Volume	X	X	X	X				
Rhythm of buildings and masses and spaces			X	X				X
Visual Size					X			
Scale							X	X
Architecture								
Design of the roof			X	X	X		X	X
Materials Used in the Street Facade			X	X			X	
Facade Design								X
Materials, Patterns and Textures				X	X			
Architectural Details							X	
Roof Materials					X			X
Siding Materials								X
Windows and Doors								
Site								
Landscape Treatment				X				
Parking lots					X			
Fences							X	X
Retaining Walls in Front Yards								X
Setbacks, side yards and other visible features							X	
Accessory Structures								
Accessory Structures					X		X	X
Other								



Case Studies

Cases by District 2017-2021	Landmarks Commission Review	Administrative Review	TOTAL
First Settlement	3	24	27
Marquette Bungalows	4	22	26
Mansion Hill	12	111	123
Third Lake Ridge	113	263	376
University Heights	73	197	270
TOTAL	205	617	822

Cases by Type 2017-2021	Landmarks Commission Review	Administrative Review	TOTAL
New Construction – principal building	3	0	3
New Construction – accessory building	26	0	26
Alteration (includes additions)	152	616	768
Demolition – principal building	4	0	4
Demolition – accessory building	15	1	16
Land Division	5	0	5
TOTAL	205	617	822



Staff Recommendation

Staff recommends that the Landmarks Commission recommends to Common Council to adopt the ordinance as proposed.

