

## AGENDA # 4

City of Madison, Wisconsin

---

REPORT OF: LANDMARKS COMMISSION	<b>PRESENTED:</b> September 16, 2013
TITLE: Creation of Langdon Local Historic District (31625)	<b>REFERRED:</b>
	<b>REREFERRED:</b>
	<b>REPORTED BACK:</b>
AUTHOR: Amy Scanlon, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: September 16, 2013	<b>ID NUMBER:</b>

---

Members present were: Stu Levitan, Chair; Erica Fox Gehrig, Vice Chair; Jason Fowler, Christina Slattery, Marsha Rummel, and David McLean. Michael Rosenblum was excused.

### **SUMMARY:**

Connor Nett, registering in support, wishing to speak, and available to answer questions. Mr. Nett explained that the historic character of this district is important to the City and the University.

Jason Tish, representing the Madison Trust for Historic Preservation, registering in support and wishing to speak. Mr. Tish explained that the Madison Trust for Historic Preservation supports the creation of a local historic district in the area due to the area's architecture, association with important people, association with master architects, and development pattern.

In the past few months, this area has seen the loss of three contributing building near Iota Court and will see the loss of Theta Chi, a portion of which was contributing. There is a clear trend toward demolition in the area as contributing structures on Howard Place and North Lake have been before this Commission.

The Downtown Plan was previously proven to not be effective in the protection of the buildings and character in the area and the creation of a local district would provide an even layer of protection to make up for the weakness of the Downtown Plan.

The Preservation Plan should balance new construction with preservation to maintain the character.

The Preservation Plan should identify areas where demolition may be appropriate. Design guidelines should be developed to enhance the character defining features of the area so that new development responds to and enhances that character.

It may be that this district could be designated with contributing and non-contributing titles on each property and that there be incentives associated with the increase in protections and regulations.

Levitan asked about the type of appropriate guidelines that would best capture the inherent character.

Rummel asked that the Commission consider the new developments in other historic districts that are successful and incorporate those traits and elements into the guidelines.

Alder Zellers explained that she appreciates the interest that these students have shown to bring this issue forward.

Franny Ingebritson, registering in support but not wishing to speak.

Levitan explained that the Ordinance revision changes the process for the creation of a historic district and that the Ordinance should move forward first.

Rummel asked about process and how this issue moves forward given staff's work program.

There was discussion about how to conduct background research and prepare the fundamental information for the Preservation Plan for staff as a way to move it along more quickly.

Tish offered the efforts of the Madison Trust for Historic Preservation to assist with the preparation of this information.

Slattery noted that the boundary needs to be determined.

Staff explained that the Special Area Report will specify and quantify the information used to determine the details of the Ordinance. When the Special Area Report for the historic district is complete, an ordinance will be prepared.

Staff will share the Langdon Street National Register of Historic Districts nomination form with the Commissioners.

### **ACTION:**

A motion was made by Rummel, seconded by Gehrig, to accept the letter. The motion passed by voice vote/other.