

The key remaining issues that LORC must resolve

Madison Alliance for Historic Preservation, August 27, 2019

I. Regarding subchapters A thru H of our outline

- A. Determine the best way to structure and sequence these sections
- B. Need to finalize all definitions
- C. Confirm internal consistency
- D. Need to select a process by which district-specific standards are developed for each district [In our 08-09 draft, we recommend an alder-appointed committee]
 - 1. Consultant
 - 2. LORC
 - 3. Alder-appointed committee
 - 4. Other
 - 5. Combination of above

II. Regarding Subchapter I

- A. Need to determine the best way to structure and sequence Subchapter I, Historic Districts, so that historic resources are most *effectively* protected.
- B. Need for objective enforceable standards supplemented by a design manual (guidelines)
- C. Need for a decision on the best combination of general and district-specific standards (See attached four options)
- D. Need for variable standards for variable conditions
 - 1. SOI standards for landmarks and tax credit projects
 - 2. Ordinance-imposed standards for:
 - a. Period of significance (either in or out or both)
 - b. Visibility from the public right-of-way
 - c. Principal and accessory structures
 - d. Other?
- E. Need for standards that cover the full range of functions in historic districts:
 - 1. Industrial
 - 2. Commercial
 - 3. Residential
 - 4. Mixed use
- F. Need for standards that cover all changes including
 - 1. Maintenance
 - 2. Repairs
 - 3. Alterations
 - 4. Additions
 - 5. New structure
- G. Need for clear, predictable administration
 - 1. Clearly states when an owner must consult the preservation planner
 - 2. Logical, even intuitive organization
 - 3. Jargon-free
- G. Need for a system that accommodates all future districts

A conceptual continuum of positions on general versus district-specific standards for historic districts

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1. Binding general standards and no district-specific standards	2. Binding general standards and binding district-specific standards (The more specific standards would override the general standards)	3. Binding district-specific standards with non-binding general guidelines	4. Binding district-specific standards with no general guidelines
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