

Ad Hoc Ordinance Review Committee
Meeting of January 23, 2020
Agenda item #2, Legistar 56918

One of the "parking lot" issues to be considered is how to treat buildings built outside the period of significance.

One of the bullet points is: "Would lesser standards prevent those structures from being included in a possible expanded period of significance in the future?"

Why isn't the period of significance being considered at this time?

The National Register Jenifer-Spaight Historic District has a period of significance of 1854-1944. The City states: "The history of the district is the same as the history of the larger Third Lake Ridge historic district."

<https://www.cityofmadison.com/dpced/planning/national-register-of-historic-places/1602/>

The National Register application based the nomination on the district containing "numerous buildings of individual architectural distinction, many of which were designed by prominent local architects, and also because it is a well-defined residential neighborhood whose buildings represent many of the successive architectural styles that were applied to residential buildings in Madison during the 100 years from 1854-1944."

The application also stated: "Consequently, the district has managed to retain its pre-World War II appearance and scale despite the profound changes that have altered the city around it. Today, the Jenifer-Spaight Historic District is considered to be one of Madison's older neighborhoods and it is experiencing something of a rebirth thanks to the renewed interest in such neighborhoods."

Much of the Third Lake Ridge retains its pre-World War II appearance. If the period of significance was expanded to 1944, another 35 properties would be deemed historic resources, leaving only 50 properties outside the period of significance. Of these 50 properties, 15 are residential properties of 5 or more units. Of these 50 properties, 26 were built after the creation of the Third Lake Ridge Historic District, thus those properties should generally be visually compatible. Of these 50 properties, 20 buildings are residential buildings with 4 units or less, built after 1944.

I believe the TLR period of significance should be expanded to 1944. This would match the National Register time frame and substantially reduce the number of properties that fall outside of the period of significance. Rather than having 59 properties constructed during the gap time frame (after the end of the period of significance and before adoption of the ordinance), there would only be 24 properties.

Respectfully Submitted,
Linda Lehnertz