



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved AD HOC LANDMARKS ORDINANCE REVIEW COMMITTEE

Monday, October 29, 2018

5:00 PM

210 Martin Luther King Jr. Blvd.
Room 103A (City-County Building)

CALL TO ORDER / ROLL CALL

Bidar-Sielaff called the meeting to order with a quorum present. The Chair of the Committee is excused from tonight's meeting. A motion was made by Zellers, seconded by Rummel, to nominate Bidar-Sielaff as acting Chair for this meeting. The motion passed by voice vote/other.

Present: 3 - Ledell Zellers; Marsha A. Rummel and Shiva Bidar-Sielaff

Excused: 2 - Steve King and Amanda Hall

APPROVAL OF MINUTES

A motion was made by Rummel, seconded by Zellers, to Approve the December 18, 2017 Minutes. The motion passed by voice vote/other.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

All Committee members who are present live in local historic districts.

1. Process Overview

Staff described the two parts of the Historic Preservation Project, which consists of the Historic Preservation Plan Development and the Historic Preservation Ordinance Revision. She went over the timeline for the Ordinance Revision Process, explaining that there will be three rounds of meetings occurring in each historic district in order to gather input from property owners and residents, discuss options for addressing those issues, and propose recommendations to be made to the ordinance. Once the Round 3 meetings are complete, the consultant's recommendations will be brought before the Landmarks Ordinance Review Committee (LORC) in January.

2. Update on Findings from Historic District Round 1 Meetings

In the Round 1 meetings, staff and consultants heard feedback from residents and property owners on a variety of topics. Related to the Plan

Development, meeting attendees suggested creating illustrated guidelines, streamlining the approval process, coordinating City policies, as well as outreach and education. In terms of the Ordinance Revision, feedback was related to the importance of maintaining historic character, lot divisions, new development being of its time, generally making the ordinance simpler, and potentially creating uniform standards across districts.

3. Historic District Round 2 Presentation

Staff provided information from the Round 2 presentation, including background on the Secretary of the Interior's Standards and the spectrum of other standards for review of a property. The spectrum of standards for review are based upon whether a property is landmarked, within the Period of Significance of a historic district, as well as which façade of the property is being altered. She described building materials and other building features and systems that are considered appropriate for use on historic buildings versus those that are not acceptable.

4. Discussion of Findings from Historic District Round 2 Meetings

Staff shared comments they received at the Round 2 meetings related to the Plan Development, including the need for education for those using the ordinance-property owners, real estate professionals, and contractors; illustrated guidelines to graphically describe ordinance; a list of appropriate materials and contractors; and the issues of affordability and sustainability. Comments from meeting attendees regarding the Ordinance Revision included landscape character, support for the spectrum of standards, and they expressed that the material treatment examples from the presentation seem reasonable.

Staff summarized the comments received from Round 2 meeting attendees. There was brief discussion regarding the spectrum of standards for the primary and secondary elevations of a building, to which the public had responded positively. Rummel and Zellers expressed concern that the side and rear façades may end up suffering as a result. There was also discussion regarding elevations that are "visible from the street," and Committee members agreed that this needs to be clearly defined.

Rummel pointed out that people often alter their properties without following the ordinance or receiving proper approvals, which is concerning. Staff agreed, and said that it leads to the erosion of the integrity of the historic district. Zellers said that this is why educating the public on the process and requirements is so important.

There was brief discussion on energy efficiency and window repair versus replacement. Staff pointed out that repaired windows are just as energy efficient as replacement windows. Bidar-Sielaff said that it is important to change the narrative on energy efficiency to show that one doesn't need to replace windows to achieve it. Zellers said that education about the life cycle

of a window and associated costs is also a component.

Staff discussed a comment which suggested that a list of appropriate materials and contractors would be beneficial. Zellers agreed that a list of contractors who specialize in historic preservation would help to make the ordinance successful. Bidar-Sielaff said that this is also part of how we can help people access the resources they need to complete their projects successfully while following the ordinance.

5. Discussion of General Plan to Move Forward

Jim Murphy, registering neither in support nor in opposition, and not wishing to speak.

Staff provided a schedule for the upcoming Round 3 meetings, and explained that for this round of meetings, they plan to have the consultant propose language for the revised standards. The consultant will consider the public comments received to date, industry standards, as well as their own expertise to develop standards that will work well for our ordinance. After Round 3, the consultant will take any additional comments received, revise the recommendations, and then present them to the Landmarks Commission and the LORC in January.

Jim Murphy asked staff about Act 317 and how it is being addressed in the language used in the updated standards. Staff said that it is being addressed in the recommended standards, explaining that they waited for the State Historical Society to provide them with guidance on how to interpret this language before moving forward with the recommendations.

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Ad Hoc Landmarks Ordinance Review Committee Materials

ADJOURNMENT

A motion was made by Zellers, seconded by Rummel, to Adjourn at 6:30 pm. The motion passed by voice vote/other.