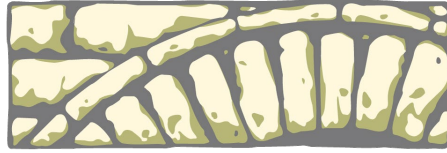


MADISON TRUST



for Historic Preservation

Advocacy News

June 2022

Several Important Advocacy Developments During May, Preservation Month

By Kurt Stege, Advocacy Committee Co-chair

The Common Council adopts major revisions to Madison's Landmark Ordinance as it relates to local historic districts



Image from the City of Madison website

The [February 1 edition of the Advocacy News](#) informed you about the last few steps that remained in the years-long process for adopting changes to those portions of the Landmarks Ordinance (Ch. 41, Madison General Ordinances) relating to current and future local historic districts. With the Madison Common Council's vote on May 24, the

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language of the revised ordinance has been set. The bulk of the revision repeals Subchapter 41G (“Designated Historic Districts, Historic District Ordinances”) and replaces it with a new 41G (“Historic District Standards”).

Implementation of the revision is underway but somewhat in flux. Here’s what we know:

- Pending applications for a Certificate of Appropriateness to modify a building within one of Madison’s five local historic districts will still be reviewed under the standards established in the “old” ordinance.
- The effective date of the “new” ordinance is June 5.
- All of the revisions to the Landmarks Ordinance that were approved by the Common Council on May 24 are available [here](#). While most of the changes are reflected in repealed and replaced Subchapter 4G, other changes were made to some of the other parts of the ordinance. It will be easier to understand how these revisions interact with the remainder of the ordinance once an integrated version has been prepared and becomes available. Once generated, the integrated version will be posted on the City’s [Historic Preservation Planning website](#). That website will also be updated to include some educational materials explaining the new standards.
- Preservation Planner Heather Bailey will be reaching out to all the neighborhood associations for the historic districts to schedule a presentation on the new ordinance and the process. She offered the following comments regarding the new ordinance:

[U]ltimately the new ordinance puts into plain words the requirements that the Landmarks Commission had developed as precedent for their review of projects in the recent years. . . . [S]taff is available to talk with applicants to work through the process. We want these places to be vibrant and alive, and to evolve for new and ongoing uses in ways that still retain the historic character of these neighborhoods.

114 N. Blount St. (Ida Carmichael House) (Legistar demolition file [70727](#)¹)

The demolition application for this contributing building to the East Dayton Street National Register Historic District was considered at the Plan Commission meeting of

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¹ The original article on this topic appeared in the [April](#) edition of this newsletter and there was an update in the [May](#) edition.

May 9, 2022. The staff report filed in advance of the meeting included the following paragraph:

The applicant is seeking a demolition permit to demolish a two-story residence at 114 N. Blount St. The applicant, who purchased the property in December 2021, has provided a detailed assessment of several concerns related to the building's deteriorated condition. However, the Landmarks Commission has recommended that the building was found to have historic value based on its status as a contributing structure in a National Register Historic District and its significant role in the African-American settlement of Madison and Wisconsin. Furthermore, the demolition also appears inconsistent with the specific recommendation not to raze this building in the Tenney-Lapham Neighborhood Plan. Therefore, Staff raise concerns of being able to find the approval standards for demolition permits met.

Two persons registered in favor of demolition, while five (including representatives of the Trust and the Tenney-Lapham Neighborhood Association) registered in opposition.

After a lengthy public hearing and discussion, the matter was "placed on file without prejudice" to being refiled at any time. Much of the meeting was spent chasing the hope of gathering funds to allow the building to remain in place. By placing the matter on file without prejudice, the Commission is buying some time for the necessary commitment and resources of the community to coalesce in order to restore the building. If that effort is unsuccessful, building owner Greg Werth will have to spend another \$600 to file a new demolition application based on revised information. Mr. Werth is still "searching for a miracle" and would like to hear of any ideas that might lead to financial support for restoration.



114 N. Blount St. by Kurt Stege

You can watch a video of the May 9 Plan Commission meeting [here](#).²

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² In a ten-minute segment commencing at 64 minutes into the video, Commissioners Maurice Sheppard, Anthony Fernandez, Bradley Cantrell and Patrick Heck (Alder) clearly state their reasoning for supporting the Plan Commission's action.

400 Block of State Street

Proposed demolition of three buildings ([Legistar file 69791](#)) and construction of a new six-story building ([Legistar file 69792](#))³

The developer, Joe McCormick, proposes to replace the three two-story buildings he owns at 428-30, 432-36 and 440-44 State Street with a single six-story structure. The Trust Board has voted to oppose the demolitions and to oppose the [initial design](#) presented for the new building. That design has been modified several times since then, but the changes between the initial design and [the most recent version](#), which is dated May 16, 2022, seem to be relatively modest.



Three buildings on the 400 block of State Street

The neighborhood steering committee met with the development team on several occasions before the most recent design was submitted. The report of that committee still hasn't been drafted and circulated among the committee members for review and comment. Alder Patrick Heck now expects the proposed development to be considered at the [Urban Design Commission's June 29 meeting](#)⁴, and at the [July 11 Plan Commission meeting](#). But he cautions that further delays are possible.

³ The original article on this topic was in the [March](#) edition of the Advocacy News, with updates in [April](#) and [May](#).

⁴ The UDC only reviews the design of the proposed development while the Plan Commission considers both the demolition question and the proposed development.