



Historic Preservation Commission

Monday, November 6, 2023

City Hall Council Chambers – 601 Main St W. Ashland, WI 54806

5:00 PM

Take notice that a meeting of the Historic Preservation Commission will be held in- person in the City Hall Council Chambers, with the availability to attend virtually.

To join the meeting from your computer, tablet or smartphone <https://meet.goto.com/978070741>. Or dial in using your phone. United States (Toll Free): 1 877 309 2073 Access Code: 978-070-741

The following items will be considered:

1. Call to Order and Roll Call

2. Approval of the Agenda

3. Consent Agenda

- a. Approval of Previous Meeting Minutes from the August 14th and October 2nd, 2023 meetings

4. Identify Conflicts of Interest

5. Public Comment (non-agenda items)

6. Old Business

- a. Updates on historical property projects

7. New Business

- a. Certificate of Appropriateness: 618 Beaser Avenue (Former CESA #12 Building) - Discussion/Action
- b. Preservation Planning - Discussion
- c. Historic Properties: Potential Local Nominations - Update

8. Announcements/Reports/Comments/Questions

9. Adjournment



NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals or individuals with limited English proficiency through auxiliary aids or services. For additional information or to request this service, contact the Planning & Zoning Department at 715-682-7041 (not a TDD telephone number)

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

The Historic Preservation Commission will meet on August 14th, 2023 at 4:30 p.m. in the City Hall Council Chambers (601 Main St W)

Committee Members Present: Stephen Schraufnagel, Magge Ericson, Elizabeth Madsen-Genzler, Kristen Huset, and Andy Goyke

Committee Members Absent: Jeff Muse

The meeting was called to order at 4:33 P.M at the City Hall Council Chambers

Others Present: Mandelyn Lyons

Agenda

- 1) Approval of Previous Meeting Minutes from April 24th 2023.

Motion to approve the April 24th 2023 meeting minutes by Andy Goyke, seconded by Kristen Huset. Passed.

- 2) Public Input (each speaker will be allowed up to 5 minutes to present to the Historic Preservation Commission)

None.

- 3) Old Business

A. Updates on historical property projects

Mandelyn Lyons updated members on the Union Bank project and how Jeanne Aspenson is waiting for approval of her Historic Tax Credit plans. She also stated that the Opera House reconstruction is going to Zoning Board of Appeals for their garage setbacks and could likely come to HPC for a Certificate of Appropriateness either before Site Plan Review or afterwards.

Magge Ericson announced that Fifield Row has been designated as a historic district under it's original name Fifield Place.

Mandelyn Lyons informed members that the CESA 12 building was purchased as well, however plans for it have not come forward yet.

Stephen Schraufnagel stated that there is more investment being seen in private residential projects as well, and cited Amanda Wood's work on her Chapple Ave residence.

- 5) New Business

A. Discussion about Preservation Planning

Mandelyn Lyons presented the idea of Ashland's HPC creating a Preservation Plan of their own. She indicated that the City of Madison's Preservation Plan is extensive and could provide inspiration.

Commission members agreed that a Preservation Plan would be a step in the right direction and would allow them to set different goals regarding preservation.

Magge Ericson and Steve Schraufnagel commented that a prior consultant used for many projects, Traci Schnell, could be a valuable resource for giving more examples of plans and creating a preliminary plan for Ashland.

Mandelyn Lyons agreed that Traci would be a great resource, but that she also would like feedback from the commission and the public on what should be emphasized in the plan.

Kristen Huset, Andy Goyke, and Elizabeth Madsen-Genzler agreed that the Madison plan provides great starting points and that they want involvement from the public in creating the plan.

Mandelyn Lyons stated that if the Commission is on board with creating a Preservation Plan, she can speak to the current Planning Director about funding for next year's budget cycle or the year after. She also mentioned that there are a variety of grants that could help fund the project as well.

Elizabeth Madsen-Genzler and Kristen Huset agreed that even if funding can't be secured for the upcoming year preliminary planning could begin. Kristen Huset suggested forming a subcommittee to start planning.

B. Discussion regarding historic district property owner contact list

The commission then reviewed buildings that are up for local nomination and agreed on this list:

- The property at 509-515 Main St. W (owned by D'Anna Zakovec)
- SOO Line Depot (presently listed on the National Register)
- Ashland Bottle Works Building (located next to the Daily Press)
- St. Andrew's Building (a former church), now known as Cathedral Nails
- Former Hank Martinsen Jr. House (located on Chapple across from Wilmarth Mansion)
- Chapple Ave. Condo Buildings (just the former Chicago Northwestern Depot, none of the new buildings)
- All Area Churches
 - Saron Lutheran – Magge is planning to reach out to them
 - Good Shepard Lutheran Church
 - Presbyterian Church
 - Light House Baptist Church (701 Ellis Ave)
- Bay Tower (owned by Ashland Housing Authority)
- Ashland Elk's Lodge #137

- Should be considered for both the building & significant historical events
- Local Schools
 - Bay City School (east side, 13th Ave.)
 - CESA Building
 - Latimer School Building & Dodd Gym
 - Former Ellis Building (located on Stuntz)
 - Beaser School
- Bohemian Hall (east side, check to see if this is in the 2017 report)
- AADC Buildings (check to see if this is in the 2017 report)
- President's House at Northland College
- Lighthouse Keepers House & Boathouse (east side)
 - Magge has pictures from 1941
 - Home was sold – concerned about preservation
- 615 St Claire St. (owned by Florence Campbell) – will need pictures
- Bystrom House & Large Oak tree on the property
- Jarrod Dahl's Home – 1323 6th St. W

Commission members agreed to add another property to the list, the Light House Baptist Church (701 Ellis Ave).

Mandelyn Lyons asked the Commission to prioritize properties that they would want to see on the first round of nominations to the register. After discussion the Commission members agreed on several buildings including the Presbyterian Church on Vaughn Ave, the Ashland Housing Authority Bay Tower, Bohemian Hall, the AADC Building, the Northland President's House, the Lighthouse Keepers Home and Boat House, and Jarrod Dahl's home at 1323 6th St. W. Mandelyn Lyons agreed to have these nominations ready for the October meeting.

6) Announcements / Reports / Comments / Questions

The next scheduled meeting for HPC is October 23rd

7) Adjournment of Meeting

Motion to adjourn made by Elizabeth Madsen-Genzler, seconded by Magge Ericson. Passed unanimously.

The meeting was adjourned at 5:28. Minutes by Mandelyn Lyons.

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

The **Historic Preservation Commission** will meet on **Monday, October 2nd, 2023 at 5:00 p.m. in the City Hall Council Chambers (601 Main St W)**

Present: Steve Schraufnagel, Magge Ericson, Jeff Muse, Elizabeth Madsen-Genzler, Kristen Huset (via Goto)

Scott Warren, Tom Trudeau, Steven Wiley

Absent: Andy Goyke

Agenda

1) Approval of Agenda – 5:00

Chair Schraufnagel called the meeting to order at 5:00 pm and asked for approval of the agenda. The Commission voted to approve the agenda.

2) Approval of Previous Meeting Minutes from August 14th 2023.

The Commission decided to hold off on approval of the August 14th meeting minutes until the next regularly scheduled HPC meeting.

3) Identify Conflicts of Interest

None

4) Public Input (non-agenda items) (each speaker will be allowed up to 5 minutes to present to the Historic Preservation Commission)

None

5) New Business

A. Review and Action on a Certificate of Appropriateness for Adaptive Reuse Project at 208 3rd Avenue West (Parcel IDs 201-01650-0100, 201-01654-0000, and 201-01650-0000)

Wiley presented the adaptive reuse project for 208 3rd Avenue West and showed the latest plans to the HPC. Wiley explained that the Site Plan Review for the project had gone through the Plan Commission for a Conditional Use Permit (CUP) at the April 25th Plan Commission meeting. The Zoning Board of Appeals (ZBA) reviewed and approved a variance for a detached garage as part of the project at the August 21st ZBA meeting. The Site Plan Review for the project was reviewed and approved at the September 19th Plan Commission meeting. Generally, staff would refer these types of projects to the HPC prior to placing them on the Plan Commission agenda but in this case the item was reviewed by the HPC at the April 24th HPC meeting. At the time the HPC had voted to support the approval of the Opera House project based on plans provided at the time. The HPC had not voted formally on a Certificate of Appropriateness and since the April HPC meeting the applicants had completed work on the 3rd Avenue W façade of the building which was not reflected in the drawings previously submitted.

Ericson asked about flipping the balconies proposed for the front 3rd Avenue W façade to the east façade instead. She believed that the balconies and doors as proposed would impact the historical character of the façade. Huset argued that the balconies and doors as proposed do fit in and that they do not look out of place because the doors are replacing windows. The balconies are the biggest things but developers have to make some changes. The work as proposed looks fine.

Ericson stated her concerns with how the balconies will look with furniture. Chair Schraufnagel asked the applicants what the balcony size would be. Mr. Trudeau answered that both balconies would be 5 feet by 11 feet in size. Ericson asked what the proposed sign will be. Mr. Trudeau answered that the proposed sign would be a new painted sign. Mr. Schraufnagel stated that the work was a good improvement and that the Plan Commission had to approve it. Ericson stated that she liked the street

windows. Mr. Trudeau explained that all arched windows would remain the same and were being replaced. The applicants would decide what to do with the 2 windows currently boarded up. Chair Schraufnagel stated that the proper way was to recess the window 2-3 inches. Chair Schraufnagel asked the applicants about the landing at the front of the building. Mr. Trudeau explained that this would be a 3-foot landing and step going down. The landing will be concrete. No commissioners had any more questions so Chair Schraufnagel asked for a motion and a second to approve a Certificate of Appropriateness for the project as proposed.

Madsen-Genzler moved and Ericson seconded to approve a Certificate of Appropriateness for the Adaptive Reuse Project at 208 3rd Avenue West (Parcel IDs 201-01650-0100, 201-01654-0000, and 201-01650-0000). Motion carried 5-0.

Huset left the meeting at 5:25 pm.

6) Announcements / Reports / Comments / Questions

Wiley reminded the HPC that Assistant Planner Mandelyn Lyons was moving over to the Parks and Recreation Department. Due to a schedule conflict Wiley had proposed to the HPC that the next regularly scheduled meeting occur on November 6th, 2023. Wiley stated that he would send out more information and packet materials closer to the November 6th meeting date.

7) Adjournment of Meeting

Chair Schraufnagel asked for a motion and a second to adjourn the meeting. Ericson moved and Muse seconded the motion to adjourn. The meeting adjourned at 5:28 pm.

Recorded by:

Steven D. Wiley, AICP, Planning and Development Director

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DEPARTMENT OF
PLANNING &
DEVELOPMENT
601 Main Street West
Ashland, WI 54806

STAFF REPORT

Historic Preservation Commission – November 6th, 2023

Agenda Item # 7a: Certificate of Appropriateness: 618 Beaser Ave (Former CESA #12 Building) – Discussion/Action

Staff Contact: Steven D. Wiley, AICP, Planning and Development Director

Background

Property owner Larry Cicero plans to replace the existing windows on the building with new windows. He seeks approval of a Certificate of Appropriateness. Staff's understanding is that all window openings will remain the same sizes and locations. The Historic Preservation Ordinance is Section 826 (1792) of the Municipal Code and explains the process for issuance of a Certificate of Appropriateness. Ordinance Section 826.20 requires HPC review and a Certificate of Appropriateness for work proposed for designated historic structures, historic sites, and historic districts in the City of Ashland.

The subject property is the former CESA #12 building at 618 Beaser Avenue. This building was historically known as the Beaser School and was constructed in 1899 according to the Wisconsin Historical Society website. The building was designed by architect Henry Wildhagen in the Romanesque Revival style. An addition was constructed to the southeast in the 1950s. The property was entered into the National and State Registers of Historic Places on 07/17/1980 for the National Register and 01/01/1989 for the State Register. The property owner plans to replace the existing windows with H Windows. Due to the property's historical significance and designation, staff is referring the work to the HPC for review.



The two images above are from the Wisconsin Historical Society website and show the subject property.



CITY OF MADISON HISTORIC PRESERVATION PLAN

MAY 2020



CITY OF MADISON

HISTORIC PRESERVATION PLAN

Adopted by the Common Council on May 27, 2020

Legistar File #59575

CITY OF MADISON

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Heather Bailey, Preservation Planner*
Amy L. Scanlon, Former Preservation Planner*
Ryan Jonely, GIS Planner
Angela Puerta, Urban Planner
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Katie Kaliszewski
Arvina Martin, Alder
David W.J. McLean
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Lon Hill (former member)
Stuart Levitan (former member)
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ARCHETYPE HISTORIC PROPERTY CONSULTANT

Jason Tish, Owner

Thank you, to the many individuals and organizations who participated in shaping this plan.

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*COVER: U.S. Post Office and Court-
house, now the Madison Municipal
Building, 215 Martin Luther King
Jr. Boulevard*



1 INTRODUCTION

The City of Madison has a rich heritage, which includes cultural resources, historic buildings, and established historic districts cherished by both residents and tourists. This plan provides a comprehensive framework for the preservation of important places to provide current and future generations with the knowledge of local history and heritage. The planning process employed strategies to engage, educate, and connect with all the groups that make up Madison's unique history, with a particular emphasis on traditionally underrepresented groups. The project team conducted substantial research to identify places where a significant event took place, historic stories, and events related to underrepresented groups in Madison's history. Through an inclusive public process, goals and strategies were developed to capitalize on Madison's unique identity, educate the public on the values of historic preservation, promote best practices, and guide policy and preservation.

Historic preservation is an activity that preserves historic resources and uses the resources to tell a story of heritage and culture. It includes the identification, evaluation, designation, protection and retention of significant architectural, historic, and cultural resources in the built and natural environments. Resources range from buildings and structures, sites and districts, to iconic view corridors, landscapes and streetscapes. By protecting the historic character and fabric of the community, preservation enables the people of today and tomorrow to connect with the people and events that underlie their past. The value and impact of historic preservation is strengthened when there is a focus on healthy living and green building practices to support the retention of older buildings, leading to a strong and unique sense of place, and enhancing the quality of life in a community. (adapted from the City of St. Paul, MN Comprehensive Plan. 2008)

OPPOSITE: Wisconsin State Capitol at 2 E. Main Street

Three fundamental functions of historic preservation include: 1) identifying, evaluating and designating historic resources, 2) preserving and protecting designated historic resources, such as locally designated landmarks and historic districts, and 3) preserving undesignated areas with unique architectural, urban and spatial characteristics that enhance the character of the built environment, such as properties and districts listed on the National Register of Historic Places that do not possess the protections provided by local designation.



Old Spring Tavern, 3706 Nakoma Road



University of Wisconsin Armory and Gymnasium, 716 Langdon Street



*Abel Dunning House
(Mapleside), Wisconsin
Historical Society WHS-39817*

PLAN PURPOSE

The Madison Historic Preservation Plan is developed to celebrate and preserve the places that represent Madison's collective histories. It provides guidance for development proposals, capital improvements, and implementation to ensure preservation is integrated into both long-range planning and current development projects. The plan recommends strategies and tools to 1) more effectively lead and integrate historic preservation into public policy, 2) utilize existing land use, zoning, and development standards to support preservation, 3) explore educational and promotion partnerships, 4) capitalize on economic development and financial incentives, 5) highlight sustainable building practices, and 6) encourage heritage tourism. In addition, Madison's Historic Preservation Ordinance is being updated to reflect current historic preservation best practices.

The city has an established preservation program with numerous successful adaptive reuse projects that have been catalytic for individual properties and neighborhoods. While Madisonians value their historic properties, many factors challenge the preservation of those properties. This plan identifies policies, resources, training, and other strategies to make preservation feasible and valued.

The Historic Preservation Plan should be updated every 10 years, in conjunction with the City's Comprehensive Plan update.

HISTORIC PRESERVATION IN MADISON

The preservation of Madison's historic resources became a priority in 1969 when a venerable sandstone farmhouse, the Abel Dunning House (Mapleside), on the near west side was put up for sale. A large corporation made an offer on the property, contingent on the demolition of the house. When a small group of citizens expressed concern for the fate of the house, the realtor offered to sell the house to them if they could meet the corporate buyer's price of about \$100,000. Despite a valiant effort, the group raised only a fraction of the purchase price, and the house was torn down on a cold Saturday morning in 1970. A few months later, it was replaced by a Burger King.

It was the loss of this beautiful historic building that prompted the establishment of Madison's Landmarks Ordinance. The ordinance, spearheaded by Mayor William Dyke and passed in 1971, created the commission with the power to designate historic buildings as landmarks. The Landmarks Commission was charged with

approving exterior alterations of landmarks and was given the authority to delay demolition of an historic building for up to one year. The ordinance also gave the Common Council the authority to designate significant areas as historic districts, which would then be subject to the same review as landmarks. Since then, the ordinance has been refined from time to time. One of the most significant changes occurred in 1980 when the Common Council gave the Landmarks Commission the power to deny demolitions.

In the 1950s, '60s and '70s several of the finest Victorian houses in Mansion Hill were demolished to make way for large modern buildings. Fearful of further erosion of the residential and architectural character of this historic neighborhood, residents petitioned the city to designate Mansion Hill as a historic district. The Common Council designated Mansion Hill as Madison's first historic district in 1976.

The city subsequently created four more historic districts: Third Lake Ridge in 1979, University Heights in 1985, Marquette Bungalows in 1994, and First Settlement in 2002.

Since designating the Bradley House 1 as the city's first local landmark property in 1971, the city has been designating specific buildings, archaeological sites, and objects of historic distinction as landmarks. There are currently 182 local landmarks in the city.

Landmarks and Local Historic Districts were created to retain and enhance buildings and areas that are historically or architecturally significant. Today, the Landmarks Commission must approve exterior work to landmark buildings and buildings within the local historic districts, including alterations, additions, new structures, and demolitions. They also approve work that may impact designated archaeological sites or other landmark sites. They make recommendations to the Plan Commission on whether new development adjacent to landmark properties is too large and visually intrusive and provide their findings on the historic value of any buildings proposed for demolition within the city. These approvals help to protect the character of buildings, streetscapes, and neighborhoods and constitute a majority of the city's preservation efforts.

Madison also has 121 properties individually listed in the National Register of Historic Places, 29 National Register Archaeological and Historic Districts, and seven National Historic Landmarks. National Register properties may be eligible for Federal and/or State tax credits to finance certified rehabilitation projects. National Register designations sometimes overlap local designations, but where they do not the City Landmarks Commission does not oversee treatment of these properties based on



Biederstaedt-Breitenbach Grocery , 853 Williamson Street



Harold C. and Josephine Bradley House, 106 North Prospect Avenue

their historic status and the Preservation Planner is only integrated into the process when requested by the staff or committees with review authority (zoning, building inspection, Parks Commission, Urban Design Commission, Plan Commission).

HISTORIC PRESERVATION IN WISCONSIN

The preservation, collection, and interpretation of Wisconsin's history began before Wisconsin's statehood in 1848 with the founding of the Wisconsin Historical Society (WHS) in Madison in 1846. Early historians were especially interested in Indian mounds and antiquities. The Wisconsin Natural History Society, founded in Milwaukee in 1848, began publishing *The Wisconsin Archeologist* by 1901, the longest continuously published archaeological journal in North America, and established the Wisconsin Archeological Society in 1903. By the turn of the twentieth century, many Wisconsin communities and counties began establishing local historical societies. Together, these organizations worked to save more than 500 mounds throughout the state.

By the early 1900s, historic preservation efforts began to focus on buildings and other historic sites as well. During the first half of the twentieth century local private donors, historical societies, and governments purchased historic buildings in order to preserve them. The Integrated Park Act of 1947 enabled the state to acquire, restore, and develop historically and archaeologically significant properties using general funds and led to the development of historic sites and parks throughout the state.



Vilas Park Mound Group, Vilas Park, 702 Randall Avenue



Herbert A. & Katherine Jacobs House 1, 441 Toepfer Avenue

While the first historic preservation ordinances in the United States were adopted during the 1930s, the first ordinances in Wisconsin were enacted during the late 1960s and early 1970s in Milwaukee, Madison, Fond du Lac, and Mineral Point, enabling these communities to designate local landmarks and historic districts overseen by local historic preservation commissions.

The National Historic Preservation Act (NHPA) of 1966 created the National Register of Historic Places and federal match-grant programs. Governor Warren P. Knowles designated the WHS as the state agency to administer federal and state historic preservation programs. The NHPA was amended in 1980 to create the federal historic preservation tax credit for the rehabilitation of income-producing historic buildings and the Certified Local Government (CLG) program to aid local municipalities in inventorying and protecting historic properties.

During the early 1980s, the Wisconsin legislature established a historic building code, created a 30-day demolition permit delay for the recording of NRHP-listed buildings, and established a burial sites preservation program.

Wisconsin Act 395 in 1987 created the Wisconsin State Register of Historic Places, enacted a state tax credit for rehabilitating income-producing and owner-occupied residences, expanded archaeological programs, protections for archaeological properties, and regulations of historic properties owned by state and local governments. Wisconsin Act 31 in 1989 increased funding for preservation again, strengthened the state tax credit, bolstered the state archeology program, and further protected burial sites as well as instituted state agency review procedures covering state property, licenses, permits, and grants. Wisconsin Act 222 in 2017 clarified procedures and further strengthened the preservation and protection of burial sites.

The Wisconsin legislature continued to promote historic preservation through the 1990s, becoming one of the first four states to establish a heritage tourism program, developing a model historic preservation ordinance for local municipalities, expanding the state historical marker program, requiring municipalities that contain NRHP properties to enact historic preservation ordinances, banning abrasive cleaning of historic buildings, and imposing substantial penalties for damaging protected archaeological features or demolishing historic buildings without a permit. Wisconsin Act 9 in 1999 required most municipalities to adopt comprehensive plans that include consideration of historic, archaeological, and cultural resources.

Recognized for its economic development and community revitalization benefits, historic preservation remains a priority in many communities throughout the state to this day. In 2020, the Wisconsin Homeowners' Tax Credit program returns 25% of the cost of approved rehabilitation (of eligible historic homes) as a Wisconsin income tax credit. The Income Producing program returns 20% of the cost of rehabilitating historic buildings, up to \$3.5 million per parcel, to owners as a Wisconsin income tax credit. Projects may also be eligible for Federal tax credits, this program returns 20% of the cost of rehabilitating buildings to owners as a federal income tax credit.

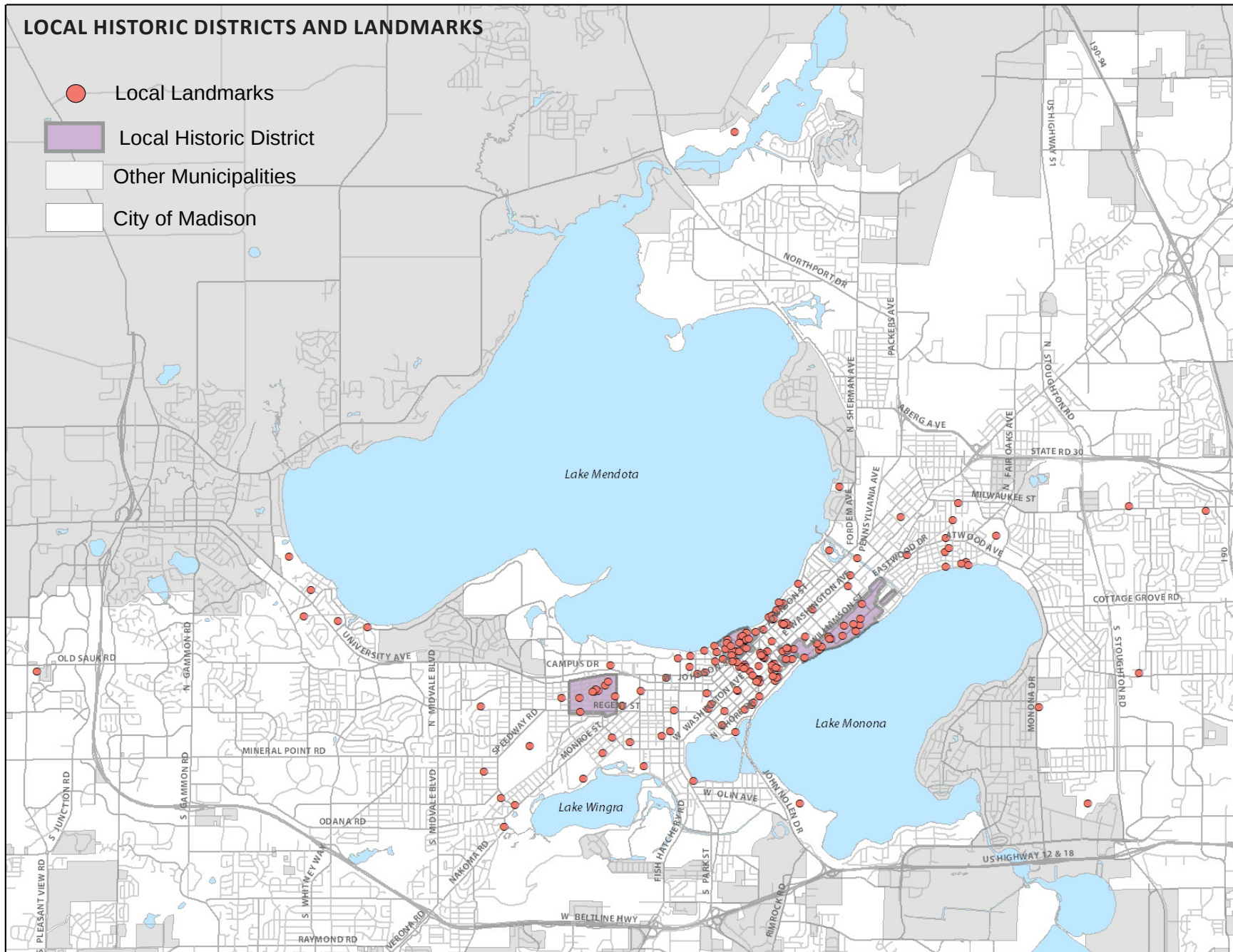
The Wisconsin legislature continued to promote historic preservation through the 1990s, becoming one of the first states to establish a heritage tourism program and develop a model historic preservation ordinance.

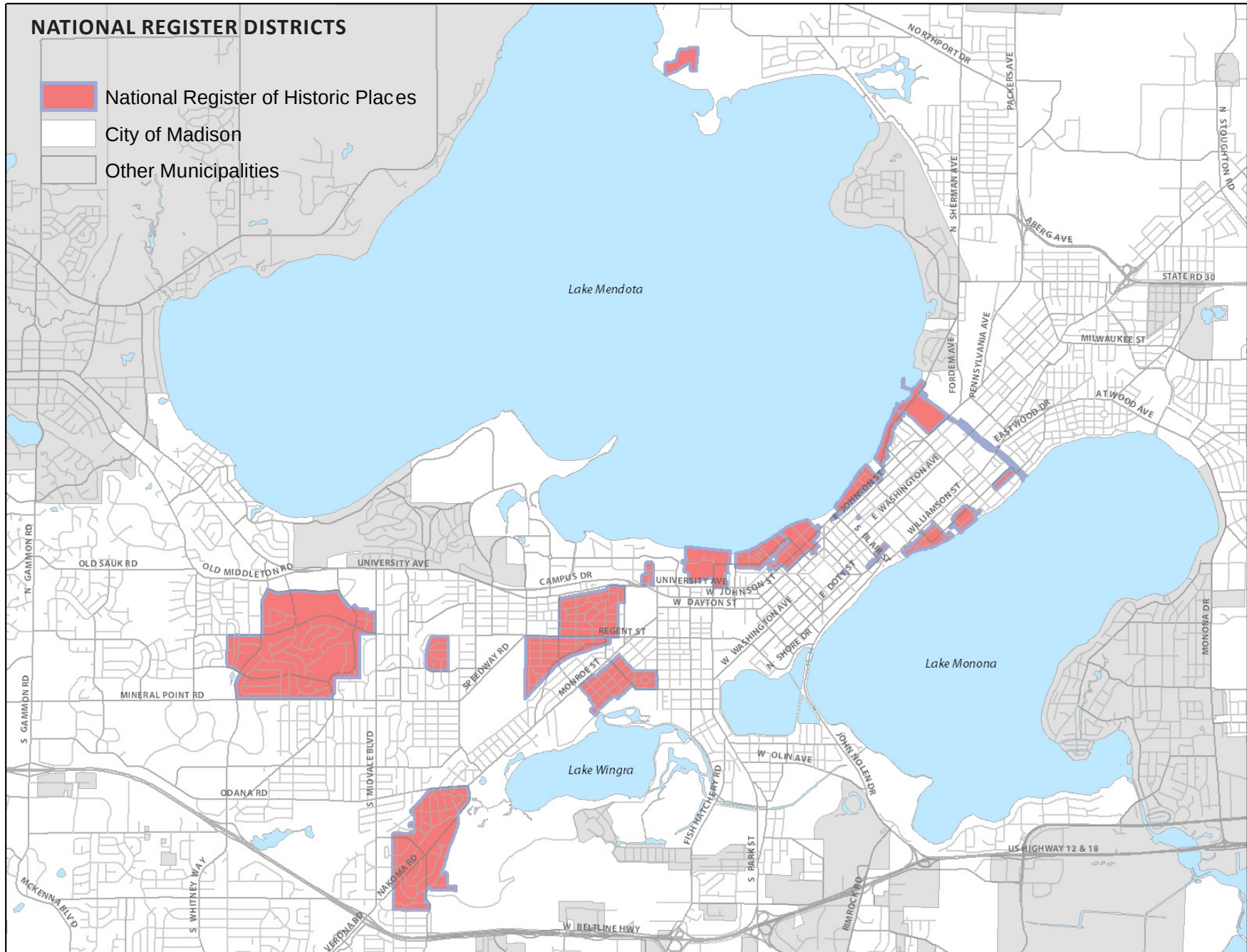


Jackman Building, 101 South Hamilton Street



Ernest Eggiman House, 857 South Shore Drive







D.B. Shipley House, 946 Spaight Street (left), and Charles W. Heyl House, 952-956 Spaight Street (right)

HISTORIC PRESERVATION TRENDS

Historic preservation is about more than saving architectural landmarks or sites of significance. Today preservation contributes to neighborhood revitalization, sustainability, and awareness of historical and cultural events. The reuse of a building can create a unique gathering area that spurs additional investment in the area, while preventing a structure from being lost. Below are ways historic preservation is providing economic and social benefits through revitalization.

LIVABILITY AND QUALITY OF LIFE

Blocks of smaller, older buildings create vibrant walkable neighborhoods that are comfortable spaces for all generations. Adaptive reuse as restaurants and coffee shops provide gathering places for residents to meet, relax, or work and make mixed-use neighborhoods a preferred choice.

ECONOMIC DEVELOPMENT

Historic preservation projects include a variety of economic benefits, such as job creation, increased tax value, and increased tourism. The investment can be catalytic and spur redevelopment of surrounding properties throughout the neighborhood.

CULTURAL PRESERVATION AND TOURISM

The number of travelers interested in arts, culture, and history continues to grow. Experiencing a city or neighborhood while learning about the sites benefits visitors, as well as local residents. Cultural tourism can be a local and state economic driver.

COMMUNITY CONNECTION

Preserving and showcasing links between underrepresented groups and significant events or cultural identity can create a community connection. Preservation projects can be part of the storytelling experience.

AFFORDABLE HOUSING OPTIONS

Rehabilitating existing structures can be less expensive than new construction, offering housing choices for varying income levels. Rehabilitation often spurs additional rehabilitation and investment, reducing vacancies and stabilizing neighborhoods.

ENTREPRENEUR FOCUSED

Adaptive reuse of old buildings provides an affordable option for new businesses. Clustering of investment can develop into mixed-use neighborhoods with housing, restaurants, and housing and attract additional investors. The 'creative economy' is proven to thrive in older, mixed-use neighborhoods with legacy businesses.

The Plan Goals and Objectives reflect these current trends as well as traditional tools for promoting historic preservation.



Steinle Turret Machine Company, 149 Waubesa Street

HOW TO USE THE PLAN

In 2018, the City of Madison adopted its Comprehensive Plan to create a collective vision for the future and establish priorities and policies to achieve that future. It also created a framework for topic-specific plans to expand on the Comprehensive Plan's recommendations. This Historic Preservation Plan is one of the topic-specific plans to further a Comprehensive Plan strategy to "Preserve the historic and special places that tell the story of Madison and reflect racially and ethnically diverse cultures and histories." The Comprehensive Plan also includes the following recommendation: "Complete, adopt, and implement a Historic Preservation Plan as a framework for the future of Madison's historic preservation program."

The Historic Preservation Plan provides both the vision and policy direction for historic preservation within the city through identification of community values, goals, objectives, and strategies. The plan will be used by the city (including staff, boards, commissions and committees, and elected officials) and preservation groups to guide preservation efforts and make capital investment decisions. Developers, individual property owners, and the general public may use the plan to learn about preservation programs, resources, and potential partners.

Community Value Statements were established at the beginning of the planning process based on public input, along with staff and Committee review. Chapter 3

outlines the goals, objectives, and strategies as a framework for future preservation activities. Goals are the overarching statement of intent, objectives are more specific intent statements expanding upon the overall goal, and strategies are the actions to implement the objectives.

Historic Preservation is a common recommendation throughout city plans and studies. In addition to the Comprehensive Plan, adopted plans such as the Downtown Plan (2012), ensure that historic preservation remains an effective tool to preserve the city's historic resources. The Historic Preservation Plan should be used in conjunction with other city plans and studies that touch on or regulate preservation, including but not limited to:

1. City of Madison Comprehensive Plan
2. Downtown Plan
3. Cultural Plan
4. Sustainability Plan
5. Various Neighborhood Plans
6. Mansion Hill District Boundary Review
7. Langdon Neighborhood Character Study

The Implementation Chart, found in chapter 4, identifies priorities, potential partners, and responsible parties for the strategies. Annual review of the strategies and status should be an ongoing tool to measure the success and impact of the Plan.



Machinery Row, 601-627 Williamson Street

RIGHT: Simeon and Maria Mills House "Elmside," 2709 Sommers Avenue



PLANNING PROCESS

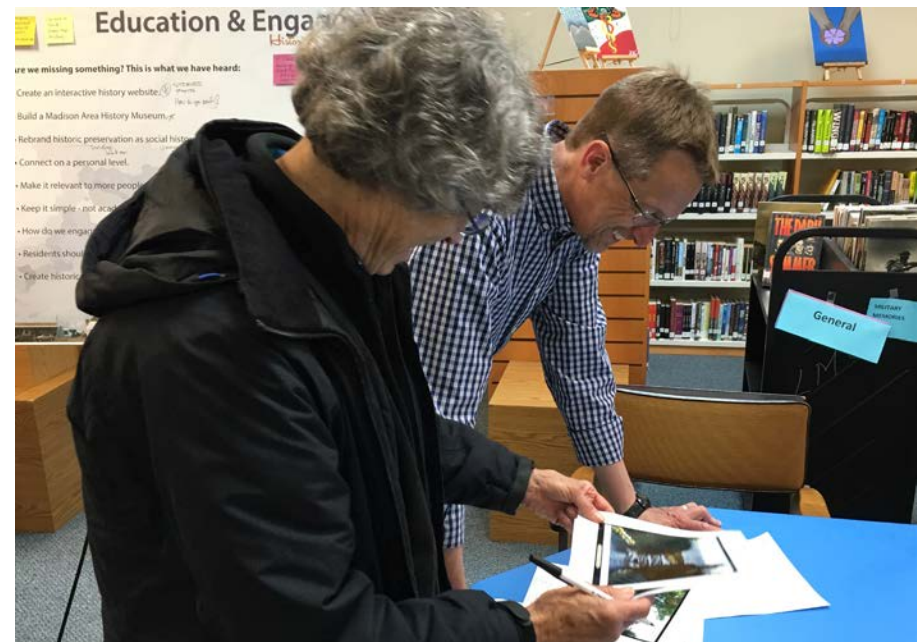
The development of this plan was led by a 13-member Historic Preservation Plan Advisory Committee (HPPAC) that was appointed by the Mayor and confirmed by the Common Council. The role of this broadly-representative committee was to advise staff, the consultants, and the Landmarks Commission on the development of the Historic Preservation Plan and related public engagement, and serve as a forum for public testimony and comments regarding the process and recommendations. The Committee was supported by a team of consultants and City staff with extensive experience in historic preservation, architecture, planning, and community engagement.

The planning process incorporated a comprehensive public engagement strategy to create knowledge, interest, and ownership of ideas and recommendations of the plan. The Historic Preservation Plan will be a resource for the entire community, therefore the process engaged a wide range of residents and stakeholders. To reflect the diversity of the community there was a focus on engaging traditionally underrepresented communities, including the following groups: African-American, First Nation, Hmong, Latino/a Hispanic, LGBTQ, and Women. Appendix C documents the community engagement activities over the two-year planning process.

There was a focus on engaging traditionally underrepresented communities.

African-American
First Nation
Hmong
Latino/a Hispanic
LGBTQ
Women

Community meetings featured interactive boards to gather community feedback. The community meetings were held across the city at various gathering places.



GLOSSARY OF PRESERVATION TERMS

BUILDINGS AND PLACES

Any type of property or cultural resource, including but not limited to buildings, structures, improvements, installations, objects, districts, sites, parks, natural features, landscapes, streetscapes, spaces, view corridors, etc.

HISTORIC DISTRICT

A geographically definable area with a significant concentration of buildings, structures, sites, spaces, and/or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness, or related historical or aesthetic associations that is recognized with a local, state, or national designation (see “Local Historic District” and “National Register of Historic Places”) and may be protected legally through enactment of a local ordinance administered by a historical commission.

HISTORIC INTEGRITY

The retention of historic character-defining features, including location, design, setting, materials, workmanship, feeling, and association.

HISTORIC TAX CREDITS

Historic tax credits are financial incentives available to the owners of property listed in the State and National Registers of Historic Places in the form of state and federal income tax credits to perform certified rehabilitation projects on State and National Register listed properties.

LANDMARK

Any improvement which has architectural, cultural, or historic character or value reflecting the development, heritage, or cultural characteristics of the city, state or nation or any land of historic significance due to a substantial value in tracing the history of humankind, or upon which an historic event has occurred, and which has been designated as a landmark pursuant to the provisions of the Madison General Ordinances.

LANDMARK SITE

The lot or parcel identified in the official landmark designation maintained by the City Planning Division. If a landmark designation does not identify a lot or parcel, landmark site means any lot, or part thereof, on which is situated a landmark, and any abutting lot, or part thereof, used as and constituting part of the premises on which the landmark is situated.

LOCAL HISTORIC DISTRICT

An area designated by the City of Madison Common Council that has particular historic, architectural, or cultural significance to the City of Madison as stated in Section 41.10 of the Madison General Ordinances.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the official list of the nation’s historically significant cultural resources and archaeological sites – including buildings, districts, sites, structures, and objects. It recognizes properties that are significant locally, regionally, and nationally. National Register designations can be for either individual properties or historic districts. The listing of a property in the National Register places no restrictions on what a non-federal owner may do with their property up to and including demolition, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting. National Register properties may be eligible for Federal and/or State income tax credits to help finance certified rehabilitation projects (see “historic tax credits”). Wisconsin has a State Register of Historic Places program that parallels the National Register program.

PERIOD OF SIGNIFICANCE

The duration of time between beginning and ending years during which a resource is associated with the important events, activities, persons, or attained characteristics which qualify it for designation as a landmark or historic district.

SIGNIFICANCE / SIGNIFICANT

Having particularly important associations within the contexts of cultural, social, economic, political, or architectural history of the nation, state.



2 UNDERREPRESENTED COMMUNITIES SURVEY SUMMARY

As part of the Historic Preservation Plan, a Historic Resource Survey was performed. The purpose of the survey was not to write a definitive history of the City of Madison, but rather to provide an overview of the history of the city with specific emphasis on six underrepresented communities: African American, First Nations, Hmong, Latino/a, LGBTQ, and Women. The survey was conducted over a period of a year, beginning in May 2018 and concluding in June 2019. It consisted of four major work tasks: 1) reconnaissance survey, 2) historical research, 3) evaluation of significant resources, and 4) survey report. The Underrepresented Communities Historic Resource Survey can be used in future planning decisions and to increase public awareness of the collective history of the community.

RECONNAISSANCE SURVEY

During the reconnaissance survey, approximately 164 resources of historical interest were identified. For resources that were previously identified, information contained in the Wisconsin Historical Society's online database, called the Architecture and Historic Inventory (AHI) or the Wisconsin Historic Preservation Database (WHPD), was confirmed and corrected if needed, and field observations were recorded if any alterations, additions, or demolition work had been done to the structure since it was last surveyed. A new digital photograph of each property was taken and added to the AHI/WHPD. New historic context related to an underrepresented community was added if not previously known.

In addition to updating 86 previously identified resources, 78 new resources of interest to Madison's underrepresented communities were observed and documented. Information was noted, field observations were recorded, and a digital photograph of each resource was taken and uploaded into the AHI/WHPD.



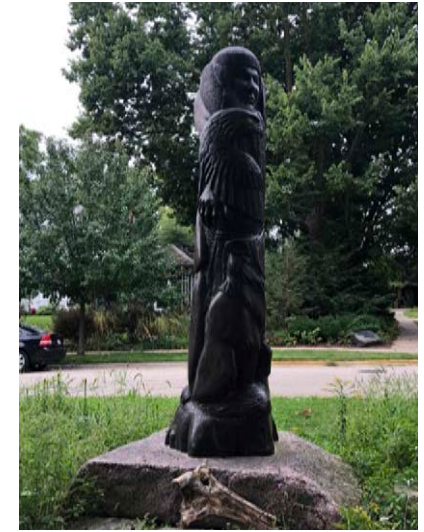
ABOVE: Samuel S. and Mollie Pierce House, 1442 Williamson Street. Samuel Pierce was a leading figure in the city's growing African American community and worked in the Wisconsin Governor's office during the 1920s and 1930s. He resided with his family at 1442 Williamson Street from 1910 until his death in 1936. Theodore Pierce, Samuel's nephew, took over his uncle's position in 1936 and continued living in the family home until his death in 1999. As one of the earliest known gay men in Madison, Theodore Pierce served as a link between era of the Gay Liberation Movement and the community's pre-Stonewall culture and history.

OPPOSITE: John and Amanda Hill Grocery, 649-653 East Dayton Street (left) and William and Anna Mae Miller House, 647 East Dayton Street (right)



LEFT: Cora Tuttle House, 1206 Grant Street. Cora Tuttle was the first known woman architectural designer in Wisconsin and is credited with introducing the Bungalow style to Madison with the design of her own home at 1206 Grant Street in 1909, where she lived until 1931.

RIGHT: “Effigy Tree” by Harry Whitehorse, Hudson Park, 2919 Lakeland Drive. Harry R. Whitehorse gained national attention by the 1970s for his wood carving, drawing, painting, and metal sculptures that reflect his Ho-Chunk heritage. His work is on public display in Madison and around the world.



HISTORICAL RESEARCH

Historical research was conducted throughout the course of the survey to provide historical context to evaluate resources. Of great importance were items located at the City of Madison Department of Planning and Community and Economic Development, including, but not limited to, their extensive collection of research on local history. Arguably the most extensive history of the City of Madison that is not focused on an underrepresented group is David Mollenhoff’s *Madison: A History of the Formative Years* published in 1982 with a second edition completed in 2004, which covers the city’s history from before its establishment to the early twentieth century. Secondary information was also found at the Wisconsin Historical Society Library and Archives and the City of Madison Assessor’s Office, in newspapers and periodicals, and from personal interviews.

A wealth of information on the history of underrepresented groups exists outside of this Historic Preservation Plan and the survey report and address these subjects more comprehensively, including Muriel Simms’ recently published *Settlin’: Stories of Madison’s Early African American Families* and Richard Harris’ *Growing Up Black in South Madison*. Simms’ book draws on interviews and recollections of the Black community’s experience in Madison from the late nineteenth century to the present day, while Harris’ work describes his experience of growing up in South Madison. Likewise, Barbara Robinson Shade’s series of articles on Black history, published in the *Capital Times* in the spring and summer of 1979 and the bi-monthly newspaper *Capital City Hues* have provided articles on the history of underrepresented groups. While there is no complete history of First Nation people in the Madison area, there

are broader histories such as Patty Lowe’s *Indian Nations of Wisconsin: Histories of Endurance and Renewal* and Robert Birmingham and Katherine Rankin’s *Native American Mounds in Madison and Dane County* that address more general histories of native peoples and the mounds found around Madison’s four lakes region.

Likewise, there is no complete source for the history of the Hmong in Madison. However, there are excellent histories of the people and their experience in the United States, including Khong Meng Her’s *A History of Hmong Men: PEB LEEJ TXIV LUB NEEJ* (Our Fathers’ Lives) and *The Hmong in Wisconsin – On the Road to Self-Sufficiency* published by Wisconsin Policy Research Institute, in addition to the work of the Minnesota Historical Society on Hmong history in the United States.

Latino/a history in Madison is a largely recent subject and many of the best sources are not specifically about the City of Madison. However, two prominent and useful histories of Latino/a in Wisconsin are Maggie Ginsberg’s article “Out of the Shadows” in *Madison Magazine* and Sergio M. Gonzalez’s *Mexicans in Wisconsin*. Tess Arenas and Eloisa Gomez’s book *Somos Latinas: Voices of Wisconsin Latina Activists*, while not a history, is an excellent work that deals with the Latina experience in Madison.

The work of R. Richard Wagner, including *Timeline of Wisconsin LGBTQ History - A Sampling* and his recently released *We’ve Been Here All Along, Vol.1* is invaluable in recording the history of LGBTQ people in Madison. A series of selected oral history interviews narrated by Scott Seyforth for the University of Wisconsin-Madison Campus Voice is also a good source for local LGBTQ experiences.

The history of Madison Women can be found in sources such as Genevieve McBride's collection *Women's Wisconsin*, the chapter "Social Change and the American Woman, 1940-1970" in William Chafe's *A History of Our Time*, and the article "Married Women's Property Rights in Wisconsin, 1846-1872" written by Catherine B. Cleary included in the winter of 1994-1995 *Wisconsin Magazine of History*.

EVALUATION OF SIGNIFICANT RESOURCES

After the reconnaissance survey and historical research were completed, the data was analyzed to determine which resources were potentially eligible for designating as Landmarks or Historic Districts by the City of Madison and/or listing in the State and National Registers of Historic Places. City of Madison Landmark evaluation was performed according to the City of Madison's Historic Preservation Ordinance, Section 41.07 - Designating Landmarks, Subsection (2) Standards. State and National Register evaluations were performed according to the National Register's Criteria for Evaluation and Criteria Considerations which are used to assist local, state, and federal agencies in evaluating nominations to the State and National Registers of Historic Places. The eligibility of historic resources for the State and National Register was reviewed by the Wisconsin Historical Society.

The Wisconsin Historical Society's *Survey Manual* recommends surveys include properties that are more than forty years old, rather than fifty years old, so the report does not become quickly out of date. In addition, the histories of some of the underrepresented groups studied in Madison are rather recent. With this in mind, the evaluation of resources for designation as City of Madison Landmarks included significant people and places more than thirty years old, so the end result was inclusive and useful for decades to come. Evaluation for the State and National Registers of Historic Places was held to the standard fifty-year Criteria Consideration.

The survey identified 96 properties as potentially eligible for designation as City of Madison Landmarks. The survey identified nine properties as potentially eligible for individual listing in the National Register of Historic Places. Consideration should be given to updating the nominations for 34 existing City of Madison Landmarks and 47 National Register properties to recognize associations with the history of underrepresented communities. The survey also identified 34 properties that should be evaluated for designation in the future when those properties reach historic age.

The survey identified 96 properties as potentially eligible for designation as City of Madison Landmarks.

SURVEY REPORT

The survey report further describes the project and methodology. It gives a broad historical overview of the City of Madison and provides context on the histories of six underrepresented communities, including African American, First Nations, Hmong, Latino/a, LGBTQ, and Women. According to guidelines set forth in the Wisconsin Historical Society's *Survey Manual*, those histories are further arranged in a series of themes, including government, architecture, education, social and political movements, religion, arts and literature, commerce, planning and landscape architecture, recreation and entertainment, and notable people. Resources eligible for designating as Madison Landmarks or listing in the State and National Registers were evaluated based on their association with these themes.

The report is intended to be a work in progress, a living document, which can lead to future research and can be updated as new information is collected.

The following is a summary of the histories of the six underrepresented communities featured in the report.



ABOVE: City-County Building, 210 Martin Luther King Jr. Boulevard. The location of ground-breaking civil rights legislation enactment, notably the City's 1963 Equal Opportunities Ordinance and its 1975 amendment prohibiting discrimination based on sexual orientation, the first in Wisconsin and one of the earliest in the nation.

AFRICAN AMERICAN CONTEXT

While not as large as other northern industrial cities, Madison's African American community has left an indelible mark on the city's modern history. While there are some records of African Americans involved in the eighteenth century fur trade in Wisconsin, there is no evidence to suggest that any inhabited the area around what would become the City of Madison. However, some of the earliest inhabitants of Madison during the nineteenth century were African American.

The first record of an African American in Madison dates from 1839, a few years after the settlement was established, when an unidentified Black woman served James Morrison, the owner of the American House Hotel, until 1845. Two years later, the census listed the first African American resident of Madison by name, Darryl Butch. He lived alone with no obvious profession and was one of six African Americans identified in the city of 632 inhabitants. While the majority of African Americans in the nation before the Civil War were enslaved people in southern states, Black residents of Wisconsin and Madison were free. Following the Fugitive Slave Act of 1850, the underground railway brought African Americans to Wisconsin, an abolitionist state that resisted compliance with the federal law.

An 1849 state referendum approved the suffrage of African American men. This result was largely ignored until 1866. The term "White" was removed from the state's constitution articles on suffrage later in the 1880s.

The population of African Americans in Wisconsin numbered only 200 in 1840 and grew to nearly 1,200 people by the 1860s. A number immigrated to Wisconsin from southern states after the Civil War, and a few settled in Madison, drawn to the opportunities in education and employment that the state capitol offered.

African Americans living in Madison throughout the nineteenth century were not geographically concentrated in any distinct area of the city. In 1900, Madison's Black population was 69 people, divided into only 19 households. Most of them were transplanted from Milwaukee or migrated from southern states.

However, things changed in the early twentieth century, as this small group formed a distinct community centered around a couple of institutions: the St. Paul African Methodist Episcopal Church and the Douglass Beneficial Society, located on East Dayton Street not far from the Capitol Square and downtown Madison in a neighborhood often known as the Old Market. The non-extant church provided economic and social support to African Americans who moved to the growing city. A few houses and other buildings, such as the Hill Grocery, the Weaver Grocery, and



ABOVE: Benjamin & Amy Butts House, 633 East Johnson Street. Benjamin Butts moved to Wisconsin around 1870, opened his own barber shop, and became a leader in Madison's early African American community. He resided with his family at 633 East Johnson Street from 1892 to 1907.

the homes of the Miller, Butts, Carmichael, Shepard, Bates, and Henderson families, were purchased and moved to locations in the Old Market neighborhood as the first African American community grew during the first two decades of the twentieth century. In the 1910 census, Madison's African American population is listed as 143, 0.5% of the city's total and twice what it was ten years earlier. Nearly all lived along or near East Dayton Street.

During the 1920s, African Americans moved outside of Old Market and settled in other neighborhoods such as the Greenbush and South Madison. While the population of Blacks in Madison during the 1920s and 1930s did grow, it did not match the national trends of interwar migration from the south, likely because Madison lacked the large-scale skilled manufacturing jobs and agricultural labor employment found in other northern cities.

During the depression years, the African American community suffered economically as unemployment levels rose to thirty percent, nearly twice that of the city as a whole, which accompanied raids and assaults, segregation in housing, and widespread prejudice and discrimination towards the community that numbered 348 people in 1930.

According to the 1940 census, eighty percent of the Black population of the city lived in only three of Madison's twenty wards: the 4th Ward on the near east side along East Dayton Street, the 9th Ward in the Greenbush neighborhood, and the 14th Ward further south along Park Street. Despite this segregation, Madison was reported to be the "congenial" city in the state for Blacks.

Large-scale migration of African Americans to Wisconsin, and Madison specifically, began after World War II. A further influx of Blacks to the city came from the military airfield at Truax on the east side of the city, which housed several African American servicemen, and students at the University of Wisconsin. Madison's African American community grew to 648 people by 1950.

The Civil Rights movement had begun in earnest during the mid-1950s. A 1954 State Commission on Human Rights and a 1959 NAACP publication on *Negro Housing in Madison* both pointed to existing discrimination, especially in housing. African Americans lived in 13 of the 21 wards in the city in the 1950s; however, 76% of Black households were limited to the 9th Ward in the Greenbush neighborhood and 14th Ward in South Madison. Exclusionary redlining based on race, ethnicity, religion, and class were common through the 1950s and did not completely or legally disappear until the 1970s.



ABOVE: Van Hise Refectory, now Carson Gulley Center, 1515 Tripp Circle. Carson Gulley was head chef at the University of Wisconsin Van Hise Refectory from 1926 to 1953. He later hosted a nationally syndicated television cooking show with his wife, Beatrice, and local radio cooking program, published two cookbooks, and successfully appealed for fair housing rights to build a home in a previously all-White neighborhood.

In response to national trends, the City of Madison created a Commission on Human Rights to improve race relations in 1954. There was a hope in Madison, within the city government and the African American community, that prejudice and inequality in employment and housing could be resolved locally through studies and public policy rather than protest and conflict.

The Federal Housing Act of 1949 and the modified Housing Act of 1954 were intended to identify blighted areas for removal and redevelopment, usually near the core of large American cities. In 1958, the Madison Redevelopment Authority, using federal urban renewal funds, planned to clear a section of the Greenbush neighborhood known as the Triangle which was bounded by South Park Street, West Washington Avenue, and Regent Street. Residents were forced out and given sixty days to relocate. The two-year plan, begun in 1962, demolished much of the neighborhood and slowly replaced it with parks, office buildings, a hospital expansion, and, ironically, low-income housing. Notable black businesses and institutions were forced to close or relocate further south along Park Street. By 1960, Madison's African American population reached 1,489, about one percent of the city's total.

In 1961, a group of NAACP protestors visited the state capitol in favor of civil rights for African Americans followed by a series of nonviolent sit-ins to force action on a legislation prohibiting housing discrimination. Two years later Madison's equal housing law was passed. The ordinance prohibited housing discrimination based on race and provided for open accommodations and fair employment. It was the first ordinance of its kind in the state and appeared to have immediate and lasting effects. It was followed by the creation of the Madison Equal Opportunities Commission in 1964. As a point of reference, the federal Civil Rights Act was passed in 1964. The Wisconsin legislature approved of an open housing law in 1965, which was significantly strengthened a couple of years later. Likewise, Madison became the first city in the state to approve of its own nondiscriminatory housing ordinance in 1967, which expanded on the 1963 effort. In 1968, when the Urban League applied for an affiliate in Madison, funding was initially rejected by the United Way because "discrimination, as it exists in other communities, does not exist in Madison."

However, problems persisted, and, in 1969, when Black students at the University of Wisconsin organized a strike of classes to encourage the creation of education reform, a Black Studies Department, and more African American faculty, the demonstration grew to the point that the National Guard was called. After marches and demonstrations that included thousands of students, most of their demands were met. Following these experiences, the African American community became increasingly organized and involved in the political and cultural life of Madison.

The 1970s and 1980s saw many firsts for African Americans in the City of Madison, including the first Black police officer, first Black woman television anchor, first Black principal.

Following the development of Park Street south and the beginnings of the Beltline Highway in 1950 and the urban renewal of the Greenbush neighborhood in the early 1960s, many of African Americans moved to the South Madison neighborhoods, which became the center of the African American community, featuring institutions, businesses, and gathering places. In 1970, Madison's African American community grew to 2,607, or about one and one-half percent of the city.

During the twenty-first century, the concentration of the African American community in South Madison has dispersed as many have moved to other neighborhoods on the west and east sides of the city. This has perhaps been encouraged by the influx of recent immigrant groups, such as Latinos and Hmong, who have also occupied South Madison. However, many of the African American community's institutions, physical, social, and cultural, persist in the area. In 2010, the African American population of Madison reached 16,507 people or approximately 7% of the city's total.

FIRST NATIONS CONTEXT

Wisconsin contains the most Native American nations of any state east of the Mississippi River with twelve tribes total. Among these, three language families are represented including Algonquian (Menominee, Ojibwe, Potawatomi, Munsee), Siouan (Ho-Chunk), and Iroquoian (Oneida). All of these tribes are represented in the City of Madison.

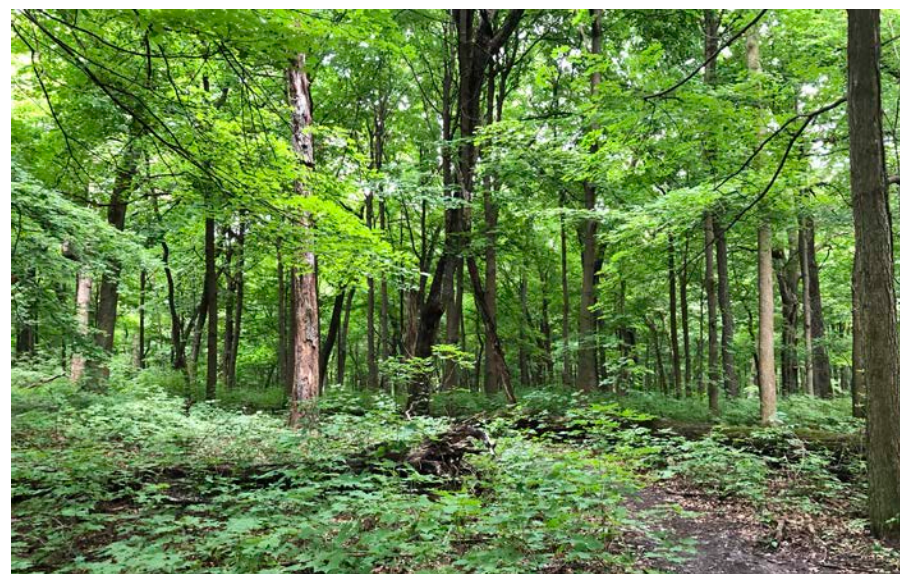
Archeological evidence suggests that native peoples arrived in southern Wisconsin roughly 10,000 years ago. The early Paleo-Indian stages developed into the Archaic stage from 8,000 to 2,000 years ago, when the area around the four lakes became a popular location for settlement. The Woodland Tradition that followed saw the development of advanced tools, farming, permanent settlements and building, pottery, and the construction of burial mounds.

Approximately 1,000 years ago, indigenous people began building complex effigy mounds. These large earthen mounds took on abstract geometric shapes and more common shapes that represent animals. The effigy mounds vary considerably and cover several phases of development in the wider region. Most effigy mounds are located at high points adjacent to deep water, spanning the distance that covers the

three distinct realms of the Woodland culture universe: the lower world, middle world, and the upper world. Certain animals are symbolically associated with this tripartite division. As many as 4,000 such mounds have existed in Wisconsin, with 1,500 of them located in the four lakes area. The Ho-Chunk tribe asserts that they are the direct descendants of the Woodland society native to Wisconsin that built the mounds, and the four lakes area around Madison is a former cultural center of their historical society.

Mississippian people arrived in the area approximately 1,000 years ago. There is evidence of extensive conflict as arrowhead technology and palisaded settlements developed rapidly. It is likely that distinct tribes and intensive agriculture also developed during this period. Eventually, the Woodland and Mississippian combined in what is known as the Oneota, which, at the time of European contact in the seventeenth and eighteenth centuries, are described similarly to the Ho-Chunk tribe.

Partly due to European settlement and conflict, new tribes moved into Wisconsin from the east. This pressure brought conflict and disease, and the Oneota population



ABOVE: Ho-Chunk Settlement Camp Site, 1207 Seminole Highway. The south shore of Lake Wingra is the site of a number of effigy mounds. From the 1880s to 1920s, a Ho-Chunk settlement was also located on the present-day grounds of the University of Wisconsin Arboretum at 1207 Seminole Highway.

declined considerably. The Ho-Chunk tribe, who occupied western and south-central Wisconsin including what is now Madison, recovered as the center of a regional trade network in the late eighteenth century. The Ho-Chunk, initially known as the Winnebago, a name given to them by the Potawatomi tribe and Europeans, refer to themselves as Hoocaak, which has traditionally been interpreted as “People of the big voice or people of the parent language.”

By the early nineteenth century, the Ho-Chunk tribe’s population had reached nearly 3,000, and they occupied much of southern and western Wisconsin. Following a series of treaties, before, during, and after the Blackhawk War, the Ho-Chunk, led by chiefs White Crow and Whirling Thunder, were forcibly removed west of the Mississippi River beginning in 1832. When Madison and Dane County were established as part of the Wisconsin territory in 1836, there were Ho-Chunk settlements around the four lakes. The federal government attempted to remove them several times throughout the nineteenth century unsuccessfully. Many were forcibly moved in 1865 to a reservation established in what is now Nebraska. Others simply ignored the treaties and stayed or returned to Wisconsin as refugees. These people are presently divided into two federally recognized tribal groups: The Ho-Chunk Nation of Wisconsin and the Winnebago Tribe of Nebraska.

Ho-Chunk people were routinely mentioned by some of the first White inhabitants of Madison from the mid-nineteenth century on. Though they were certainly present, their story was not well documented. A policy of assimilation was adopted by the federal government in the late nineteenth century. The General Allotment Act (Dawes Act) of 1887 changed the ownership of tribal lands to individual owners of 80-acre parcels, selling many to White settlers in an attempt to expose native people to their culture. Schools were introduced with the explicit purpose of removing the cultural traditions of Native Americans.

A few Ho-Chunk returned to the City of Madison for work or an education, but inevitably remained tied to their homes further north and west in the state in places such as Black River Falls, Tomah, Wittenberg, and Nekoosa. Several Ho-Chunk camps persisted in and around Madison in the late nineteenth and early twentieth century. Settlement camps existed at the present University Bay, University of Wisconsin Arboretum, Vilas Park, Tenney Park, and Cherokee Marsh among others. However, little evidence of these settlements remains.

The early twentieth century witnessed the development of interest in Native American peoples on an academic and cultural level. Working on behalf of the Wisconsin Archeological Society and the State Historical Society, archeologist, and museum director Charles E. Brown led efforts to identify, map, and protect



ABOVE: Charles E. and Bertha Brown House, 1126 Waban Hill. While of Anglo-German heritage, Charles E. Brown devoted his career as director of the State Historical Society of Wisconsin Museum to the study and preservation of Indian culture and artifacts and was instrumental in identifying and protecting mounds in Wisconsin. He resided with his family at 1126 Waban Hill from 1915 to 1945.

mound sites in Madison and the rest of the state and educate the public as to their importance. He worked to interact with native peoples and the local Ho-Chunk in Madison specifically. As many as 80% of the mounds have been destroyed during the last 200 years by agricultural practices and urban expansion. In 1966, the National Historic Preservation Act was enacted at the federal level, and this was followed locally by the establishment of the Madison Landmarks Commission in 1970. During the following two decades, most of the remaining local effigy mounds were identified and protected. Mounds and mound groups can be found in Madison and the surrounding area, including in Burrows Park, Elm Side Park, Hudson Park, the Edna Taylor Conservancy, the Mendota Mental Health Institute grounds, Cherokee Park, Vilas Circle Park, Vilas Park, Forest Hill Cemetery, Edgewood College Campus, University of Wisconsin-Madison Campus (Observatory Hill, Picnic Point, Willow Drive, and Eagle Heights), the University of Wisconsin-Madison Arboretum, Spring Harbor school grounds, Governor Nelson State Park, Yahara Heights County Park, Indian Mound Park, Goodland County Park, and Siggelkow Park. In 1985, a Wisconsin state law was passed that prohibits the disturbance of burial sites.

The Society of American Indians met at the University of Wisconsin in 1914 for their fourth annual conference after being encouraged by Charles E. Brown. The first recognized native rights organization composed of Native Americans, the society

lobbied for a clarification of the legal status of Indian people and the right to litigate claims against the federal government. In 1934, the effects of the General Allotment Act (Dawes Act) were reversed with the passage of the federal Indian Reorganization Act, which encouraged tribes to form tribal governments and constitute political bodies to govern themselves. Critics of the act were successful in passing a resolution in 1953 that created the goal of terminating Indian reservations and relocating their inhabitants to urban areas offering some housing assistance and job training programs. Many Native Americans in Wisconsin took this opportunity, some of whom ended up in Madison; however, it effectively destroyed fifty tribes, including the Menominee, who underwent termination.

The 1960s and 1970s experienced an increase in Native American activism and an interest in cultural preservation that accompanied a national trend in favor of civil rights. In 1975, Congress restored tribal status to the Menominee, again recognizing the United States' Trust responsibility to them.

This tribal self-determination was bolstered by the introduction of gaming in 1992. In 1987, Wisconsin passed a referendum that approved of the creation of a state lottery. This created the threshold condition for the tribes to establish casinos on their land. Many tribes such as the Ojibwe, Mohican, and Potawatomi subsequently opened casinos. The Ho-Chunk tribe has developed six casinos in Wisconsin,



ABOVE: Bayview Foundation Apartments & Community Center, 601 Bay View. The Bayview Foundation Apartments were the first home for many Hmong refugees who settled in Madison beginning around 1975. It quickly became a center for the Hmong community in Madison.

including Ho-Chunk Gaming–Madison, established in 1999 on the far southeast side of the city. Gaming has proven to be very lucrative, providing economic and social benefits to tribal members, increasing economic strength and political and legal influence, and contributing to the overall welfare of and reinvestment in the tribe. Casinos have also become one of the most visible forms of the modern Native American community in Madison and throughout the state.

Presently, the Ho-Chunk tribe numbers approximately 8,000 people, half of whom live in the state, and owns 4,602 acres scattered across the state. Recent census data indicates that besides Ho-Chunk there are several other prominent tribes presently represented in Madison including Cherokee, Chippewa, Choctaw, Creek, Ojibwe, Dakota, Navajo, Menominee, Iroquois, Blackfeet, Apache, and South, and Central American Indians. The Ho-Chunk tribe is the largest locally, with 295 registered members of the tribe living in Dane County, of which approximately half live in the City of Madison. There are also nearly 700 Native American students at the University of Wisconsin. Native Americans make up approximately 1% of the total population of Madison and the surrounding region. They have not, during the city's history, lived in specific neighborhoods or areas in dense homogenous communities. Instead, native people have lived throughout the city and the surrounding communities in a dispersed fashion. Recent work of the Madison Community Foundation Grant and the Teejop Community History Project have supported interviews, museums, signage, businesses, and sites that record the history of native peoples.

HMONG CONTEXT

Hmong people in Madison share a cultural heritage that has been traced to the first century in the hilly region that is now southern China. In the eighteenth and nineteenth centuries, the Hmong people, fleeing conflict and oppression in China, migrated south to Laos, northern Vietnam, and Thailand. Hmong people in Madison commonly identify modern-day Laos as their ancestral home.

In the twentieth century, Western Christian denominations proselytizing in Laos developed relationships in the region. Some Hmong communities cultivated a particularly close relationship with missionaries from the Christian and Missionary Alliance (CMA) Church, and missionaries cooperated to build church buildings and at least one school. CMA missionaries also helped develop the written Hmong language in the 1950s from a language that was previously only spoken.

In the 1960s, the American military recruited men of ethnic minorities in Laos, including Hmong, to join in battles against communist rule in the region. Between

30,000 and 40,000 Hmong soldiers and civilians were killed in battles and assaults that continued until 1973. To comply with the 1973 Paris Peace Accords, the United States military withdrew from the Laotian Civil War, also called the Secret War, which coincided with the more widely known Vietnam War. In the wake of the war, the communist Pathet Lao regime took control in the region and launched a campaign to capture or kill Hmong people who fought with American troops. While many Hmong men stayed in Laos to fight for their own land, most Hmong people, led by General Vang Pao, fled Laos to neighboring Thailand where they were concentrated in refugee camps.

Beginning in 1975, the United States honored the Hmong people's war-time alliance by adopting policies that offered the opportunity to immigrate to the United States. American policies regarding resettlement of Hmong immigrants were designed to favor settlement in locations that offered high potential for successful adjustment to a new and different culture. Although Wisconsin was not initially designated as a receiving state for Hmong immigrants, a relatively small number arrived in the state in 1975 and 1976 and settled in cities other than Madison.

In anticipation of the potential need for resettlement of more Hmong refugees in Wisconsin, the Division of Emergency Government created a new Resettlement Assistance Office to anticipate the aid they may need. By 1979, the federal settlement strategy had resulted in significant concentrations of Hmong people in nine states, including 2,000 to 2,500 who had settled in Wisconsin. Around 500 of those had settled in the Madison area, most of them in the Bayview Apartments (later Bayview Town Houses) and Wexford Ridge Apartments.

Under federal policy changes in 1979, Wisconsin was added as a major receiving state for Hmong refugees. State agencies and relief workers affiliated with Christian religious denominations began preparing for a dramatic increase in immigrant refugees. Leaving Laos, and then Thailand, to move to the United States was a harrowing and deeply emotional journey for many Hmong people. They would travel a great physical distance, but also a staggering cultural distance to settle in Wisconsin. It was expected that the new residents would need support in making the transition. At a national conference of Lutheran denominations at the St. Benedict Center in Middleton (now Holy Wisdom Monastery) in 1978, the chairperson of the International Rescue Committee asked attendees to respond to the expected urgent needs of refugees in the wake of fighting in Vietnam and Laos. At a similar conference one year later at the same venue, state representatives and officials involved in resettlement planning outlined policies that the state was implementing in preparation for a wave of new residents settling in Wisconsin.



ABOVE: Neighborhood House Community Center, 29 South Mills Street. *Neighborhood House Community Center helped find housing, employment, and child-care for Hmong immigrants beginning around 1975 and was place for the community to share cultural traditions, art, and food.*

The first dramatic increase in Hmong immigration happened during a three-year period from 1979 through 1981 when an estimated 43,000 Hmong people resettled in the U.S. That wave, plus secondary migration to Wisconsin from other states, brought about 10,300 Hmong people to the state. It is unclear how many settled in Madison during that period. A second wave of Hmong immigration to the U.S. happened from 1988 through 1990. This period brought more Hmong people to Madison. By 1988, 660 lived in Madison, and by 1990 there were 750.

Faith-based humanitarian service organizations and government agencies played significant roles in the resettlement of new Hmong residents in Madison. Catholic Social Service, Lutheran Social Services, and Dane County Department of Social Services were among the earliest agencies to offer resettlement services to Hmong immigrants, hiring Hmong staff to bridge the cultural gap as early as 1979. In 1980, Madison Metropolitan School District officials noticed an increase in students using their Hmong bilingual program and appropriated funding to hire their first Hmong-language teacher. Community Centers welcomed Hmong residents and offered assistance with overcoming common difficulties of resettlement: housing, transportation, health care, income, and opportunities to practice cultural traditions.

Having been displaced from their cultural homeland, it was important for new Hmong residents in Madison to maintain connections to their cultural heritage through traditional practices, foods, arts, and language. Hmong people collaborated with public museums, schools, libraries, and community centers to share their traditional arts and crafts. They showcased Hmong food, art, and cultural traditions at neighborhood festivals and street fairs in the 1980s and 1990s.

The late 1980s and early 1990s was a period when new Hmong residents demonstrated their resilience in overcoming the dramatic cultural differences. A Hmong public school counselor characterized the trend as “learning to live in two cultures and succeed in both.” Education had become an important force in the development of the Hmong community. Hmong women were enrolling in colleges and universities and obtaining advanced degrees. The first Hmong Madisonian to win public office was elected to the school board in 2001, a “breakthrough step for the Hmong community.”

As the number Hmong resident increased, so did manifestations of their cultural traditions. Horticulture is an important component of Hmong culture in Laos. Hmong immigrants brought cultural food traditions to Madison and converted their gardening proficiency to economic value. Many Hmong families who settled in Madison took advantage of public garden plots after 1985 when the Community Action Commission established a program to allow gardening on designated areas of public land. Some Hmong families bought land in rural Dane County to grow produce to sell at the Dane County Farmer’s Market, sometimes renting land to other gardeners. By the early twenty-first century, Hmong farmers were a significant component of the market.

Submitting to western medical practices was particularly challenging for Hmong people accustomed to treating illness with traditional herbal remedies and shaman healers. Hmong immigrants who studied western medicine became translators for Hmong people who needed medical attention in Madison. In the early twenty-first century, small Hmong-run businesses emerged to offer medical care to an increasing number of elderly Hmong residents. There was also a unique need for culturally relevant care for Hmong immigrants suffering from mental health issues related to traumatic evacuation from a violent homeland. Leaders in Madison’s Hmong community emerged who established places and practices to address these needs.

Traditional Hmong culture includes complex funerary rituals that take place over several days. Hmong residents of Madison have mostly held funeral rituals in private homes. A few professional funeral homes have made regular accommodations for the ceremonies, but the desire for a venue to consistently accommodate traditional

Hmong funeral ceremonies has not been realized. A section of Forest Hill cemetery has been designated for permanent interment of deceased Hmong residents, where relatives continue to carry out traditions to honor their ancestors.

Traditional Hmong culture includes an annual harvest celebration around the end of November when Hmong people celebrate the end of a growing season and look forward to the beginning of another. For Hmong people in Madison, as in many other American cities, the Hmong New Year celebration has evolved into a community-wide event to share and celebrate Hmong cultural traditions and history. Activities associated with some of the early Hmong New Year celebrations have been held at various public places in Madison including Reindahl Park, Brittingham Park, and West High School. In the twenty-first century, the event has been held in Exhibition Hall at Alliant Energy Center.

Hmong people have traditionally had animistic spiritual beliefs. In the twentieth century, many Hmong people adopted Christian religious practices in response to relationships with Western missionaries. Hmong converts to Christianity established congregations in Madison, often meeting in existing church buildings. About one-third of Hmong people in the United States practice Christianity, though the proportion is higher in some states. Hmong Christians belong to many denominations, but the largest number are members of the Christian Missionary Alliance Church.

Immigration of Hmong families to Wisconsin continued through the 1990s and into the twenty-first century. In 2000, Madison was home to 1,842 Hmong residents (of 2,235 in Dane County). In 2004, Thailand closed a large temporary shelter with about 15,000 remaining Hmong refugees. This brought another wave of Hmong immigrants to Madison. By 2010, 2,637 Hmong residents had settled in Madison (of 4,016 in Dane County). A large proportion of new Hmong residents during these decades settled in the long-established Hmong community at Bayview Town Houses.

LATINO/A CONTEXT

The term Latino/a is a broad one, encompassing people belonging to multiple cultures, nations, and races across multiple continents. However, in the United States, the term has come to refer to those whose ancestry originates in the Spanish-speaking parts of the western hemisphere. Latino/a’s diversity includes significant populations of people from backgrounds such as Mexican, Puerto Rican, Cuban, Colombian, and many more. Latino/a have lived in and migrated to the United States for centuries. In terms of numbers, the Latino population of Madison has grown exponentially in the last three decades making them one of the largest

groups in the city.

Many, though not all, Latino/a have come to the Madison area as a result of migration for employment and opportunities for their families. Some of the earliest known Latino/a in the State of Wisconsin came to the area to take part in the fur trade. Some stayed and supported the American Revolution in the late eighteenth century, taking part in a raid on the British fort at Prairie Du Chien on behalf of the Spanish government. Some Mexicans immigrated to the state in the late nineteenth century, and the construction and maintenance of railroads continued to draw Mexicans in particular to the area. The first Spanish-speaking communities in Wisconsin appeared in the 1910s in Milwaukee, establishing institutions and religious organizations. Farm labor and manufacturing industries brought migrants from Mexico during the following decades. These migrants typically returned to Mexico, though some settled in the state, often in rural communities, continuing to work on dairy and vegetable farms. However, many of these migrants came into conflict with striking workers and were deported in the 1930s during the depression years.

The labor shortages of World War II and the following economic boom brought Mexican migrant workers back to Wisconsin. The federal Bracero Treaty of 1943 allowed for the temporary employment of migrants, mostly from Latin American countries. The program continued until 1964, and many of the migrants eventually brought their families and settled in Wisconsin. By 1950, census records indicate approximately 1,000 Latino/a living in the entire state; however, this is misleading since seasonal and temporary workers were not counted. Wisconsin, though it had plenty of jobs during the period, was not a favorable place for migrant Mexicans in particular, and Mexico sanctioned the entire state as a warning to its citizens that Wisconsin had poor working conditions and hostile relations.

Unlike Milwaukee and the small cities of southeast Wisconsin, the Mexican community was very small in Madison during the 1960s. Many of the arrivals to the city were college students with the exception of small Cuban and Puerto Rican communities. In addition to students, migrant farm workers of Mexican origin became common during this period in the rural areas around Madison. These workers organized the National Farm Workers Association and the Obreros Unidos as a part of a national movement of mostly Latino/a farm workers. They petitioned and marched to hold the food industry accountable for better working conditions for migrants. In 1966, a number of farm workers marched from Wautoma to Madison over five days in support of their goals.

The diversity of Latino/a is often overlooked. While many of the immigrants to Madison of Spanish-speaking origin are Mexican, other groups have also had an impact on the city's history. These communities often have different stories to tell.

The first known groups of Puerto Ricans came to Wisconsin in the 1940s, often in a migratory pattern intending to return to their home. However, many stayed and settled, usually in the larger cities of Milwaukee and Madison. During the post-war era, Puerto Ricans were often employed in unionized industrial jobs and integrated more seamlessly into the community. Cubans came to the area in the wake of the Cuban Revolution in 1959 and settled in Madison. This first wave of refugees was often well-educated and professional and fit in easily while maintaining their Cuban identity. A subsequent wave of Cuban refugees was expelled in the early 1980s. However, coming from lower socioeconomic standing, they had a more difficult time settling in and finding employment and services.

The Latino/a population of Madison began to grow in the early 1970s, though only slowly at first. More Mexicans began to settle out of migrant agriculture and find homes in the city. Many were American born and of Mexican descent, often referred to as Chicanos. Some became students at the University of Wisconsin and formed



ABOVE: United Migrant Opportunity Services, 7-11 N. Pinckney Street. United Migrant Opportunity Services (UMOS) opened a Madison branch office here in 1976 to advocate for migrant farmworkers and provide programs in child development, workforce development, and social services.

organizations like La Academia de la Raza and Movimiento Estudiantil Chicano de Aztlán (MEChA). These student organizations took part in protests in support of civil rights causes carried over from the experiences of many groups during the 1960s. The University of Wisconsin-Madison eventually developed a new Chicano and Latino Studies Department, coursework, and newsletters addressing issues faced by the Latino/a community. A lack of bilingual education in Madison schools appeared to significantly dampen outcomes for Latino/a students, and the community applied pressure to encourage bilingual staff throughout the 1970s and into the 1980s.

By the 1980s, a host of organizations existed to serve the growing Latino/a community. Organization de Hispano-Americanos, funded by the federal government, was one of the first agencies in the city to provide English language programming and aid through local community colleges. The United Migrant Opportunity Services (UMOS) worked with immigrants and migrants to provide financial assistance and guidance. Catholic churches such as the Holy Redeemer Catholic Church and St. Joseph Catholic Church held services in Spanish. Originally opened in 1983 with funding provided by the United Way of Dane County, Centro Hispano was established to serve incoming Cuban refugees and has since provided services to all Latino/a in the city. A series of Supermercados appeared across the city catering to the culinary needs of Latino/a groups. Many of these resources have existed on the south and east sides of Madison, especially at the periphery, nearest to where Latino/a settled.



LEFT: Holy Redeemer Catholic Church and School, 128-142 West Johnson Street. With a long history of serving immigrants in Madison, Holy Redeemer Catholic Church and School became the favored spiritual home of many Spanish-speaking Madisonians from many different backgrounds by the 1980s. Growing too large for earlier venues, local celebrations of the Feast of Our Lady of Guadalupe were held at Holy Redeemer for the first time in 1989. The school, previously closed in 1965, re-opened to serve the Latino community in the 1990s.

Legal immigration from Mexico and other Latin American countries has become, by many accounts, nearly impossible since the 1960s if one does not belong to the high end of the socio-economic spectrum. Many Latino/a immigrants have arrived in the United States undocumented. The total present number is estimated at about 11 million, half of whom arrived from Mexico. For many of these immigrants, coming to Madison for better opportunities for themselves and their families has not been easy, especially with the constant threat of deportation and having to exist in a semi-invisible legal state. During the 1980s and 1990s, approximately 63,000 Latino/a lived in Wisconsin, 65% of which were Mexican. Indeed, Mexicans are certainly the largest nationality among Latino/a, and their population and culture can often seem dominant.

Among the 15,948 Latino/a currently living in Madison, nearly 7% of the total population, 10,558 are identified as Mexican, 1,165 are Puerto Rican, 299 are Cuban, and there are significant number of Dominicans, Guatemalans, Hondurans, Nicaraguans, Salvadorans, Argentineans, Chileans, Colombians, Ecuadorians, Peruvians, and Venezuelans. Presently, Latino/a are the second largest and the fastest growing ethnic minority population in the state and in Madison, growing nearly 50% since 2000. Over 20% of the student body in Madison schools identify as Latino/a. Latino/a are not limited geographically to a specific part of Madison, but instead live in every neighborhood. However, many of the recent immigrants of the Latino/a community have settled along the periphery of the city on the south and east sides of the city.

LGBTQ CONTEXT

There is no doubt that queer people have lived in Madison since the city's formative years. Few, if any, of those early Madison residents lived in open recognition of their relationships or their identity. Doing so meant facing substantial social and economic risks. As early as 1836, when the laws of the Wisconsin Territory were inherited from the Michigan Territory from which it was cleaved, any person in Wisconsin could be arrested, fined, or imprisoned for engaging in or being suspected of engaging in "unnatural" sex acts, even in the privacy of their own homes. These state statutes were known as sodomy laws because they specifically targeted only sex acts defined as sodomy.

The legal jeopardy faced by sexually active queer people intensified in the 1920s. The Supreme Court of Wisconsin, in a 1926 case, upheld a conviction of a couple caught in an act of sodomy after the warrantless entrance of their home by police. In a 1928 case, the court affirmed a conviction for sodomy based on uncorroborated

testimony of a sexual partner. This unequal treatment under the law forced LGBTQ people to choose between living in open recognition of their identity and living with full access to the law, economy, and society. During this period, most LGBTQ people chose to conceal their true identities from employers, schools, religious communities, business associates, friends, and, in many cases, families in order to avoid social marginalization or a debilitating criminal record that often allowed public scrutiny of their lives against their will. The statutes were silent on similar non-procreative sex acts involving females until 1955 when they, too, were explicitly outlawed.

In the 1940s police in Madison were enforcing the state's sodomy laws by arresting men suspected of engaging in sexual activity with other men. In the fall of 1944, police in Madison arrested a ring of gay men on morals charges. In the summer of 1948, Madison and University of Wisconsin police raided a home after questioning a 19-year-old man who produced an invitation to a party at that address. Police arrested the two residents on morals charges under Wisconsin's sodomy law. Follow-up investigations resulted in charges against twelve other men. Private gatherings at houses such as this were a common method of socializing, networking, and organizing in the LGBTQ community at a time.

Wartime and sexology research in the late 1940s combined to raise academic and popular interest in sexual minorities. Historians credit the social upheaval of World War II with making LGBTQ people more visible to each other and other Americans. Then in 1948, just three years after the end of the war, Alfred Kinsey and his team of sex researchers at Indiana University published the first of two reports on their ground-breaking studies of human sexuality. The 1948 report on male sexual behavior (a similar report on female sexual behavior was published in 1953) suggested that homosexuality is within the range of normal human sexual behavior and, thus, not a pathology or a deviation. Initially, Kinsey's research was controversial among the psychiatry profession, and homosexuality continued to be widely defined as a mental disorder.

In 1947, the state legislature enacted a Psychopathic Offender Law that permitted the institutionalization for treatment of any sexual psychopath, whether or not the person had committed a crime. It was replaced a few years later by the Sexual Deviate Act that focused on punishing acts of sodomy, but more overtly defined perpetrators as sexually deviant. Characterizations of LGBTQ people as deviant and psychopathic were generally supported by the psychiatric profession who largely embraced theories of pathology and emotional immaturity to explain homosexuality. These theories presumed that homosexuality could be cured through psychotherapy or behavioral treatments. Homosexuality was included in the first edition of the Diagnostic and Statistical Manual of Mental Disorders (DSM) in 1953.



ABOVE: St. Francis House Episcopal Student Center, 1011 University Avenue. The St. Francis House Episcopal Student Center was the site of the first group to organize and publicly advocate for LGBTQ civil rights in Wisconsin in 1969 and the home of many of Madison's leading LGBTQ organizations during the 1970s and 1980s.

The 1950s saw the emergence of a period of progress toward LGBTQ civil rights known as the Homophile Movement, when awareness of LGBTQ people and the injustice they faced continued to grow. The Wisconsin State Journal ran a regular column by Dr. George W. Crane from 1941 to 1955. Crane consistently employed the theory of emotional immaturity when answering questions from readers about homosexual issues, asserting to Madison readers that homosexuals could be re-educated. The Journal began running a similar advice column by Ann Landers in 1958. Landers' advice about homosexuality acknowledged disagreements among psychologists, sociologists, and criminologists, but stopped short of siding with professionals who argued that homosexuality is within the bounds of normal. Homosexuality was removed from the DSM in 1973, when a majority of the psychiatric profession tilted against the theory embraced by Crane.

Wisconsin's sodomy laws continued to affect the lives of queer people in the 1960s and policing on gay matters was still occurring. Gay people were not safe even on the Madison campus of the University of Wisconsin. In 1962, the university's Dean of Men felt that graduating gay men would reflect poorly on the school. He employed the resources of the university's Police Department to identify and question male students suspected of being gay. Many gay students were expelled, threatened with expulsion, or withdrew voluntarily during a period labelled the Gay Purge.

Perhaps encouraged by civil rights activism organized by groups in other American cities, LGBTQ people in Madison asserted rights that had long been denied them. Simply being who they were in public was one of those rights. Some bars and cafes offered tolerance and discretion, particularly to gay men, but did not advertise it lest they attract unwanted attention from police or homophobic customers. Travel guides, such as the Lavender Baedeker and International Guild Guide, relied on advice from their readers about bars and restaurants where gay travelers might be welcome and listed several Madison bars in the early and mid-1960s.

The Stonewall uprising in New York City in late June of 1969 sparked a nationwide wave of organization and activism known as the Gay Liberation Movement that continued into the 1970s and 1980s. Within a few months of Stonewall, organization of Madison's LGBTQ community shifted from informal gatherings in private homes to formalized organizations and public advocacy for equal rights. The Madison Alliance for Homosexual Equality (MAHE), founded in October 1969, was the first group to organize and publicly advocate for LGBTQ civil rights in Wisconsin. Besides the palpable need for legal reforms, there was a pent-up need in the early 1970s for organization, information sharing, community building, and socializing without the risks of harassment. Crossroads of Madison established the Madison Gay Center in 1973, the first gay community center in Wisconsin.

On the political front, several LGBTQ candidates entered public service in the 1970s. LGBTQ groups in Madison gained legal ground in 1975 when the Common Council adopted amendments to the city's 1963 Equal Opportunities Ordinance that added sexual orientation to the classes of people against whom discrimination was prohibited. It was the first such municipal ordinance in Wisconsin and one of the earliest in the nation. In February 1982, Governor Dreyfus signed the "Wisconsin Gay Rights Bill" Chapter 112 of Wisconsin Law, prohibiting discrimination in employment, housing, and public accommodations on the basis of sexual orientation, becoming the first state in the country to enact such a law.

By the 1980s, the Gay Liberation Movement in Madison had made significant progress in establishing places to support LGBTQ community and culture and increase the visibility of LGBTQ people. Visibility, it was argued, would help counteract negative portrayals and perceptions of queer people. Coming out would help break down stereotypes, challenge prejudice and discrimination, and normalize queerness. At a time when the AIDS crisis was forcing visibility on the LGBTQ community by striking gay men disproportionately, positive visibility meant increased empathy for and attention to the crisis from the public, government agencies, and medical profession.



ABOVE: University YMCA, 306 Brooks Street. *The University YMCA was a center of the Gay and Women's Liberation Movements in Madison as it hosted a variety of social, organizational, therapeutic, and publishing activities by some of Madison's leading LGBTQ and Womens organizations during the 1970s and 1980s.*

The 1990s had a decentralizing effect on Madison's LGBTQ community, as the community was enjoying wider tolerance and integration than in previous decades. In the early twenty-first century, LGBTQ people have made significant progress toward visibility and acceptance in the broader Madison community. LGBTQ people routinely run for and are elected to local public office. The annual LGBTQ Pride parade has continued to attract large crowds of queer people and friends. OutReach LGBTQ Community Center has become the leading organization supporting and connecting LGBTQ people in the community. LGBTQ bars and dance clubs have continued to come and go and are advertised widely without ambiguity. Madison's public school district has invited gender and sexuality alliance groups into the schools. Many teams, clubs, and groups continue to serve the wide range of interests of the LGBTQ community at all age, income, and ability levels.

WOMEN CONTEXT

Women have been in the four-lakes region since Paleo-Indian cultures first settled here thousands of years ago. Archaeological records suggest that women in southern Wisconsin were miners, traders, farmers, civic leaders, and partners in domestic routines. During Wisconsin's territorial era from 1787 to 1848, women arrived with

the migration of European fur traders and settlers moving west of the Great Lakes. Though women often shared the physical burdens of frontier settlement, they were outnumbered by men and did not have the same rights as men under the law or under traditional cultural gender roles.

Drafting of Wisconsin's constitution was done without input from Wisconsin women. Provisions granting women legal right to their own personal property and wages earned were discussed and eventually excluded from the constitution when it passed in 1848. Married women had no legal right to their property, custody of their children, protection from spousal abuse, and women did not have the right to vote to change these laws. Two years later, in 1850, the Wisconsin legislature passed a constitutional amendment granting women legal possession of their own property. However, the provision was severely curtailed by subsequent court rulings that narrowly interpreted it.

Women gained limited access to education in the 1840s and 1850s. The earliest schools to which women were admitted were privately run and only admitted women. While girls were allowed to attend the earliest public primary schools, college education was largely unavailable to women. The University of Wisconsin first admitted women in 1860, to a ten-week course in the Normal Department.

Women also began to organize and advocate for equal rights and protections under law. Groups coalesced to focus primarily on temperance and suffrage. The temperance movement in Wisconsin sought policy changes that would limit the consumption of alcohol and in turn reduce instances of violence against women that often resulted from excessive alcohol use. Wisconsin already had a law, passed in 1859, prohibiting alcohol consumption on Sundays, but it was seldomly enforced in Madison. In the early 1870s, temperance groups lobbied for new legislation and new local ordinances to limit alcohol consumption, but the city's large and influential German population lobbied against their efforts and prevailed. By the end of 1873, thirty cities in Wisconsin, including Madison, had organized temperance campaigns.

The Wisconsin Women's Suffrage Association was founded in 1869 in Milwaukee, boosted by a visit to Madison by leaders of the young national movement who addressed a session of the state legislature. After more than a decade of organizing women state-wide, the group persuaded the state legislature to pass legislation in 1885 allowing women to vote on school matters. The provision suffered setbacks in Wisconsin courts, but it was an important step in a long struggle for equality for Wisconsin women that would last well into the twentieth century.

In the later years of the Progressive Era, Wisconsin women finally won major victories for which they had been fighting for decades. Their advocacy for the



ABOVE: Barnard Residence Hall, 970 University Avenue. *The University of Wisconsin constructed Barnard Residence Hall in 1912 as a female dormitory, connected to Lathrop Hall and the old Chadbourne Hall as a women's "quad." The hall housed only women until 2001.*

prohibition of alcohol culminated in the adoption of the eighteenth amendment to the United States Constitution in 1919 which prohibited the manufacture, sale, and transportation of intoxicating liquors. In 1920, after more than a half-century of activism, suffragists won nationwide voting rights for women in the form of the nineteenth amendment. Wisconsin was the first state to ratify it. In 1921, Wisconsin also became the first state to adopt an equal rights law which granted women "the same rights and privileges under the law as men in the exercise of suffrage, freedom of contract, choice of residence for voting purposes, jury service, holding office, holding and conveying property, care and custody of children, and in all other respects."

In the wake of these advancements, women rushed into the job market in the 1920s when new labor laws requiring a minimum wage for women and limiting the number of hours they could be required to work made it attractive for them to enter the workforce. Many women who had filled job vacancies left by men during World War I stayed in the job market after the war was over. In 1920, more than 32% of Madison women over the age of sixteen worked outside the home. However, many working women in Madison lost jobs during the Great Depression. Work programs coordinated by the federal government and state work-relief agencies primarily targeted men. In the early years of the Depression, a debate raged in Madison over whether married women who worked were taking jobs from men who were

expected to provide for families. The debate was stoked by a 1931 proposal by a state legislator to terminate married women employed by state agencies, hundreds of whom lived in Madison. The debate continued through the remainder of the Great Depression, and, in 1939, a member of the Dane County Board of Supervisors sought a similar measure for women employees of the county. The Madison Board of Education also had a policy in the late 1930s of refusing to renew contracts of married women teachers who did not have tenure. The Wisconsin Attorney General's office determined the policy to be unconstitutional in 1939. Wisconsin Governor Julius Heil revived the policy again in 1940, but this time faced public ridicule in *The Capital Times* for suggesting it. Despite the sentiment against the practice, the Madison Board of Education continued its policy until 1942.

World War II brought more women out of traditional domestic roles and into the workplace than ever before. However, as the war came to an end, working women were widely expected to step aside and let returning veterans, predominantly men, return to the work force. Initially, the number of employed women declined nationwide, but employment figures show a sharp increase in the number of women working after 1947. By 1950, the percentage of employed women had returned to wartime peaks, and there were numerous clubs, seminars, and conferences in Madison aimed at helping women prepare for and succeed in professional careers.

The emergence of the second wave of feminism in the 1960s coincided with the American civil rights and anti-war movements. Several things coalesced into a renewal of the women's movement: a pervasive phenomenon of fatigue in the lives of American women was identified in several books, the birth control pill was approved for use by the Food and Drug Administration in 1960, and Civil Rights Act which prohibited discrimination based on sex was adopted in 1964.

Astute political leaders who saw the emerging cultural shift convened panels to identify and advise them on how to address the issues of inequity. President John F. Kennedy created a Commission on the Status of Women in 1961 which influenced Wisconsin Governor John Reynolds to establish a state-level Commission on the Status of Women in 1964. The state commission coordinated conferences in Madison and other Wisconsin cities, lobbied state legislators to correct inequities in state laws, and compiled lists of women qualified for appointed seats on state boards and commissions.

The National Organization for Women (NOW) was co-founded in 1966 by Betty Friedan and 49 others, including Madison educator and activist Dr. Kathryn F. Clarenbach who was installed as its first chairperson. NOW struck a nerve with American women and quickly became the leading women's rights organization in

the country. Less than a year after the organization was founded, membership had reached about 900. Wisconsin, along with California and New York, was one of the organization's early centers of gravity in 1967 when the Madison chapter was officially formed.

The University of Wisconsin's institutional response to the women's liberation movement was initially peripheral. For example, in 1970, a University of Wisconsin Extension specialist in women's education developed a four-session course on the movement itself. University regents made it a system-wide policy in 1974 that all University of Wisconsin institutions initiate a Women's Studies program. The following year, University of Wisconsin-Madison hired the first director of the Women's Studies program. In 1981, the campus established a graduate program in women's history.

By the late 1970s, the movement had become multifaceted and complicated to address an increasing number of special-interest issues. In 1979, Governor Lee Dreyfus disbanded the state's 30-member Commission on the Status of Women and replaced it with a single staff person, accusing the Commission of not representing the breadth of women's ideas in the state. In response, leaders established a



ABOVE: Kathryn F. and Henry G. Clarenbach House, 2229 Eton Ridge. Kathryn Clarenbach was a prominent advocate for women's rights and education in Wisconsin during the 1960s and 1970s. She co-founded the National Organization for Women (NOW) in Washington, D.C. in 1962. She resided with her family at 2229 Eton Ridge from 1960 until her death in 1994.

framework for a new state-wide coalition of women's organizations. The Wisconsin Women's Network (WWN) could prioritize issues, bring together a group of member organizations willing to act on the issue, and, from that group, build a task force to confront the unique aspects of the issue. Older organizations promoting equality and rights for women enjoyed new relevance, and new organizations emerged to focus on specific issues. By 1981, WWN had 58 member organizations and task forces on issues such as domestic abuse, Wisconsin's marital property laws, the criminal justice system, health and social services, media, reproductive rights, and child care.

NOW was still the dominant organization for women's rights and equality. It was characterized as the nation's largest and richest feminist organization, with 950 chapters, 220,000 members, and an annual budget of \$13 million. NOW led the effort to persuade states to ratify the Equal Rights Amendment (ERA) to the U.S. Constitution in both 1972 and 1982. The Madison chapter followed suit, often holding monthly meetings to stage consciousness-raising and recruitment events and lobby for progressive legislation. Wisconsin promptly ratified the amendment in 1972. However, several states have yet to do so, keeping the amendment in limbo for the last 47 years. NOW and other women's organizations in Madison continued to draw attention in the 1980s to sexist public policies, pay equity for women, gender equity in the workplace, and to defending women's right to abortion against growing attempts by states to limit it.



3 GOALS, OBJECTIVES & STRATEGIES

The goals, objectives, and strategies for preservation contained in this chapter reflect a strong intent to showcase Madison’s unique identity, promote and educate the public on the values of historic preservation, and guide policy and preservation through an inclusive process. Madison’s established historic preservation program incorporates many activities to identify, promote, and protect the community’s historic resources. The current preservation activities are listed in Appendix B and are organized based on the goals and objectives described in this chapter. Those current activities combined with the new strategies recommended below provide a comprehensive framework for the future of Madison’s historic preservation program.

Based on the Community Value Statements established at the beginning of the planning process, goals are the overarching statement of intent, objectives are more specific intent statements expanding upon the overall goal, and strategies are the actions to implement the objectives. All statements have been evaluated and revised through a series of public input activities, Historic Preservation Plan Advisory Committee, and City staff review meetings.

...showcase Madison’s unique identity, promote and educate the public on the values of historic preservation, and guide policy and preservation through an inclusive process.

OPPOSITE: Pierce-McDonnell House, 424 North Pinckney Street

CURRENT PRESERVATION ACTIVITIES

full list in Appendix B

Walking Tour Brochures

Landmark Plaques on designated landmarks

Zoning Policies

Annual Report of Certificate of Appropriateness approvals

Living History Project at Madison Public Library

Historic Preservation Ordinance

Tax Incremental Financing Programs for owner occupied building rehabilitation

Certified Local Government grants

Facade Improvement Grant Program

GOAL 1: PROMOTE HISTORIC PRESERVATION IN MADISON

Madison is rich in historical buildings, sites, and character. Promoting the values and benefits of historic preservation is vital to telling the story of Madison's past while encouraging the continued protection of buildings and places that are part of the cultural history. The city already has a variety of strategies that promote historic preservation, including walking tour brochures and landmark plaques, but a wider audience can be reached with additional tools and events. Engaging the public can be done through a variety of ways from online resources and media to interactive activities and tours. Objectives and strategies to support this goal are listed below and also included in the implementation chart in Chapter 4.

OBJECTIVE 1a: PROMOTE CULTURAL TOURISM AND CIVIC PRIDE BY SHARING MADISON'S UNIQUE CULTURE AND CHARACTER.

STRATEGIES:

1a-i. Place plaques at existing buildings and places, lost buildings, and cultural sites to identify significant historical events and locations.

Buildings and places should emphasize the actions and events associated with underrepresented groups including Native Americans, Latino/a, African Americans, Hmong, LGBTQ, and women.

1a-ii. Locate storytelling plaques at cultural and historical buildings and places throughout the city.

Signage can assist in the promotion and understanding of Madison's unique culture and character. The buildings and sites can be identified on walking tour maps, social media, and online resources.

1a-iii. Develop tourism marketing and branding materials that highlight historic attractions in the city.

Use smart technology, alternative transportation tours (vans, bike, boats, etc.),



Brittingham Boathouse, 617 North Shore Drive

and public ceremonies to showcase existing and new landmark designations and the ongoing importance of historic preservation. Marketing strategies should be in a variety of forms – maps, graphic information fliers, online resources – and in different languages.

OBJECTIVE 1b: CELEBRATE SOCIAL HISTORY ALONG WITH BUILDINGS, PLACES, AND CULTURAL LANDSCAPES

STRATEGIES:

1b-i. Create story sharing events, local and city-wide, that allow people to learn about Madison's social history.

Details of historic buildings and places can be the focus of the events. A variety of events and media should be utilized to reach a broad audience including: neighborhood story sharing nights, radio talk shows, podcasts, and online videos. Events should be broadcast in different languages.

1b-ii. Sponsor a Historic Preservation booth at local events with brochures, educational graphics, and resources.

City staff, neighborhood ambassadors, and volunteers can explain the unique aspects of features representing Madison's diverse history and the benefits of preserving them.

OBJECTIVE 1c: SHARE STORIES OF PLACES THAT HAVE BEEN LOST WHILE ALSO LOOKING FORWARD.

STRATEGIES:

1c-i. Create an exhibit of lost buildings and places that can be shared at different locations across the city and online.

Signage can be located on sites where a building or landmark was lost, with a link to more online information about the property and other historic topics. The exhibit can be a traveling resource or located in a place that experiences significant public viewing opportunities.

1c-ii. Produce historic preservation social media sites.

Sites can provide easily accessible online resources where people can post or share historic items. Materials and photos may not be verified for accuracy, but will provide an outlet for people to share and view historic preservation photos, artifacts, and stories.

1c-iii. Create story sharing events about buildings and places that have been lost.

A variety of events and media should be utilized to reach a broad audience including: neighborhood story sharing nights, radio talk shows, podcasts, and online videos. Events should be broadcast in different languages.

OBJECTIVE 1d: PROMOTE BEST PRACTICES IN HISTORIC PRESERVATION WITHIN CITY-OWNED BUILDINGS AND PLACES.

STRATEGIES:

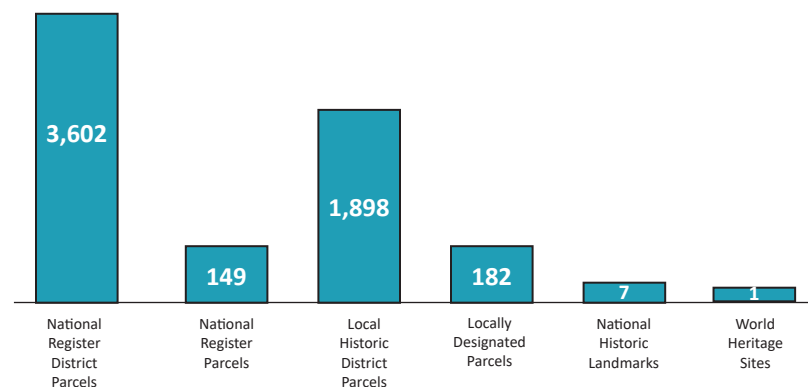
1d-i. Coordinate an urban design program to visually promote City-owned historic buildings and places.

The program could include online resources about buildings and districts, walking tour brochures, street signs that identify historic districts, or signage on or in city-owned historic buildings. Unique logos or colors could be used signify the historic amenities.

1d-ii. Publish a list of City-owned historic buildings and places, maintain these resources and provide public access.

Allow the public to experience and learn about the physical improvements and preservation of historic public buildings and places. Public access could be made available during public or private events, during regular public hours, or by appointment.

CITY OF MADISON DESIGNATIONS



GOAL 2: PRESERVE BUILDINGS AND PLACES THAT REPRESENT ARCHITECTURE, EVENTS, AND PEOPLE IMPORTANT TO MADISON'S HISTORY

Diverse people, architecture, and activities all contribute to the culture and character of cities. Madison's unique identity and history includes significant buildings, places, events, and diversity of people. Buildings and places associated with historical events should be preserved and utilized to illustrate the stories and impact on the city's development. Proposed strategies build on the city's existing historic preservation ordinance and programs to strengthen the protection of Madison's history. Objectives and strategies to support this goal are listed below and also included in the implementation chart in Chapter 4.

OBJECTIVE 2a: REPRESENT THE HISTORY OF MADISON'S DIVERSITY.

STRATEGIES:

2a-i. Determine which types of buildings and places are underrepresented in the current historic resources inventory.

Complete the surveys recommended in Appendix A and use the results of the Underrepresented Communities Historic Resource Survey Report and this plan to inform prioritization for preservation programs and historic designation for missing properties and places. Enter the survey results in the Wisconsin Historic Preservation Database.

2a-ii. Create story sharing activities, local and city-wide, that highlight Madison's past and current diversity.

Cross-cultural roundtable discussions could explore the city's diverse architecture, places of significant events, and variety of people and cultures. Emphasis should be on underrepresented groups including Native Americans, Latino/a, African Americans, Hmong, LGBTQ, and women. Events should be shared in different languages and at varied locations across the city.

OBJECTIVE 2b: ENSURE GOOD STEWARDSHIP OF HISTORIC BUILDINGS AND PLACES.

STRATEGIES:

2b-i. Adopt a city policy regarding the use of historic preservation easements on landmark-eligible properties the city sells to ensure the properties are protected.

Evaluate what building features could be unique elements to restore or protect. Work with the Landmarks Commission to determine if the property should have an easement applied. Although the city sometimes does this now, the process could be clarified and formalized.

2b-ii. Provide "do-it-yourself" training workshops about historic preservation techniques.

Workshops should assist current and future property owners understand the unique aspects of historic buildings. Specific topics could include unique materials, windows, roofing, flooring, etc. Explore teaming with local builders, architects, contractors, and building supply stores to develop and advertise the events.

2b-iii. Consider a city-wide building protection policy for historic buildings that are adjacent to construction projects.

Focus should be on movement and vibrations occurring from adjacent construction projects that could negatively impact the historic building or structure.

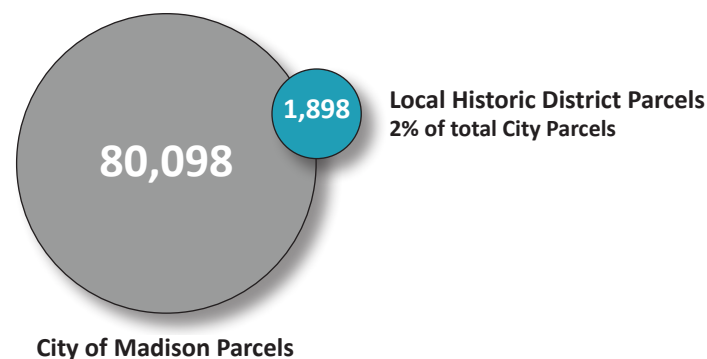
OBJECTIVE 2c: PROTECT HISTORIC BUILDINGS AND PLACES THAT ARE DETERIORATED OR THREATENED BY DEMOLITION.

STRATEGIES:

2c-i. Require demolition permit documentation to be strengthened and expanded.

Define specific documentation/photograph requirements for buildings to be demolished. Review criteria and evaluation for demolition requests for historic buildings, including whether the request is the result of demolition by neglect.

PARCELS IN LOCAL HISTORIC DISTRICTS



2c-ii. Develop a “Top 10 Historic Buildings and Places to Preserve” exhibit or program.

Use the program to identify buildings that are vacant or neglected and could be a candidate to preserve. The exhibit can be a traveling resource or located in a place that provides significant public viewing opportunities.

2c-iii. Work with professional organizations to create a Disaster Response Plan and Assistance Program for historic resources.

Emphasis should be on pre-disaster mitigation, prevention, and relief to assist property owners. Coordinate with American Institute of Architects (AIA Wisconsin) to recruit historic preservation professionals to assist pre and post-disaster planning. Allow fast-track design review and grant application review for property owners who create and implement a plan.



Klueter Wholesale Grocery Warehouse, 901 East Washington Avenue

GOAL 3: PROMOTE HISTORIC PRESERVATION AS PART OF ECONOMIC DEVELOPMENT

The rehabilitation of historic buildings has a significant economic impact on neighborhoods and cities. Increased property values, construction jobs, and catalytic investment are a few examples of how historic preservation can create value. Historic neighborhoods have proven to retain property values and can serve as retail and social gathering places. Building reuse can provide an affordable alternative to new construction for both residential and commercial uses, making it a sustainable and attractive option for property owners and investors. Existing financing tools, grants, and tax credits are supplemented with proposed strategies to expand the opportunity to make historic preservation even more advantageous. Objectives and strategies to support this goal are listed below and also included in the implementation chart in Chapter 4.

OBJECTIVE 3a: PROMOTE SUSTAINABLE ECONOMIC GROWTH BY INTEGRATING REUSE, PRESERVATION, AND NEW DEVELOPMENT.

STRATEGIES:

3a-i. Develop a database of properties that are eligible for historic tax credits.

Use the database to inform property owners and developers of the opportunity to preserve and reuse identified buildings. Include the database as part of online resources that are easily updated and visible to the public.

3a-ii. Encourage adaptive reuse as an affordable housing option.

Reuse of buildings into residential properties is usually less expensive than new construction and can reduce vacancies, provide affordable ownership and rental options, and can spur additional rehabilitation in neighborhoods. Continue to use tax incremental financing as a tool to support owner occupied building rehabilitation where appropriate.

3a-iii. Identify and publicly list vacant lots within historic districts where appropriate construction would support neighborhood character

Document the permitted uses consistent with Downtown Plan, neighborhood plans, and where historic preservation could benefit the neighborhood or district.

3a-iv. Promote and document how good design is good for business development and retention

Highlight design strategies for new construction and the rehabilitation of existing buildings that have added economic, social, and environmental value to neighborhoods and the city.

OBJECTIVE 3b: IDENTIFY INCENTIVES AND FINANCIAL RESOURCES AND ALLOCATE FUNDING FOR HISTORIC PRESERVATION PROJECTS.

STRATEGIES:

3b-i. Identify and provide grants for condition assessments, historic structures reports, and other professional historic preservation services for historic properties

Utilize the grants to promote preservation of buildings and places. Additional funding sources may lead to more buildings being preserved and reused, and more catalytic investment in neighborhoods.

3b-ii. Dedicate demolition permit fees to help fund programs related to historic preservation.

Work with the city to establish a process for allocating all or specific demolition fees to historic preservation planning efforts, building rehab, city purchase of historic buildings or places, or ongoing maintenance of city-owned historic buildings.

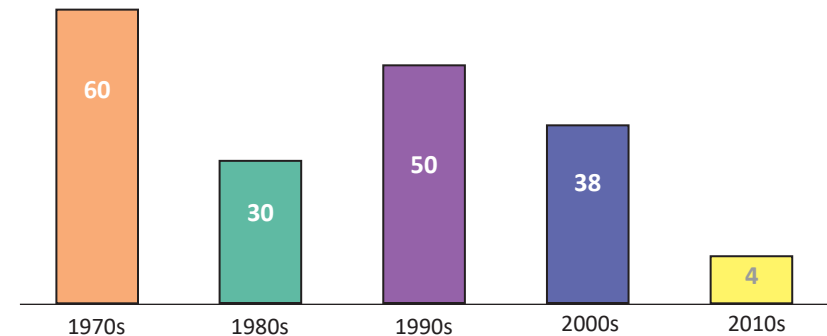


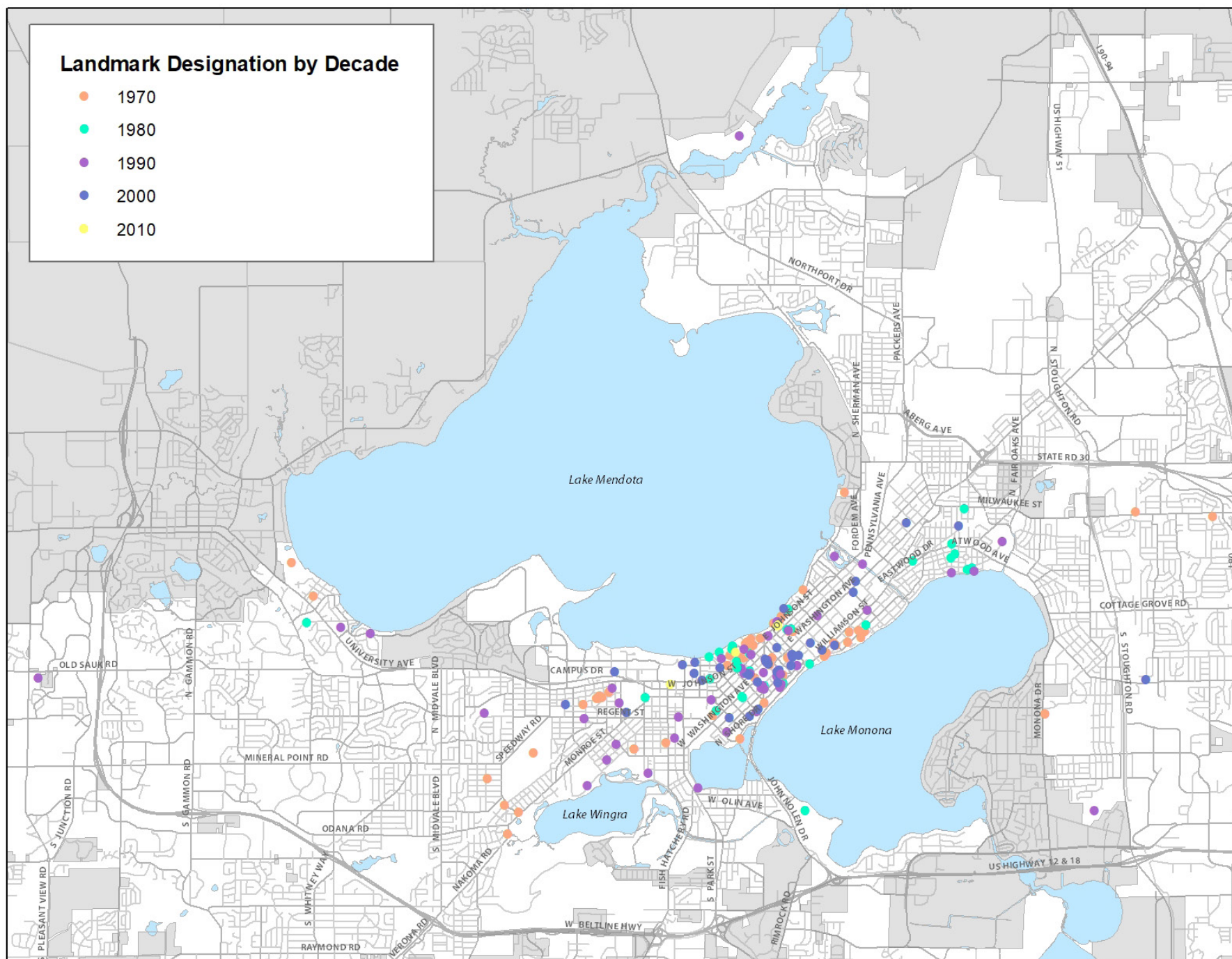
Orton Park, 1103 Spaight Street

3b-iii. Develop a revolving loan program that can be used for private rehabilitation and property acquisition for historic preservation projects.

Utilize the loan program to promote historic preservation. Additional funding sources may lead to more buildings being preserved and reused, and more catalytic investment in neighborhoods.

LANDMARK DESIGNATIONS BY DECADE





3b-iv. List local, state, and federal funding sources on the City’s Historic Preservation website.

Provide links to historic preservation resources, studies, and organizations that may have additional funding ideas.

OBJECTIVE 3c: MEASURE NEIGHBORHOOD AND COMMUNITY BENEFITS FROM HISTORIC PRESERVATION.

STRATEGIES:

3c-i. Prepare an annual impact study of historic property investments in the city.

Utilize the study to showcase the benefits of preservation including property values and non-financial benefits to the neighborhood and city. The document should include the impacts of the State and Federal Historic Tax Credit such as benefit to adjacent properties, jobs generated, sale price comparisons, and days on market.

3c-ii. Establish a database that documents the base assessments of historic preservation properties and projects.

Having a base assessment will allow the city to track changes in value.

GOAL 4: COORDINATE MUNICIPAL POLICIES TO PROTECT HISTORIC RESOURCES

Clear and consistent policies will make it easier to encourage preservation of Madison’s historic buildings and places. Many municipal policies and processes can be confusing to the general public and property owners, therefore the policies and processes should be reviewed to ensure a clear and transparent historic preservation procedure. Easily accessible policies and online information can add to the success of existing city ordinances, regulations, and codes. Objectives and strategies to support this goal are listed below and also included in the implementation chart in Chapter 4.

OBJECTIVE 4a: COORDINATE EFFORTS AND REGULATIONS AMONG CITY PLANS, POLICIES, ORDINANCES, AND DEPARTMENTS.

STRATEGIES:

4a-i. Coordinate historic preservation recommendations and policies among departments and agencies.

The policies and recommendations in this plan should guide the work of all City of Madison agencies in matters of historic preservation and serve as a basis for ongoing training for policymakers and staff. A matrix listing city historic preservation regulations, design guidelines, and other rules or standards that may impact historic preservation projects, along with designated departments or special processes should be created and posted on the city’s website so it is easily accessible.



Oscar & Mary Rennebohm House, 3906 Cherokee Drive

4a-ii. Include underrepresented community members in the design and construction of city owned resources.

Review inclusion of underrepresented community members for city projects.

4a-iii. Develop a document that outlines the development proposal review process and criteria for historic properties to educate staff, departments, committees, and the public.

Clear procedures will provide staff efficiency and inform property owners and commissions on the approval standards for each step of the process.

4a-iv. Evaluate and prioritize staff capacity to implement recommendations of this Plan.

Regularly review staff resources to prioritize existing and proposed preservation activities.

OBJECTIVE 4b: FACILITATE AND COORDINATE PRESERVATION EFFORTS WITH OTHER GOVERNMENTAL AND COMMUNITY ENTITIES.

STRATEGIES:

4b-i. Collaborate with other historic preservation commissions, historical societies, tribal groups, and related groups to explore and promote historic preservation.

Outline common interests, mutual benefits, value of historic sites, and share historical data and research. Coordinate with Ho-Chunk tribal government and other agencies who promote preservation.

4b-ii. Encourage building rehabilitation programs that focus on historic properties.

Work with groups, such as Habitat for Humanity, who are working in the neighborhoods and could integrate historic properties into their existing programs or develop new programs. Programs could provide incentives for preservation.

4b-iii. Collaborate with local area and regional technical colleges to develop trades and skills necessary for historic preservation.

Classes could be integrated into existing degrees or new certifications. Expanding the number of people who understand the unique skills and techniques of historic preservation is necessary as current contractors may near retirement.

OBJECTIVE 4c: INTEGRATE HISTORIC PRESERVATION AND ENVIRONMENTAL SUSTAINABILITY POLICIES.

STRATEGIES:

4c-i. Include building reuse as a sustainable strategy in city plans and policies.

The “greenest” building is the one already built and city policies should generally prioritize reuse over demolition. Encourage salvage and reuse of materials from buildings being demolished. Work with local recycling and salvage companies to create incentives and learn how reuse policies can be integrated into city redevelopment procedures.



Quisling Towers Apartments, 1 East Gilman Street

4c-ii. Allow a streamlined process for using sustainable strategies on historic buildings and places.

Approved sustainable strategies should make historic buildings more efficient, without loss of historic character. Provide examples and best practices of how sustainable strategies can be incorporated into historic preservation projects.

OBJECTIVE 4d: PROVIDE CLEAR AND PREDICTABLE CITY PROCESSES.

STRATEGIES:

4d-i. Provide an online outline of the process and all pertinent information required for historic preservation applications.

Evaluate if a pre-application step would be helpful in understanding necessary steps and fees. Include links to resources and other city requirements as appropriate to provide a transparent and clear process.

4d-ii. Allow an expedited/simplified review process for tax credit projects.

Develop incentives that allow projects to be streamlined if following all the required historic preservation regulations.

4d-iii. Prepare illustrated design guidelines for buildings and places within historic districts, including those outside the period of significance to support the ordinance.

The revised Historic Preservation Ordinance will include requirements for local historic districts. It will also include guidelines with additional direction on meeting the requirements. Illustrated examples would help to further clarify and communicate the intent of the ordinance.

Clear and consistent policies will make it easier to encourage preservation of Madison's historic buildings and places.



Hotel Loraine, 123 West Washington Avenue

OBJECTIVE 4e: ENFORCE AND ENHANCE EXISTING PRESERVATION PROGRAMS.

STRATEGIES:

4e-i. Consider properties with existing National Register of Historic Places designation and those identified through future survey work for local designation.

Designating local landmarks is one of the most effective ways to preserve historic resources. Provide property owners an explanation of potential benefits of local designation and the process and expectations for approval. Coordinate the designation process with the Landmarks Commission.

4e-ii. Review the boundaries of existing historic districts related to coterminous or overlapping National Register of Historic Places districts.

There should be consistency between local and national district boundaries. Map and explain the differences and steps required to provide consistency.

4e-iii. Develop a training program for all staff and commission members that reviews the purpose, procedures, and regulations of preservation projects.

Include an overview of a recent project to explain the steps followed and lessons learned. The program should include enforcement training for city inspectors.

4e-iv. Review and simplify historic preservation applications and forms.

Updates should be based on input from property owners, developers, and staff. Simplification could be based on conflicting requests, complexity of the forms, or confusing wording.

4e-v. Update the Historic Preservation Plan every 10 years.

The City's Comprehensive Plan is updated every ten years. Following each update, this plan should be updated to ensure that it remains current and effective in implementing the city's historic preservation program.

ORDINANCE REVISIONS

The city is in the process of a comprehensive update of its Historic Preservation Ordinance. Madison's five local historic districts currently each have their own ordinance requirements for additions, alterations, and new construction. Some of these ordinances are over 40 years old, and have not been modified since they were created.

The Common Council created a committee of five alders, the Landmarks Ordinance Review Committee (LORC), to consider amendments clarifying the substantive standards for the various historic districts. Revising the ordinance also allows for the opportunity to provide internal consistency, clarity, and alignment with current preservation practices. The Committee completed the ordinance update, except for the portion including the historic districts, in 2015. The Committee is now focusing on the districts portion of the ordinance. This process analyzed the historic resources in each district, examined successes and challenges, evaluated current ordinances, and proposed a new ordinance framework. This process is expected to be completed in 2020.

GOAL 5: ENGAGE THE COMMUNITY IN DETERMINING ONGOING HISTORIC PRESERVATION PRIORITIES

Collaboration and open engagement with the public will inform preservation priorities and can expand the amount of participants. The planning effort should provide a variety of engagement opportunities and scales across the city, from neighborhood chats to city-wide preservation exhibits and online postings. Building on the Library's Living History Program, the following strategies provide an inclusive approach to gathering feedback and increasing awareness of historic preservation in Madison. Objectives and strategies to support this goal are listed below and also included in the implementation chart in Chapter 4.

OBJECTIVE 5a: SOLICIT IDEAS AND STORIES ABOUT HISTORIC PRESERVATION FROM THE PUBLIC THROUGH A VARIETY OF METHODS AND TECHNIQUES.

STRATEGIES:

5a-i. Utilize a variety of tools, both digital and in-person, to gather and post information about Madison's history, diversity, and culture.

Work at different scales to gather input including neighborhood chats, public workshops, city-wide exhibits, youth participation, and tourist engagement. Emphasize the importance of researching, writing, and publishing local history. Incorporate findings into social media, websites, radio shows, tours, and local curriculum so the conversation continues. Present in different languages.

5a-ii. Integrate art into the story telling aspect of historic preservation.

Work with local artists to develop mobile public art projects that solicit ideas from adults and youth throughout the city. Coordinate a way to showcase the findings, both online and at local events.

5a-iii. Sponsor a historic preservation booth at local events with brochures, educational graphics, and resources.

City staff, neighborhood ambassadors, and volunteers can explain the benefits of preservation and gather input about priorities, concerns, and personal experiences.

OBJECTIVE 5b: ENSURE AN ACTIVELY INCLUSIVE ENGAGEMENT PROCESS.

STRATEGIES:

5b-i. Reach out to local underrepresented groups to gather additional information about buildings, places, or events that should be part of Madison's story.

Identify resources that can help to explain the history and cultural significance of underrepresented groups – Native Americans, African Americans, Latino/a, Hmong, LGBTQ, and women. Include underrepresented members on review committees and outreach programs.

5b-ii. Expand the neighborhood/trusted advocate ambassadors program to include historic preservation.

Work with current ambassadors and identify new ambassadors who can reach out to local neighborhood groups, attend neighborhood events, and create opportunities for engagement. The program should provide ambassadors with materials that explain the benefits and value of historic preservation, along with a couple successful local projects.

5b-iii. Utilize social media to announce events and engage the public on historic preservation practices, events, policies, and projects.

Integrate project photos and people interacting in historic places to show active engagement of preservation in Madison. Post in different languages and engage groups active in historic preservation to share posts and announcements.

GOAL 6: EDUCATE THE PUBLIC ABOUT MADISON'S HISTORY AND THE VALUE AND BENEFITS OF HISTORIC PRESERVATION.

Sharing the stories of Madison's history, and explaining the value and benefits of historic preservation, can foster better understanding and support for preservation programs. Interactive online tools, curriculum engagement, and resources for property owners are a few ways people can learn about the general benefits to detailed buildings techniques. Education should be geared towards all ages and all aspects of development, from property owners to project reviewers. Building on the variety of existing tours and recognition programs, a more robust website, expanded media resources, and additional training opportunities can enhance the knowledge and demand for historic preservation. Objectives and strategies to support this goal are listed below and also included in the implementation chart in Chapter 4.

OBJECTIVE 6a: EDUCATE VISITORS AND RESIDENTS OF ALL AGES ABOUT MADISON'S HISTORY.

STRATEGIES:

6a-i. Create interactive websites, online articles, exhibits, and tours on the benefits of preservation.

Develop digital and hardcopy resources with historic data, facts, and local success stories that can be circulated with tourism materials, local school programs, and at major public venues throughout Madison. Include materials to reach the widest range of users in languages and abilities.

6a-ii. Digitize and create a website for the city's historical collection, including local historic district and landmark applications and National Register of Historic Places nominations.

This will make readily available information related to the city's historic resources.

6a-iii. Encourage the development of radio talk shows, podcasts, video, and other mediums that highlight stories about historic preservation.

Inform and educate in different languages on a variety of topics to a broad audience.

6a-iv. Coordinate with local educators to integrate historical activities into the curriculum at different age groups.

Provide opportunities for site visits to a variety of historic preservation projects to show the different scales of projects, and have a list of guest speakers who can present at school events or in specific classes. Make resources and content available.



State Office Building, 1 West Wilson Street

6a-v. Provide a mechanism to amend or update existing landmark nominations and designations.

Updates can reflect recent events or historical changes affecting the property's historical significance since the original nomination.

6a-vi. Develop and maintain an easy-to-find online instructional form for historic preservation actions and procedures.

A clear and transparent process can reduce the number of calls to the planning department and encourage more participation in historic preservation projects.

OBJECTIVE 6b: SUPPORT THE PUBLIC AND PROPERTY OWNERS BY INFORMING THEM ABOUT HISTORIC PRESERVATION BENEFITS, TECHNIQUES, EFFORTS, AND REQUIREMENTS.

STRATEGIES:

6b-i. Develop a property owner handbook that highlights restoration strategies, materials, techniques, and regulations.

Conduct outreach meetings to explain historic preservation techniques to property owners, provide hand-out tutorials, and post the handbook and tutorials online as possible.

6b-ii. Create a technical page on the Historic Preservation website that has links to local and national historic preservation resources.

Information posted should include funding, new technologies or materials, historic properties, historic preservation architects, contractors, and consultants, etc.

6b-iii. Develop a training course for real estate and insurance professionals that highlights the city procedures and process for historic preservation projects.

Coordinate between city staff, commissions, and local developers to develop a program that addresses the procedures, lessons learned, and best practices.

OBJECTIVE 6c: RECOGNIZE AND PUBLICIZE SUCCESSFUL PRESERVATION PROJECTS.

STRATEGIES:

6c-i. Establish events to showcase historic preservation.

Examples could include “Rehabarama,” to highlight historic preservation investment in low to moderate income neighborhoods; quarterly Tour of Homes highlighting preservation and rehabilitation projects; and an Annual State of Historic Preservation address during National Historic Preservation Month in May.

6c-ii. Develop an awards program that honors property owners for careful stewardship of historic properties and local historic preservation projects.

The program can include a variety of projects scales from small retail adaptive reuse projects to large reuse projects. The program could be integrated with existing awards or a separate event and recognition.



Daniel W. & Francis Holland, 624 South Thornton Avenue

OBJECTIVE 6d: SHARE STORIES OF HISTORIC AND COMMUNITY PLACES THAT HAVE BEEN LOST OR ARE UNDER-RECOGNIZED.

STRATEGIES:

6d-i. Create an online catalog and map of historic sites and buildings.

Utilize the catalog to showcase the amount and different types of historic projects throughout the city. Include both existing sites and buildings that have been lost.

6d-ii. Produce historic preservation social media sites.

Develop sites where people can post photos and facts about lost buildings, or places people may not be familiar with, that were part of a significant historical event.



Lincoln School, 720 East Gorham Street



University of Wisconsin Memorial Union, 800 Langdon Street

Sharing the stories of Madison's history, and explaining the value and benefits of historic preservation, can foster better understanding and support for preservation programs.



Grace Episcopal Church, 116 West Washington Avenue, and Leonard W. Gay (Churchill) building, 14-16 North Carroll Street



4 IMPLEMENTATION

City coordination and community partnerships are vital to the successful implementation of the plan goals, objectives, and strategies. Recommendations cover a broad range of topics from promotion and education, to policies and economic development, and address buildings, public spaces, and people. Timing and partners identified in the implementation chart were influenced by public input from individuals and local historic preservation groups. Many of the recommendations will benefit a variety of stakeholders throughout the city and celebrate the diversity of Madison's cultural and historic character.

Ongoing Historic Preservation efforts and programs as outlined in Appendix B should be continued, and can be enhanced by the recommended strategies. Staffing and funding, for existing and proposed efforts, are critical implementation components that need to be prioritized and evaluated along with other city projects and programs.

The City of Madison has adopted numerous neighborhood plans, special area plans, and other plans. Many of these plans, such as the Downtown Plan, contain specific recommendations pertaining to historic preservation. The Historic Preservation Plan does not displace those plans and is intended to serve as a framework to provide current context to their recommendations. The focus of the implementation strategies in this plan is on new or previously undefined initiatives to address gaps or opportunities identified during the planning process.

Staff should provide an annual progress report summarizing the status of strategies, impacts of implemented actions, and identify key next steps for the following year. Staff will work with the Landmarks Commission to ensure continued progress is made with approval on next steps by the City Council based on available resources.

OPPOSITE: John George Ott House, 754 Jenifer Street

PRIORITY STRATEGIES

The new implementation strategies are described in this chapter and included in the Implementation Chart on the following pages. There are numerous strategies and the Implementation Chart considers potential resources and suggests a timeline for each. However, resources aside, the Advisory Committee identified the highest priority strategies to achieve each of the six goals. Below is a summary of the Advisory Committee's overall 14 priority strategies (not in priority order):

1A-i. Place plaques at existing buildings and places, lost buildings, and cultural sites to identify significant historical events and locations.

1A-iii. Develop tourism marketing and branding materials that highlight historic attractions in the city.

1D-i. Coordinate an urban design program to visually promote City-owned historic buildings and places.

2A-i. Determine which types of buildings and places are underrepresented in the current historic resources inventory.

2C-ii. Develop a "Top 10 Historic Buildings and Places to Preserve" exhibit or program.

3A-i. Develop a database of properties that are eligible for historic tax credits.

3A-ii. Encourage adaptive reuse as an affordable housing option.

4A-iii. Develop a document that outlines the development proposal review process and criteria for historic properties to educate staff, departments, committees, and the public.

4D-iii. Prepare illustrated design guidelines for buildings and places within historic districts, including those outside period of significance.

4E-i. Consider properties with existing National Register of Historic Places designation and those identified through future survey work for local designation.



200 Block of State Street, including Orpheum Theater at 216 State Street

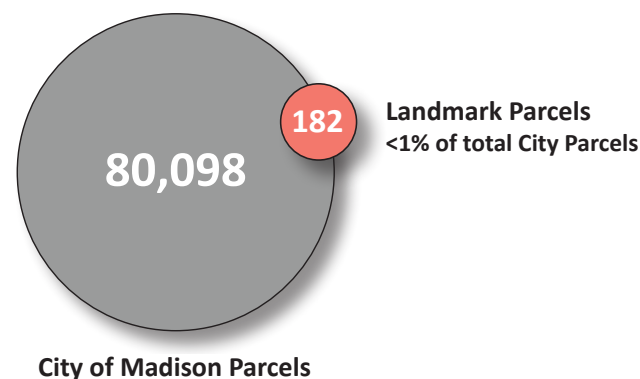
5A-i. Utilize a variety of tools, both digital and in-person, to gather and post information about Madison's history, diversity, and culture.

5B-i. Reach out to local underrepresented groups to gather additional information about buildings, places, or events that should be part of Madison's story.

5B-iii. Utilize social media to announce events and engage the public on historic preservation practices, events, policies, and projects.

6A-i. Create interactive websites, online articles, exhibits, and tours on the benefits of preservation.

LANDMARK PARCELS



FUTURE SURVEY STRATEGY

One of the elements of the Historic Preservation Plan was to develop a strategy for future survey work. This strategy is included in Appendix A.

IMPLEMENTATION CHARTS

Public input, along with committee and staff reviews, helped to establish priorities for each of the recommended strategies. Strategies may require additional funding and resources, therefore partners are necessary to support the successful implementation of proposed recommendations. The charts on the following pages shall serve as a guideline for the timeframe, cost estimate, and potential partners to implement the Historic Preservation Plan.

TIMEFRAME

The timeframe identifies when actions should be initiated, completion will vary depending on available staffing, budget, and other ongoing city programs and projects.

COST ESTIMATE

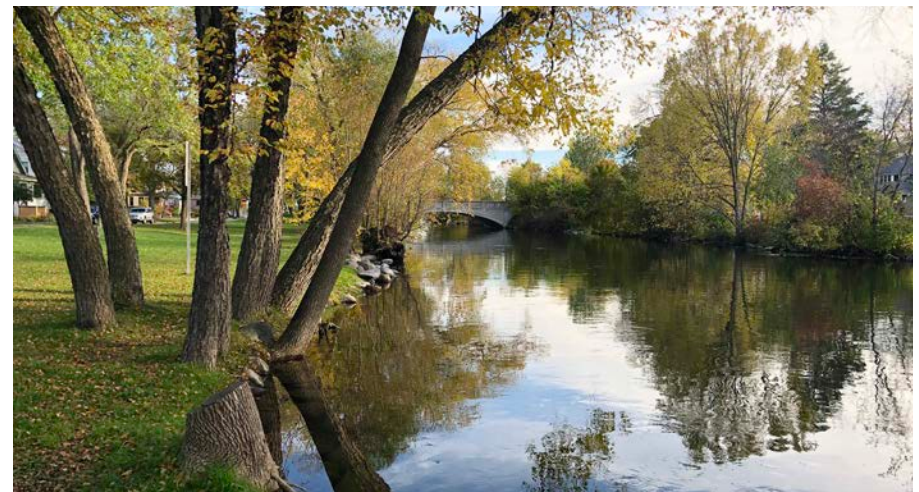
The cost estimate provides an “order of magnitude” cost relative to the other strategies. It includes both hard and soft costs, such as staff time.

POTENTIAL PARTNERS

Potential partners is a suggested list of groups, agencies, and associations who could collaborate to make the implementation a success. This is an initial list and may include other groups.



Badger State Shoe Factory, 123 North Blount Street



Yahara River Parkway, 501 North Thornton Avenue

GOAL 1 - PROMOTE HISTORIC PRESERVATION IN MADISON

OBJECTIVE	RECOMMENDED STRATEGY	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS
Objective 1a. Promote cultural tourism and civic pride by sharing Madison's unique culture and character	i. Place plaques at existing buildings and places, lost buildings, and cultural sites to identify significant historical events and locations.	Medium Term (3 to 5 years)	\$	Dane County Historical Society, Wisconsin Hmong Association, Ho Chunk Nation, Madison Trust for HP, Network of Black Professionals, OutReach LGBTQ Community Center, Wisconsin Historical Society
	ii. Locate storytelling plaques at cultural and historical buildings and places throughout the city.	Medium Term (3 to 5 years)	\$	Downtown Madison Inc, Capitol Neighborhoods Inc, Historic Madison Inc, Madison Trust for HP
	iii. Develop tourism marketing and branding materials that highlight historic attractions in the city.	Medium Term (3 to 5 years)	\$	Chamber of Commerce, Capitol Neighborhoods Inc, Dane County Historical Society, Destination Madison, Downtown Madison Inc, Historic Madison Inc, Madison Trust for HP, local tour companies, public TV
Objective 1b. Celebrate social history along with buildings, places, and cultural landscapes	i. Create story sharing events, local and city-wide, that allow people to learn about Madison's social history.	Short Term (0 to 2 years)	\$	Historic Madison Inc, Wisconsin Hmong Association, Ho Chunk Nation, Madison Public Library, Madison Trust for HP, Network of Black Professionals, OutReach LGBTQ Community Center, UW Madison and student organizations
	ii. Sponsor a Historic Preservation booth at local events with brochures, educational graphics, and resources.	Medium Term (3 to 5 years)	\$	Historic Madison Inc, Madison Trust for HP
Objective 1c. Share stories of places that have been lost while also looking forward	i. Create an exhibit of lost buildings and places that can be shared at different locations across the city and online.	Long Term (5+ years)	\$\$\$	Historic Madison Inc, Madison Public Library, Madison Trust for HP, UW Madison
	ii. Produce historic preservation social media sites.	Short Term (0 to 2 years)	\$	Historic Madison Inc, Wisconsin Hmong Association, Ho Chunk Nation, Madison Trust for HP, Network of Black Professionals, OutReach LGBTQ Community Center, Wisconsin Historical Society, local neighborhood associations
	iii. Create story sharing events about buildings and places that have been lost.	Medium Term (3 to 5 years)	\$	Historic Madison Inc, Madison Public Library
Objective 1d. Promote best practices in historic preservation within city-owned buildings and places	i. Coordinate an urban design program to visually promote city-owned historic buildings and places.	Medium Term (3 to 5 years)	\$\$\$\$	Neighborhood Associations
	ii. Publish a list of city-owned historic buildings and places, maintain these resources and provide public access.	Short Term (0 to 2 years)	\$	Madison Public Library

GOAL 2 - PRESERVE BUILDINGS AND PLACES THAT REPRESENT ARCHITECTURE, EVENTS, AND PEOPLE IMPORTANT TO MADISON'S HISTORY

OBJECTIVE	RECOMMENDED STRATEGY	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS
Objective 2a. Represent the history of Madison's diversity	i. Determine which types of buildings and places are underrepresented in the current historic resources inventory.	Medium Term (3 to 5 years)	\$\$	Wisconsin Hmong Association, Ho Chunk Nation, Madison Trust for HP, Network of Black Professionals, OutReach LGBTQ Community Center, Wisconsin Historical Society
	ii. Create story sharing activities, local and city-wide, that highlight Madison's past and current diversity.	Medium Term (3 to 5 years)	\$	Historic Madison Inc, Wisconsin Hmong Association, Ho Chunk Nation, Madison Trust for HP, Network of Black Professionals, OutReach LGBTQ Community Center, Wisconsin Historical Society, local neighborhood associations
Objective 2b. Ensure good stewardship of historic buildings and places	i. Adopt a city policy regarding the use of historic preservation easements on landmark-eligible properties the city sells to ensure the properties are protected.	Long Term (5+ years)	\$\$	Madison Trust for HP
	ii. Provide "do-it-yourself" training workshops about historic preservation techniques.	Medium Term (3 to 5 years)	\$\$	Madison Trust for HP, Madison College, building trades
	iii. Consider a city-wide building protection policy for historic buildings that are adjacent to construction	Short Term (0 to 2 years)	\$	Madison Trust for HP, local developers
Objective 2c. Protect historic buildings and places that are deteriorated or threatened by demolition	i. Require demolition permit documentation to be strengthened and expanded.	Short Term (0 to 2 years)	\$	Madison Trust for HP
	ii. Develop a "Top 10 Historic Buildings and Places to Preserve" exhibit or program.	Medium Term (3 to 5 years)	\$\$	Madison Trust for HP
	iii. Work with professional organizations to create a Disaster Response Plan and Assistance Program for historic resources.	Medium Term (3 to 5 years)	\$\$	American Institute of Architects, Historic Preservation Institute at UW-Milwaukee, UW Milwaukee School of Architecture & Urban Planning

GOAL 3 - PROMOTE HISTORIC PRESERVATION AS PART OF ECONOMIC DEVELOPMENT

OBJECTIVE	RECOMMENDED STRATEGY	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS
Objective 3a. Promote sustainable economic growth by integrating reuse, preservation, and new development	i. Develop a database of properties that are eligible for historic tax credits.	Short Term (0 to 2 years)	\$	Madison Trust for HP
	ii. Encourage adaptive reuse as an affordable housing option.	Medium Term (3 to 5 years)	\$\$\$	Community Development Authority, Habitat for Humanity, Madison Development Corporation, local developers
	iii. Identify and publicly list vacant lots within historic districts where appropriate construction would support neighborhood character.	Short Term (0 to 2 years)	\$	local real estate organizations
	iv. Promote and document how good design is good for business development and retention.	Medium Term (3 to 5 years)	\$	Downtown Madison Inc, Chamber of Commerce, National Trust for Historic Preservation
Objective 3b. Identify incentives and financial resources and allocate funding for historic preservation projects	i. Identify and provide grants for condition assessments, historic structures reports, and other professional historic preservation services for historic properties.	Long Term (5+ years)	\$	Madison Trust for HP, National Trust for Historic Preservation
	ii. Dedicate demolition permit fees to help fund programs related to historic preservation.	Medium Term (3 to 5 years)	\$	Community Development Authority, Madison Development Corporation
	iii. Develop a revolving loan program that can be used for private rehabilitation and property acquisition for historic preservation projects.	Long Term (5+ years)	\$	Local foundations and lending institutions
	iv. List local, state, and federal funding sources on the city's Historic Preservation website.	Short Term (0 to 2 years)	\$	Madison Trust for HP, National Trust for Historic Preservation, Wisconsin Historical Society
Objective 3c. Measure neighborhood and community benefits from historic preservation	i. Prepare an annual impact study of historic property investments in the City.	Medium Term (3 to 5 years)	\$\$\$	Madison Trust for HP, National Trust for Historic Preservation, Realtors Association, Wisconsin Historical Society, local lending institutions
	ii. Establish a database that documents the base assessments of historic preservation properties and projects.	Medium Term (3 to 5 years)	\$	Realtors Association, Wisconsin Historical Society

GOAL 4 - COORDINATE MUNICIPAL POLICIES TO PROTECT HISTORIC RESOURCES

OBJECTIVE	RECOMMENDED STRATEGY	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS
Objective 4a. Coordinate efforts and regulations among city plans, policies, ordinances, and departments	i. Coordinate historic preservation recommendations and policies among departments and agencies.	Short Term (0 to 2 years)	\$	City departments
	ii. Include underrepresented community members in the design and construction of city owned resources.	Short Term (0 to 2 years)	\$	City departments
	iii. Develop a document that outlines the development proposal review process and criteria for historic properties to educate staff, departments, committees and the	Short Term (0 to 2 years)	\$	City departments
	iv. Evaluate and prioritize staff capacity to implement the recommendations of this Plan.	Short Term (0 to 2 years)	\$	City departments
Objective 4b. Facilitate and coordinate preservation efforts with other governmental and community entities	i. Collaborate with other historic preservation commissions, historical societies, tribal groups, and related groups to explore and promote historic preservation.	Medium Term (3 to 5 years)	\$	Dane County Historical Society, Ho Chunk Nation, Madison Trust for HP, Wisconsin Historical Society, local neighborhood associations
	ii. Encourage building rehabilitation programs that focus on historic properties.	Medium Term (3 to 5 years)	\$	American Institute of Architects, Habitat for Humanity, Madison College, Madison Trust for HP, Realtors Association
	iii. Collaborate with local area and regional technical colleges to develop trades and skills necessary for historic preservation.	Medium Term (3 to 5 years)	\$	American Institute of Architects, Madison College, Realtors Association, building trades
Objective 4c. Integrate historic preservation and environmental sustainability policies	i. Include building reuse as a sustainable strategy in City plans and policies.	Short Term (0 to 2 years)	\$	Habitat for Humanity, Project Home, Sustain Dane, architectural salvage companies
	ii. Allow a streamlined process for using sustainable strategies on historic buildings and places.	Short Term (0 to 2 years)	\$	City departments
Objective 4d. Provide clear and predictable City processes	i. Provide an online outline of the process and all pertinent information required for historic preservation applications.	Short Term (0 to 2 years)	\$	City departments
	ii. Allow an expedited/simplified review process for tax credit projects.	Short Term (0 to 2 years)	\$\$	Wisconsin Historical Society
	iii. Prepare illustrated design guidelines for buildings and places within historic districts, including those outside period of significance to support the ordinance.	Long Term (5+ years)	\$\$\$\$	American Institute of Architects, Historic Preservation Institute at UW-Milwaukee, UW Milwaukee School of Architecture & Urban Planning
Objective 4e. Enforce and enhance existing preservation programs	i. Consider properties with existing National Register of Historic Places designation and those identified through future survey work for local designation.	Medium Term (3 to 5 years)	\$\$	Madison Trust for HP, Wisconsin Historical Society, local neighborhood associations
	ii. Review the boundaries of existing historic districts related to coterminous or overlapping National Register of Historic Places districts.	Medium Term (3 to 5 years)	\$\$	Madison Trust for HP, Wisconsin Historical Society, local neighborhood associations
	iii. Develop a training program for all staff and commission members that reviews the purpose, procedures, and regulations of preservation projects.	Short Term (0 to 2 years)	\$\$	Wisconsin Historical Society
	iv. Review and simplify historic preservation applications and forms.	Short Term (0 to 2 years)	\$	City departments
	v. Update the Historic Preservation Plan every 10 years.	Long Term (5+ years)	\$\$\$	Historic Madison Inc, Wisconsin Hmong Association, Ho Chunk Nation, Madison Trust for HP, Network of Black Professionals, OutReach LGBTQ Community Center

GOAL 5 - ENGAGE THE COMMUNITY IN DETERMINING ONGOING HISTORIC PRESERVATION PRIORITIES

OBJECTIVE	RECOMMENDED STRATEGY	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS
Objective 5a. Solicit ideas and stories about historic preservation from the public through a variety of methods and techniques	i. Utilize a variety of tools, both digital and in-person, to gather and post information about Madison's history, diversity, and culture.	Medium Term (3 to 5 years)	\$	Historic Madison Inc, Wisconsin Hmong Association, Ho Chunk Nation, Madison Public Library, Madison Trust for HP, local neighborhood associations
	ii. Integrate art into the story telling aspect of historic preservation.	Medium Term (3 to 5 years)	\$	Dane County Historical Society, Historic Madison Inc, Madison Arts Commission, local artists, local schools
	iii. Sponsor a historic preservation booth at local events with brochures, educational graphics, and resources.	Long Term (5+ years)	\$	Dane County Historical Society, Historic Madison Inc, Madison Trust for HP, National Trust for Historic Preservation, Wisconsin Historical Society
Objective 5b. Ensure an actively inclusive engagement process	i. Reach out to local underrepresented groups to gather additional information about buildings, places, or events that should be part of Madison's story.	Short Term (0 to 2 years)	\$	Wisconsin Hmong Association, Ho Chunk Nation, Network of Black Professionals, Urban League
	ii. Expand the neighborhood/trusted advocate ambassadors program to include historic preservation.	Medium Term (3 to 5 years)	\$	Wisconsin Hmong Association, Ho Chunk Nation, Madison Trust, Network of Black Professionals, Urban League
	iii. Utilize social media to announce events and engage the public on historic preservation practices, events, policies, and projects.	Short Term (0 to 2 years)	\$	Dane County Historical Society, Downtown Madison Inc, Historic Madison Inc, Ho Chunk Nation, Madison Public Library, Madison Trust for HP, neighborhood associations

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GOAL 6 - EDUCATE THE PUBLIC ABOUT MADISON'S HISTORY AND THE VALUE AND BENEFITS OF HISTORIC PRESERVATION

OBJECTIVE	RECOMMENDED STRATEGY	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS
Objective 6a. Educate visitors and residents of all ages about Madison's history	i. Create interactive websites, online articles, exhibits, and tours on the benefits of preservation.	Short Term (0 to 2 years)	\$	Destination Madison, Historic Madison Inc, Madison Public Library, Madison Trust for HP, public radio and TV, Wisconsin Historical Society, UW Madison, local touring groups
	ii. Digitize and create a website for the city's historical collection, including local historic district and landmark applications and National Register of Historic Places nominations.	Medium Term (3 to 5 years)	\$	Madison Public Library
	iii. Encourage the development of radio talk shows, podcasts, video, and other mediums that highlight stories about historic preservation.	Medium Term (3 to 5 years)	\$	Dane County Historical Society, Destination Madison, Historic Madison Inc, Madison Public Library, Madison Trust for HP, public radio and TV, Wisconsin Historical Society, local touring companies
	iv. Coordinate with local educators to integrate historical activities into the curriculum at different age groups.	Long Term (5+ years)	\$	Local schools, Madison College, UW-Madison, Wisconsin Historical Society
	v. Provide a mechanism to amend or update existing landmark nominations and designations.	Medium Term (3 to 5 years)	\$	Wisconsin Historical Society
	vi. Develop and maintain an easy-to-find online instructional form for historic preservation actions and procedures.	Medium Term (3 to 5 years)	\$	City departments
Objective 6b. Support the public and property owners by informing them about historic preservation benefits, techniques, efforts, and requirements	i. Develop a property owner handbook that highlights restoration strategies, materials, techniques, and regulations.	Long Term (5+ years)	\$\$\$	American Institute of Architects, Historic Preservation Institute at UW-Milwaukee, National Trust for Historic Preservation, Madison College, UW-Milwaukee School of Architecture & Urban Planning
	ii. Create a technical page on the Historic Preservation website that has links to local and national historic preservation resources.	Short Term (0 to 2 years)	\$	Madison Trust for HP, National Trust for Historic Preservation, Wisconsin Historical Society
	iii. Develop a training course for real estate and insurance professionals that highlights city procedures and process for historic preservation projects.	Long Term (5+ years)	\$	Madison Trust for HP, Wisconsin Historical Society, Madison College, local trade groups
Objective 6c. Recognize and publicize successful preservation projects	i. Establish events to showcase historic preservation.	Long Term (5+ years)	\$\$\$	Madison Trust for HP, Wisconsin Historical Society
	ii. Develop an awards program that honors property owners for careful stewardship of historic properties and local historic preservation projects.	Medium Term (3 to 5 years)	\$\$\$	Downtown Madison Inc, Home Builders and Remodelers groups, Madison Trust for HP, Wisconsin Historical Society, local business & neighborhood associations
Objective 6d. Share stories of historic and community places that have been lost or are under-recognized	i. Create an online catalog and map of historic sites and buildings.	Long Term (5+ years)	\$	Historic Madison Inc, Madison Trust for HP, Wisconsin Historical Society
	ii. Produce historic preservation social media sites.	Short Term (0 to 2 years)	\$	Dane County Historical Society, Historic Madison Inc, Madison Trust for HP, Wisconsin Historical Society, local neighborhood associations



APPENDIX A - STRATEGY FOR FUTURE SURVEY WORK SUMMARY

PROPOSED SURVEY AREAS

Proposed survey areas include, in a suggested order of priority, the following:

The near west side of the City of Madison was surveyed in 2013, and a thorough report was produced that led to several State and National Register historic district and individual nominations. This portion of the city, covering the Westmorland, Sunset Village, Sunset Hills, and University Hill Farms neighborhoods is now well covered and will not need to be re-surveyed for some time. Indeed, the standards of the near west side survey can stand as a model for future intensive surveys with the outcomes of the underrepresented groups survey also considered.

The City of Madison is still growing and parts of its municipal boundaries have changed significantly within the last decade. The last two proposed survey areas will likely have their boundaries change by the time intensive surveys are conducted in these areas. Likewise, the composition of the built environment in these areas will also change rapidly.

The University of Wisconsin-Madison campus was evaluated for National Register of Historic Places eligibility in 2009. While no intensive survey report was published for this project, its results were incorporated in the Wisconsin Historical Society's online Architecture and Historic Inventory (AHI) and Wisconsin Historic Preservation Database (WHPD). The campus contains several City of Madison Landmarks and individual resources and historic districts listed in the State and National Registers of Historic Places. Furthermore, a number of University of Wisconsin-Madison campus resources were included in the underrepresented groups survey. As such, the University of Wisconsin-Madison campus is well covered and will not need to be re-surveyed as a whole for some time.

The following thirteen proposed intensive survey areas cover the majority of the City of Madison. When these are combined with the intensive survey of underrepresented groups in the city, they will bring the documentation of nearly all potential resources in Madison up to date regarding their potential eligibility for designation as a local Landmark or listing in the State and National Registers of Historic Places. It is recommended that the City of Madison pursue these surveys and set a timetable regarding their completion in the near future. There is potential funding available for such projects through Certified Local Government grants and other sources.

The following maps indicate boundaries of each proposed intensive survey area in Madison.

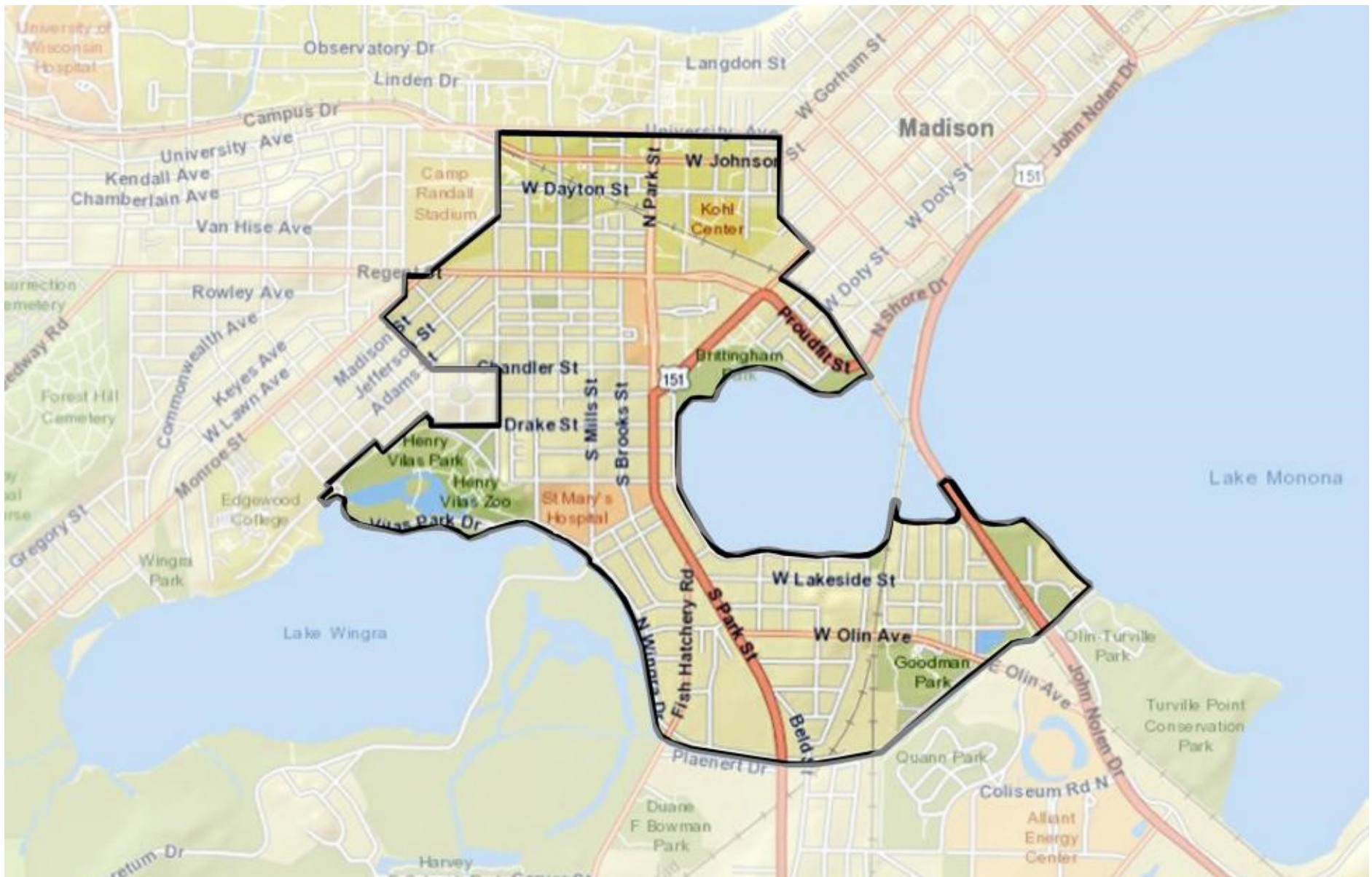
OPPOSITE: Penn Park, 2101 Fisher Street



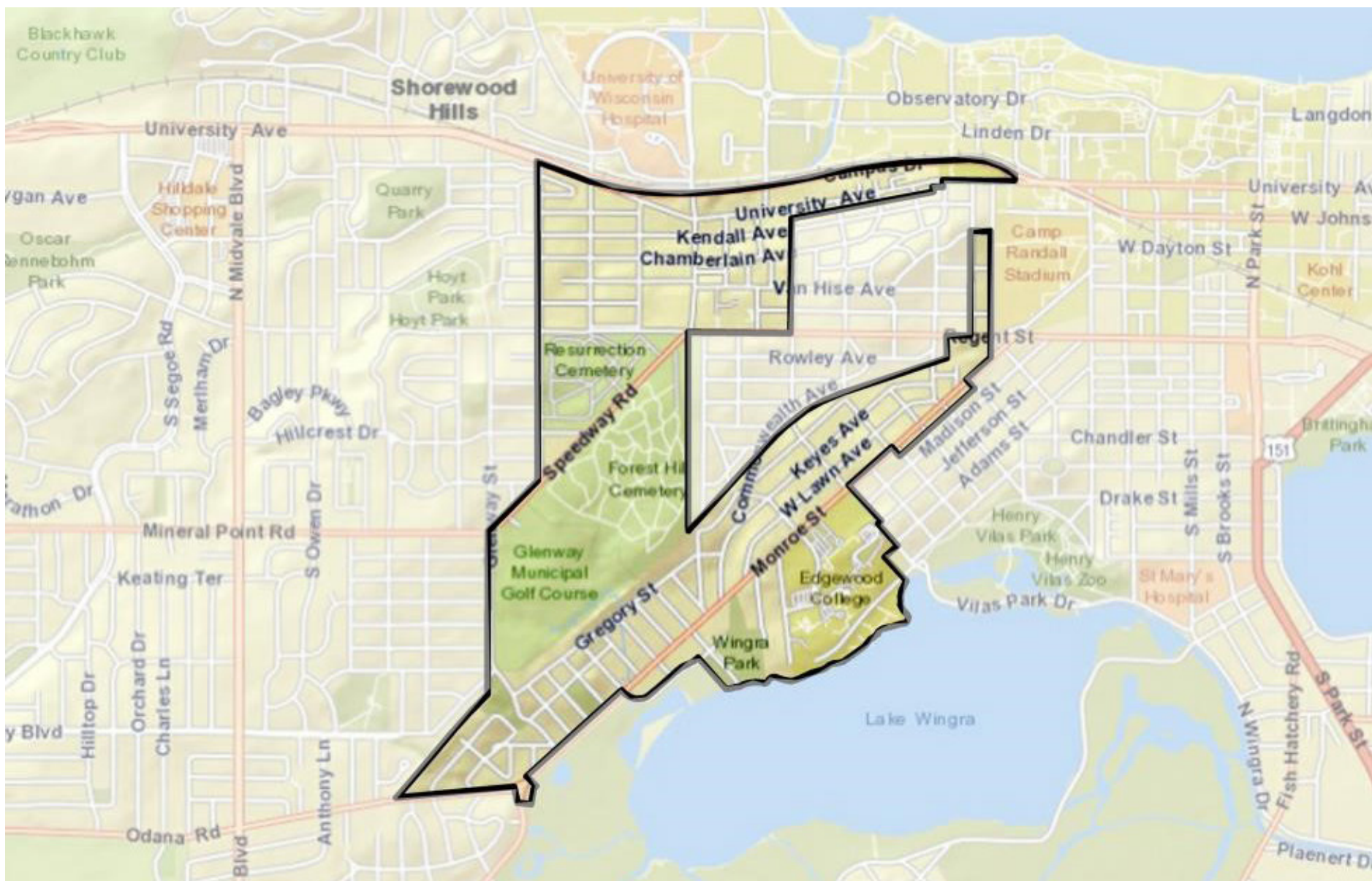
1. Capitol Square area: the previously surveyed areas around the Capitol that have undergone considerable change and redevelopment since first surveyed in the early 1980s and continue to be under the most redevelopment pressure.



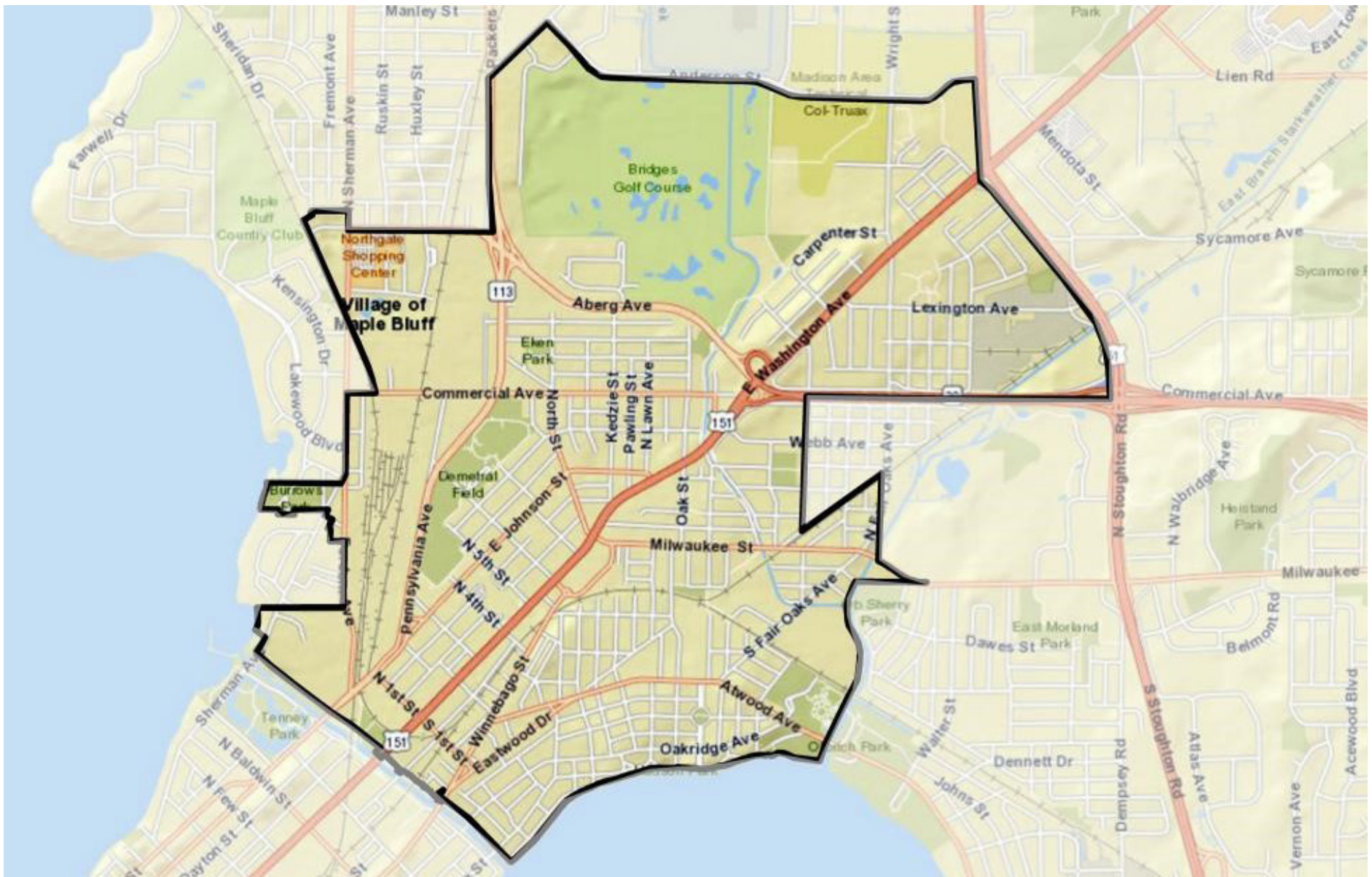
2. Isthmus re-survey area: defined by the previously surveyed areas around the neighborhoods of Marquette and Tenny-Lapham that have undergone considerable change and redevelopment since first surveyed in the early 1980s.



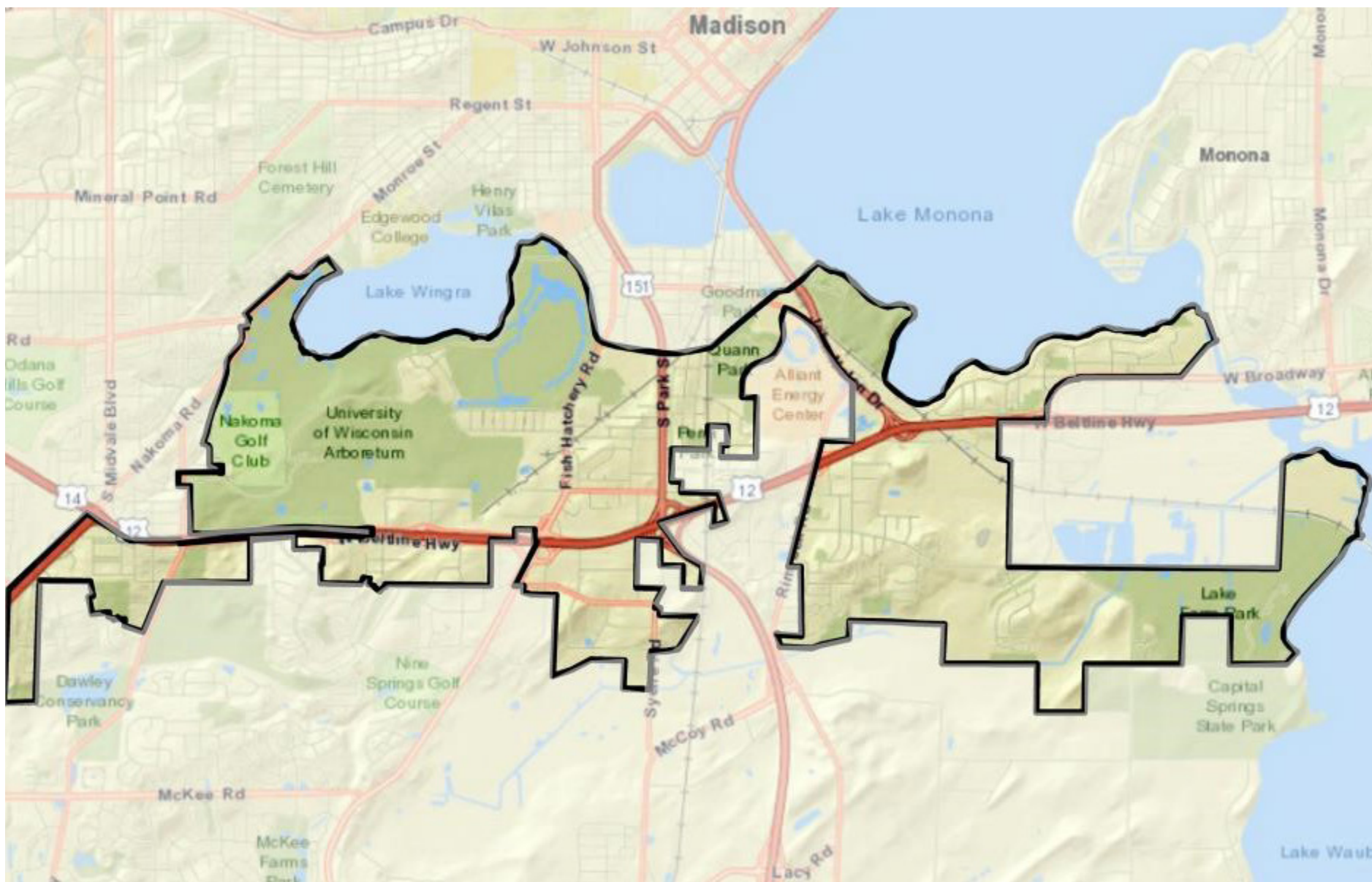
3. Greenbush and Bay Creek: including Bayview, Monona Bay, Bay Creek, Greenbush, Vilas, South Campus, Brittingham, and State-Langdon neighborhoods.



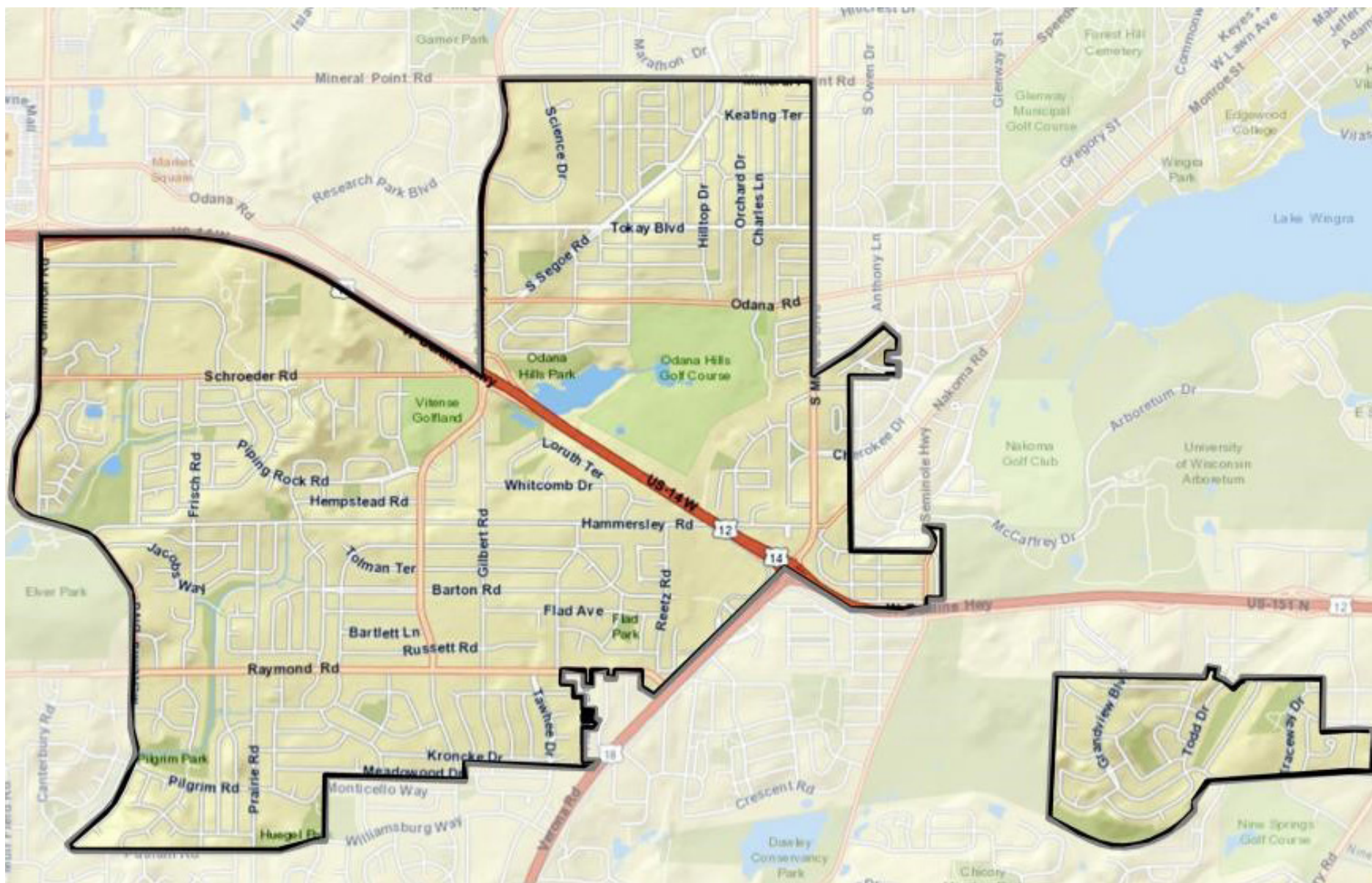
4. Dudgeon Monroe and Regent: including parts of the Regent neighborhood.



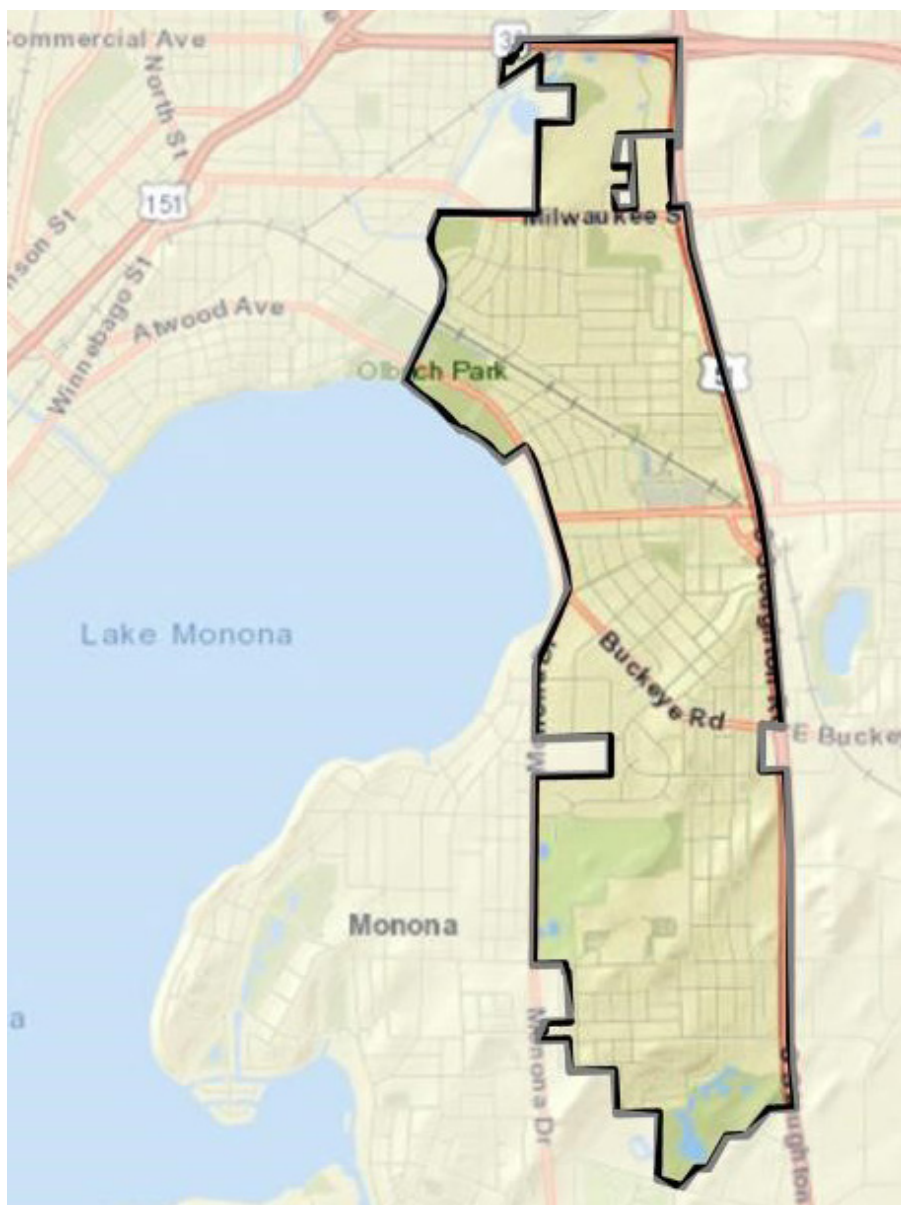
5. Atwood, Near East Side, Schenk's Corners, Eken Park, and Worthington Park: including Schenk-Atwood-Starkweather-Yahara, Worthington Park, Eken Park, Carpenter-Ridgeway, Emerson East, and Sherman Terrace neighborhoods.



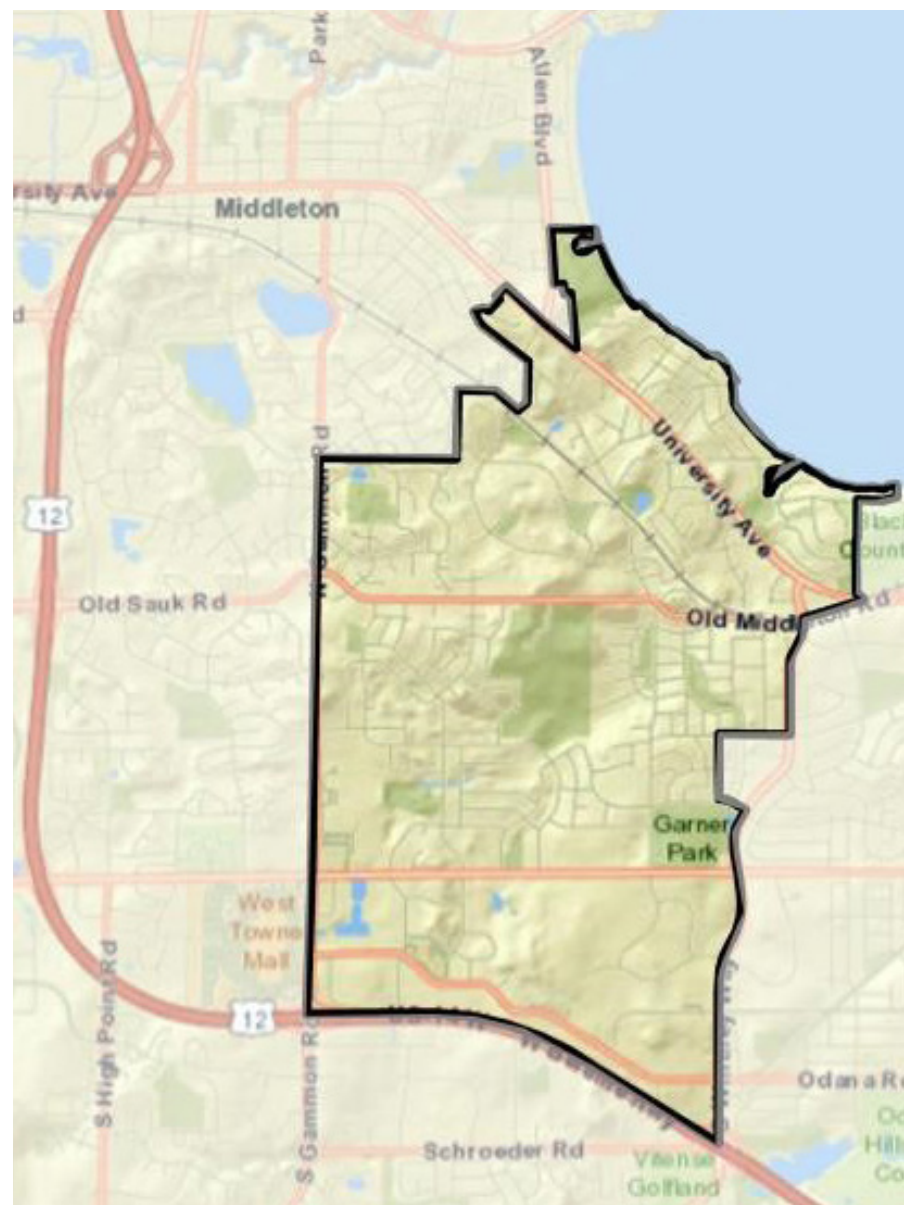
6. South Side, Burr Oaks, Allied and Waunona: including Bridge-Lakepoint, Waunona, Highland Manor, Indian Springs, Moorland-Rimrock, Capitol View Heights, Bram's Addition, Burr Oaks, Allied, and Dunn's Marsh neighborhoods.



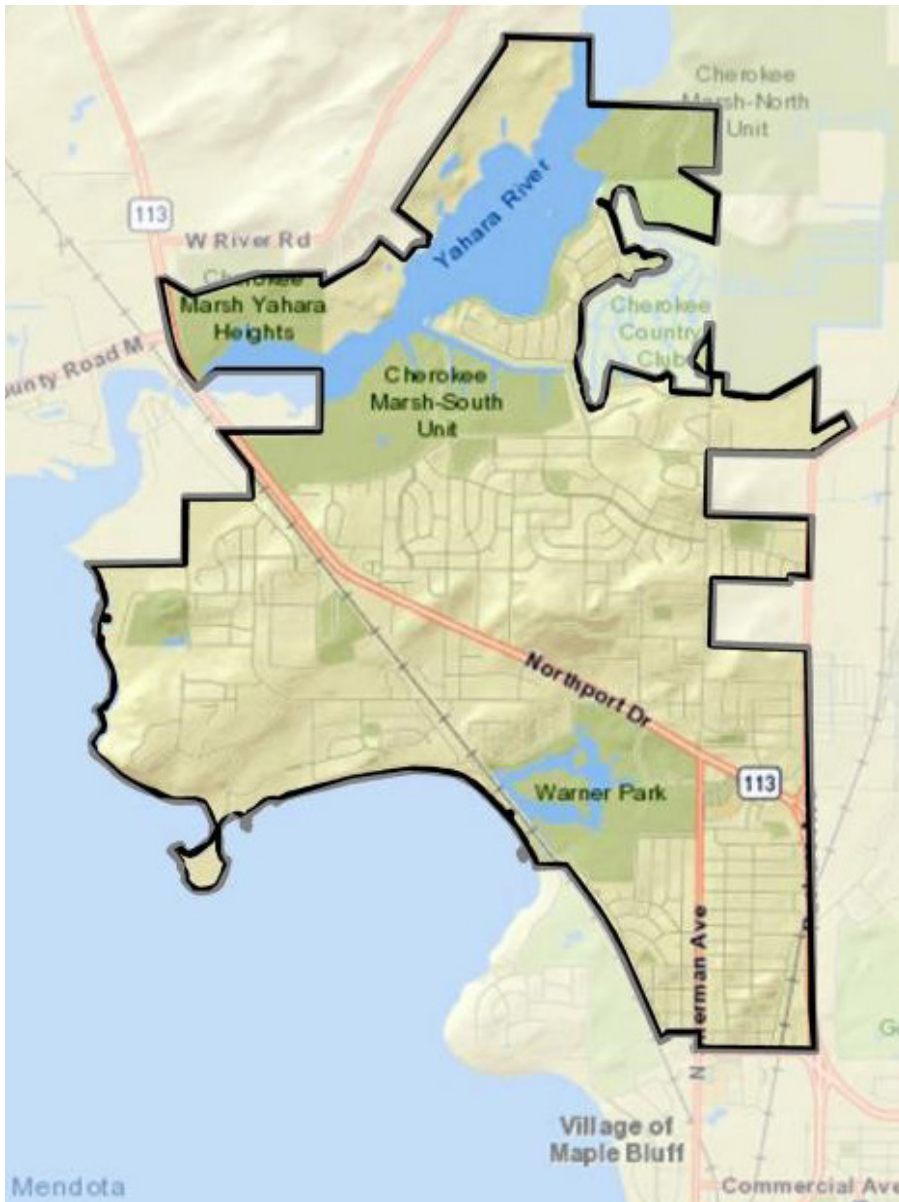
7. Midvale Heights, Arbor Hills, and Orchard Ridge: including Leopold, Arbor Hills, Midvale Heights, Summit Woods, Orchard Ridge, Meadowood, Prairie Hills, and Greentree neighborhoods.



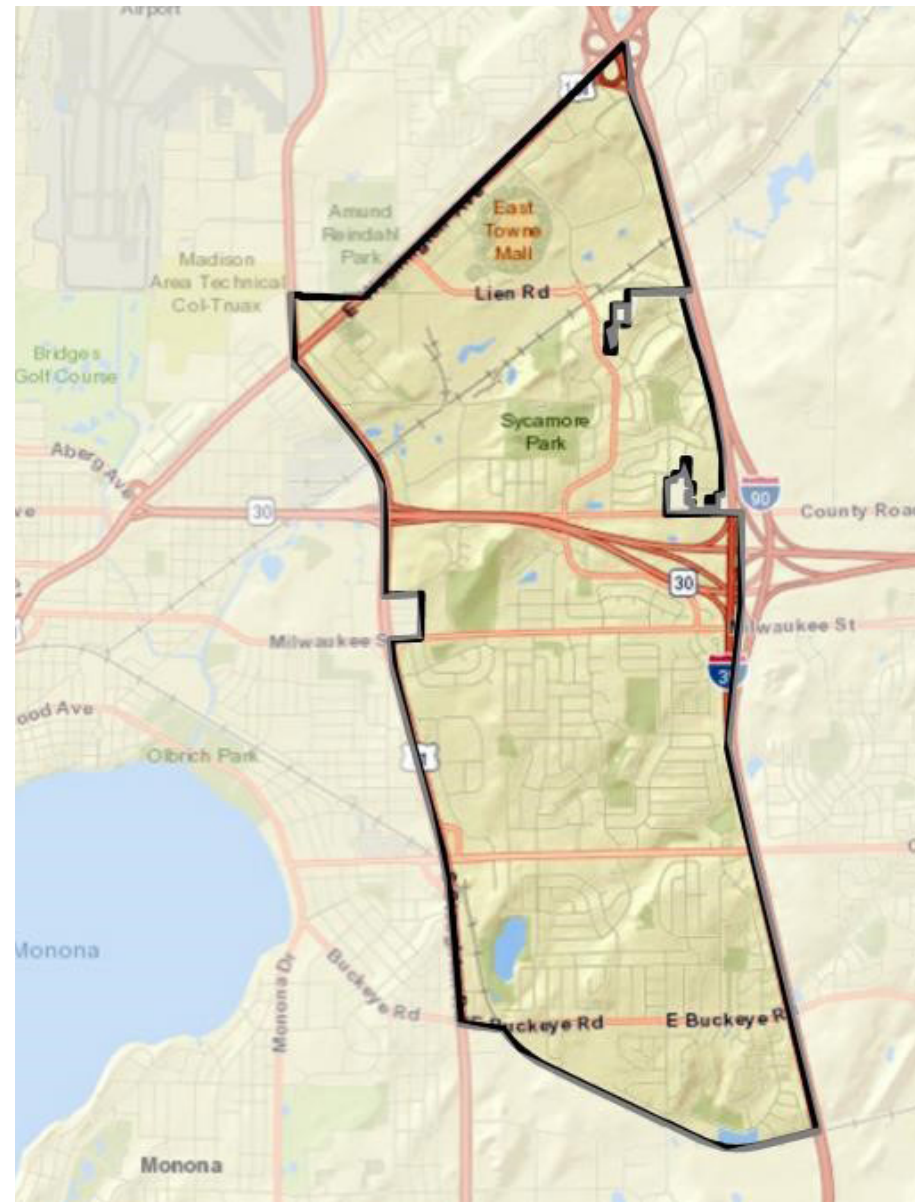
8. Eastmoreland and Glendale: including Glendale, Lake Edge, Eastmorland and neighborhoods.



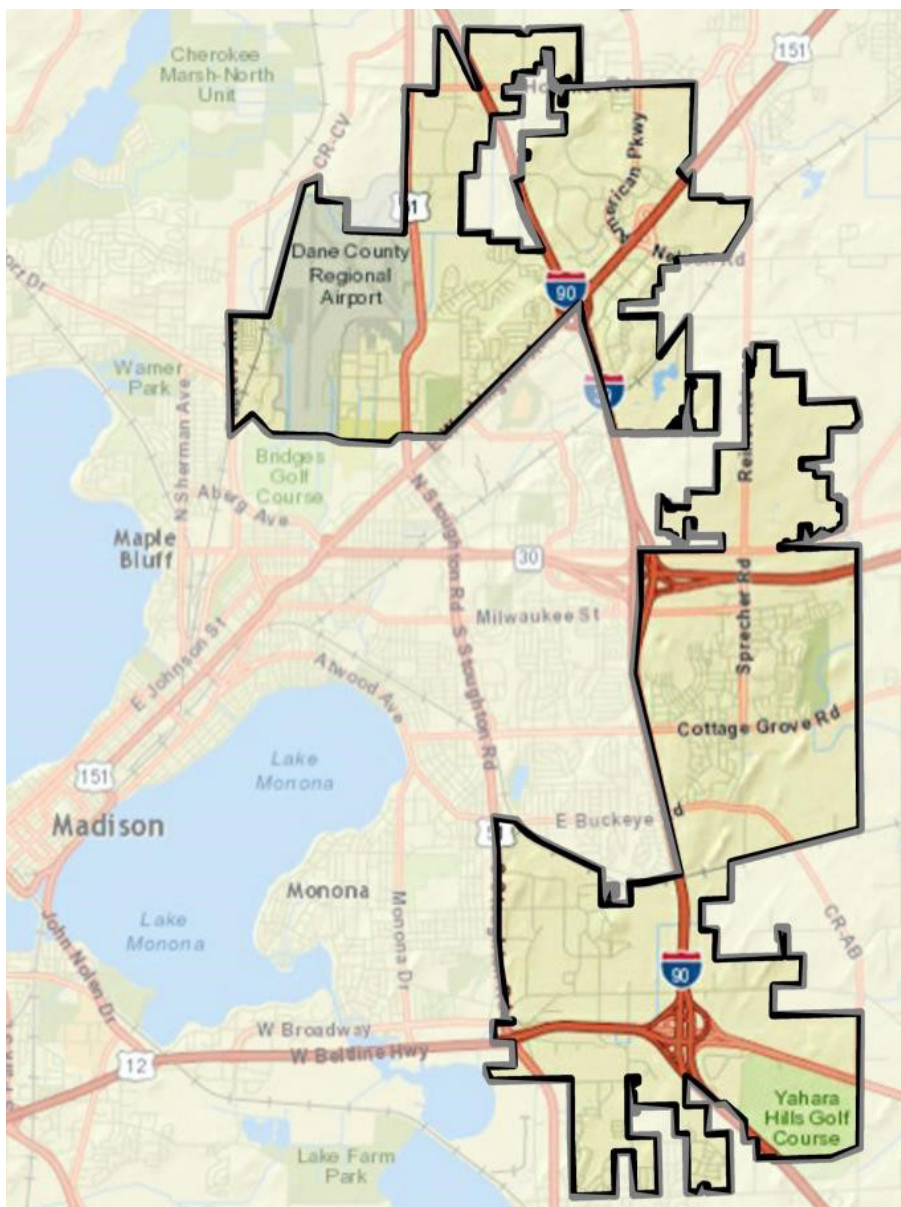
9. Spring Harbor and Parkwood: including Crestwood, Parkwood Village, Parkwood Hills, Woodland Hills, Woodlands, Saukborough, Skyview Terrace, Old Middleton Greenway, Highlands, Appalachian Ridge, Spring Harbor, Glen Oak Hills, and Faircrest neighborhoods.



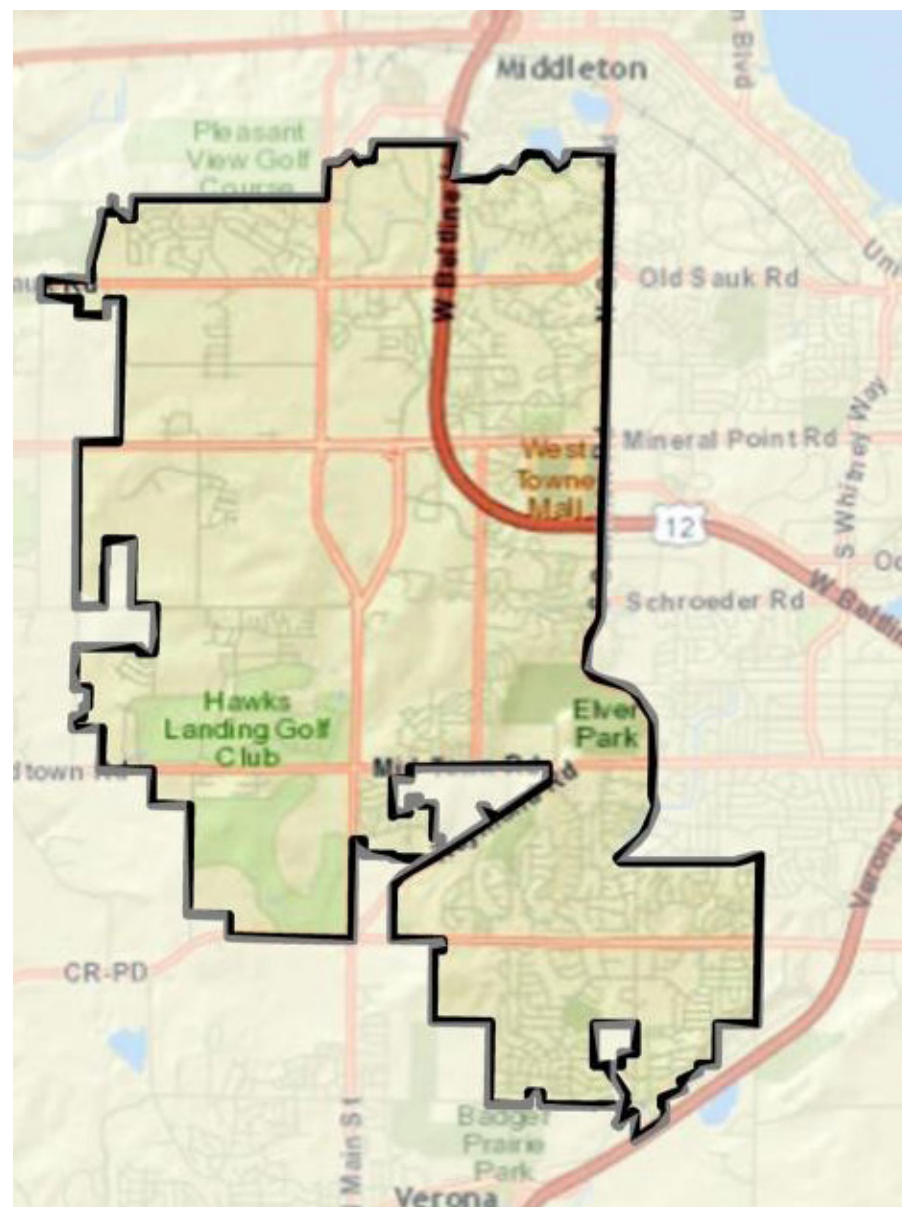
10. North Side: including Brentwood Village, Sheridan Triangle, Maple Wood, East Bluff, Mendota Hills, Lerdahl Park, North Lake Mendota, Kennedy Height, Cherokee Park, Cherokee Garden, Lake View Hill, Whitetail Ridge, Trinity Park, and Berkley Oaks neighborhoods.



11. Ridgewood, Rolling Meadows and Elvehjem: including Elvehjem, Rolling Meadows, Heritage Heights, Burke Heights, Ridgewood, and Mayfair Park neighborhoods.



12. Eastern Suburbs: these areas, including the Twin Oaks, Secret Places, Richmond Hill, McClellan Park, Sprecher East, Bluff Acres, and Westchester Gardens neighborhoods and any adjacent future annexation.



13. Western Suburbs: including the Maple-Prairie, Stone Meadows, Glacier Ridge, Country Grove, Westhaven Trails, Skyview Meadows, High Point Estates, Newberry Heights, Hawk's Landing, Cardinal Glenn, Oakbridge, Sauk Creek, Greystone, Blackhawk, Wexford Village, Wexford Crossing, Junction Ridge, Tamarack Trails, and Walnut Grove neighborhoods and any adjacent future annexation.



APPENDIX B - CURRENT PRESERVATION ACTIVITIES

In addition to administering the Historic Preservation Ordinance, the city currently promotes preservation through a variety of activities. These activities are proposed to continue in the future and are listed in the appendix to provide more focus on proposed new or expanded activities. Below is a partial listing on these current activities organized by the goals and objectives outlined in this plan.

GOAL 1 PROMOTE HISTORIC PRESERVATION IN MADISON

OBJECTIVE	EXISTING PROMOTION ACTIVITIES	Explanation
Objective 1a. Promote cultural tourism and civic pride by sharing Madison's unique culture and character.	i. Walking tour brochures	Brochure with historic data and facts. Graphics could be updated.
	ii. Landmark plaques	Installed on designated landmarks per HPO 41.07(8)
	iii. "Experiential Tourist Development" program	Planning staff working with Greater Madison Convention and Visitors Bureau
Objective 1b. Celebrate social history along with buildings, places, and cultural landscapes.	i. Walking tour brochures	Brochure with historic data and facts. Graphics could be updated.
	ii. Landmark plaques	Installed on designated landmarks per HPO 41.07(8)
Objective 1d. Promote best practices in historic preservation within city-owned buildings and places.	i. Staff involvement	Planning Division staff to education other department staff on the importance of preserving historic resources. Education of other agency staff is needed.

OPPOSITE: Napoleon B. & Laura S. Van Slyke House, 28 East Gilman Street

GOAL 2 - PRESERVE BUILDINGS AND PLACES THAT REPRESENT ARCHITECTURE, EVENTS, AND PEOPLE IMPORTANT TO MADISON'S HISTORY

OBJECTIVE	EXISTING STEWARDSHIP STRATEGIES	Explanation
Objective 2b. Ensure good stewardship of historic buildings, districts, and places	i. Spring Letter	Annual reminder letters to historic resource property owners about responsibilities.
	ii. Historic Preservation Ordinance – Sub-Chapters 41E and 41F	The Historic Preservation Ordinance (HPO) specifies the maintenance obligation of property owners.
	iii. Minimum Maintenance code for rental and owner occupied property	Madison General Ordinances has a Minimum Housing Code that specifies treatment of all buildings.
	iv. Letter to owners of properties identified as eligible for designation in new surveys (coordinated with meeting)	Currently this is coordinated with CLG funded projects related to NRHP historic district nominations.
Objective 2c. Protect historic buildings and places that are deteriorated or threatened by demolition	i. Historic Preservation Ordinance protects historic resources – Section 41.15	The Historic Preservation Ordinance specifies a Demolition by Neglect provision
	ii. Promote moving historically significant buildings to appropriate sites	

GOAL 3 - PROMOTE HISTORIC PRESERVATION AS PART OF ECONOMIC DEVELOPMENT

OBJECTIVE	EXISTING FUNDING STRATEGIES	Explanation
Objective 3b. Identify incentives and financial resources and allocate funding for historic preservation projects	i. Façade Improvement Grant Program (city)	Program established to support and encourage small businesses to reinvest in commercial districts with matching grants to restore or improve facades/storefronts. Preservation planner is on staff team.
	ii. Tax Increment Financing (city)	Governmental finance Strategy used to provide funds to construct public infrastructure, promote development opportunities and expand the future tax base. The proposed development should be consistent with and reinforce all city plans.
	iii. Small Cap TIF (city)	
	iv. State and Federal Historic Tax Credit (state)	Property owners of contributing properties listed on the National and State Registers are eligible to participate in the HTC program.
	v. Acquiring Certified Local Government Grants to prepare National Register nominations (city/state)	City of Madison is a CLG and has applied for and received grants to prepare NRHP historic district

GOAL 4 - COORDINATE MUNICIPAL POLICIES TO PROTECT HISTORIC RESOURCES

OBJECTIVE	EXISTING STRATEGIES	Explanation
Objective 4a Coordinate efforts and regulations among city plans, policies, ordinances, and departments	i. Adopted city plans and special area plans support historic preservation.	Comprehensive Plan, Downtown Plan, Cultural Plan, Sustainability Plan, etc.
	ii. Staff involved with other agencies and in other programs	Living History Project, Public Art, RESJI, Neighborhood grants, etc.
	iii. Historic Preservation Ordinance	Standards, enforcement, and inspection regulations.
	iv. Variety of other codes regulate historic preservation.	Signage, solar and wind energy systems, development adjacent to landmarks, etc.
Objective 4b Facilitate and coordinate preservation efforts with other governmental and community entities	i. Mayor's Design Awards have preservation category	City recognition of preservation projects
	ii. Staff is included in development inquiry meetings	Planning Division staff to education other department staff on the importance of preserving historic resources
Objective 4c. Integrate historic preservation and environmental sustainability policies	i. Historic preservation issues are provided in Sustainability Plan	Sustainability Plan references historic preservation.....
Objective 4d. Provide clear and predictable city processes	i. Staff is included in development inquiry meetings	Planning Division staff to education other department staff on the importance of preserving historic resources
Objective 4e. Enforce and enhance existing preservation programs	i. Staff assistance for applicants (development review, certificate of appropriateness, landmark nomination, NRHP nomination, building permit process)	
	ii. Ensure the Landmarks Commission continues to be filled by diverse and knowledgeable members	
	iii. Follow-Up Process for Landmark Certificate of Appropriateness projects	
	iv. Annual Report of Certificate of Appropriateness approvals	
	v. Continue to locally designate new landmarks and historic districts	More local designations will strengthen preservation in the city
	vi. Continue to list eligible properties and districts in NRHP	
	vii. Continue to conduct intensive surveys of the city and update historic context.	Intensive surveys are projects done to inventory and research historic properties. Historic context statements are written summaries about topics that are important in the history of the city. Intensive surveys and context statements are used to evaluate a property's historic significance and eligibility for designation.
	viii. Staff/administrative approval for specific alteration, repair, and maintenance projects that clearly meet standards for review	

GOAL 5 - ENGAGE THE COMMUNITY IN DETERMINING ONGOING HISTORIC PRESERVATION PRIORITIES

OBJECTIVE	EXISTING STORYTELLING STRATEGIES	Explanation
Objective 5a. Solicit ideas and stories about historic preservation from the public through a variety of methods and techniques	i. Living History Project at Madison Public Library	

GOAL 6 - EDUCATE THE PUBLIC ABOUT MADISON'S HISTORY AND THE VALUE AND BENEFITS OF HISTORIC PRESERVATION

OBJECTIVE	EXISTING EDUCATION STRATEGIES	Explanation
Objective 6a. Educate visitors and residents of all ages about Madison's history	i. Walking tour brochures for public and local schools	Brochure with historic data and facts.
	ii. "Experiential Tourism Development Program"	Planning staff working with Greater Madison Convention and Visitors Bureau
	iii. Website posting of events and resources	
	iv. Landmark plaques	Installed on designated landmarks per HPO 41.07(8)
	v. Baseline research on historic resources	Gather base property values and neighborhood status
	vi. Story sharing events	Community curated e.g. Living History Project, Pop-up Museum
	vii. First Nation Cultural Landscape tours	
Objective 6c. Recognize and publicize successful preservation projects	i. Mayor's Design Awards	Historic Preservation category
Objective 6d. Share stories of historic and community places that have been lost or are under-recognized	i. Living History Project at Madison Public Library	



APPENDIX C - COMMUNITY ENGAGEMENT

The character of Madison is instilled by the isthmus location between Lakes Monona and Mendota and the preservation of historic places that provide a sense of place with connection to the past and assurance of that opportunity for the future.

Underrepresented communities have contributed to the preservation of Madison's historic fabric through original use, preservation, adaptive reuse and sharing of the history that represents the entire community. A major goal of this plan is to ensure that the resources provided, places preserved and the history shared includes underrepresented communities.

This plan strives to integrate the value of historic preservation, both tangible and intangible, in policy for city leadership such that the contribution of individual properties support a greater civic vision. This plan strives for integrated historic preservation policy to ensure preservation concurrent with the continual transformation of the built form results in beauty, sustainability, inclusiveness and a sense of time and history to place.

HISTORIC PRESERVATION PLAN ADVISORY COMMITTEE

The Historic Preservation Plan Advisory Committee (HPPAC) was established to advise staff, the consultants, and the Landmarks Commission on the development of the Historic Preservation Plan and related public engagement, and serve as a forum for public testimony and comments regarding the process and recommendations. The Committee's 13 members were appointed by the Mayor and confirmed by the Common Council to provide a broad and diverse representation of people interested and impacted by historic preservation.

The Historic Preservation Plan Advisory Committee, the consultant team, and city staff developed a comprehensive engagement strategy to gather input from a variety of groups, including underrepresented groups, at varying locations throughout the city. The strategy was approved by the HPPAC and Landmarks Commission. The

OPPOSITE: University Presbyterian Church and Student Center, 731 State Street

Historic Preservation Plan Advisory Committee worked with city staff and the consultant team to identify the community's values around historic preservation, followed by goals - what we want to accomplish, objectives - how we can do it, and strategies - actions to implement the plan. Recommendations and strategies are based on public input received through meetings, online surveys, project website, emails, and city communication, as well as consultant and staff expertise and experience in historic preservation.

INCLUSIVE ENGAGEMENT PROCESS

The City of Madison is committed to racial equity and social justice, and required all staff and consultants working on this plan to participate in the City of Madison Racial Equity and Social Justice Initiative (RESJI) training. The Communication and Public Engagement Process was evaluated using the city's RESJI Equity Analysis Tool and revised to ensure a diversity of viewpoints and stories inform the recommendations. The team felt it was critical the public be part of determining a comprehensive engagement process, therefore a draft set of engagement principles was presented to the public at the Kickoff meeting and two meetings focusing on community values. Following are the Principles developed, as informed by public feedback:

- Provide options to participate a little or a lot
- Explain how input will be used
- Be responsive and flexible
- Keep it simple and clear
- Show trust and respect all perspectives
- Involve stakeholders from the beginning
- Make it personally relevant
- Actively engage underrepresented communities and ask who is not at the table
- Utilize existing groups and networks
- Ask how people want to participate and what services they need to participate
- Engage stakeholders in developing ideas and not just responding to set questions

COMMUNICATION

An important aspect of providing a comprehensive, inclusive approach was to communicate to a diverse set of stakeholders about the process, engagement opportunities, and project status. Diverse community members were part of identifying, learning about, discussing, and planning for the preservation of buildings and places that are important representations of the histories of all groups in Madison. A variety of outreach formats were utilized during the development of the Plan to reach a broad audience, with an emphasis on underrepresented groups. Input techniques included traditional meetings, discussions, project website, and newsletters, as well as social media, radio and TV stories, and online articles. The city also worked with various interest groups to distribute meeting notices to their networks and promoted historic preservation through related events such as Living History at the Madison Public Library, Historic Preservation Selfie Contest, and the Mayor's Roundtable event. Essential materials were available in Hmong and Spanish and translators were provided at public meetings when requested.

KICK-OFF MEETING

The City of Madison hosted a public meeting to kick off the Historic Preservation Project on Tuesday, September 26, 2017, at the Goodman Community Center. The meeting included an introduction of the process by city staff and the consultant team for the two parts of the project - developing the Historic Preservation Plan and updating the existing local historic district ordinances. The meeting included opportunities to provide written notes and ideas on a variety of historic preservation topics including: discovery of underrepresented communities' histories, groups and individuals to engage in the process, important historic resources, opportunities and concerns for ordinance revisions, and general historic preservation thoughts.

KEY THEMES

Public comments and discussion identified the following key elements be integrated into the planning process.

- Respect all perspectives
- Involve stakeholders from the beginning
- Engage underrepresented communities and reach out to groups not at the meetings
- Utilize existing groups and networks
- Engage stakeholders in developing ideas and not just responding to set questions

COMMUNITY VALUES MEETINGS

The City of Madison hosted two public meetings to establish the "Community Values" and discover historic resources on November 2 and 29, 2017. The meetings included presentations by city staff and the consultant team describing the Project and the need to gather values around historic preservation. An interactive exercise helped participants discover those places that attendees felt should be retained for future generations and why. From this discussion, the attendees created value statements for further development. Small groups answered the following questions:

"What places in Madison should be preserved for the next generation? Why?"

"Where do you feel connection to community in Madison?"

"Where do you take visitors in Madison?"

KEY THEMES

Public comments and discussion identified the following key elements be integrated into the community values.

- Consider current and future generations
- Emphasize what is unique about Madison
- Preserve both buildings and places
- Ensure all voices are part of the process

COMMUNITY VALUE STATEMENTS

Utilizing public input, and two review meetings with the Historic Preservation Plan Advisory Committee, the Value Statements were developed to guide the Historic Preservation Plan recommendations.

1. Madison values places that are significant in representing:
 - a. history, events, people, and architecture from all eras of Madison's past,
 - b. histories of underrepresented communities
 - c. Madison's unique culture, character, and identity.
2. Madison values public awareness and knowledge of:
 - a. Madison's historic places,
 - b. Madison's diverse history, including places that no longer exist
 - c. benefits and value of historic preservation.

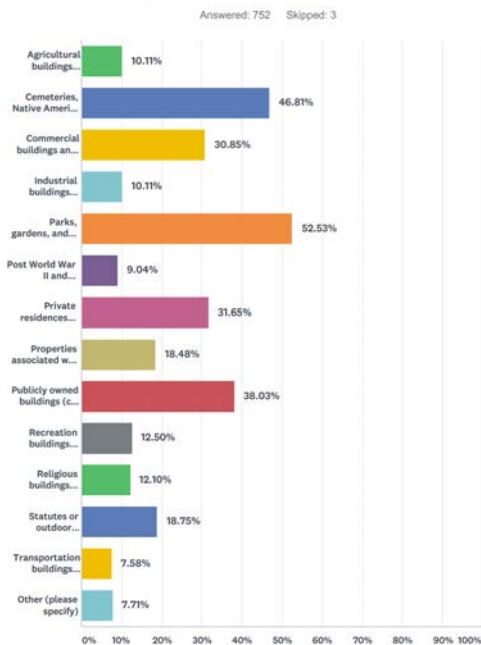
3. Madison values new development and investment in historic places that compliments the context and character of significant historic places.
4. Madison values public historic preservation initiatives with community input.

COMMUNITY SURVEY

An online survey was created to allow people to share their preservation priorities and provide guidance for future areas of focus. The survey was available online and in print, open for approximately three months, and completed by 755 respondents. Approximately 70% of respondents were residents, with 14% owning a historic property. The survey provided a means to reach a broad base of people and opinions and establish a baseline of perspectives.

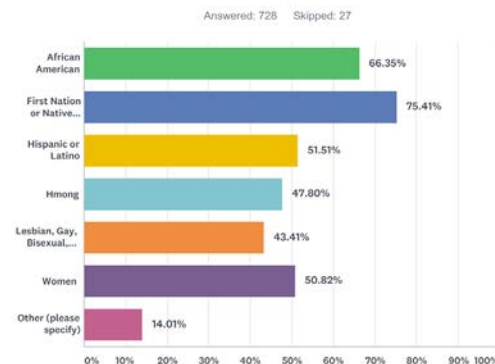
Questions covered a range of topics from ranking historic resources, how resources should be spent on historic resources, which groups are underrepresented in the story of Madison's history, threats to preservation, and buildings and places key to Madison's history and culture.

Q1 Which three types of historic resources are most important to you?
(Please choose up to three.)

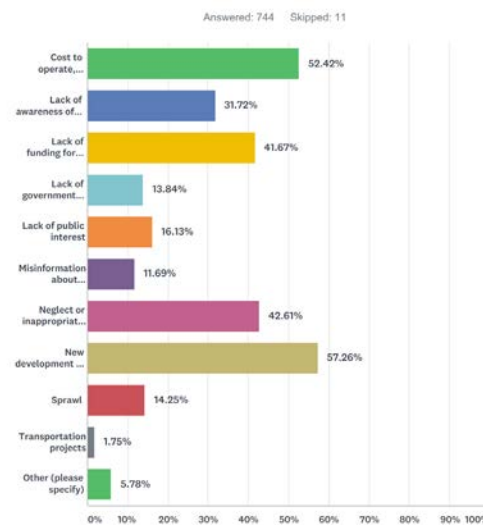


City-owned buildings; parks and open spaces; and cemeteries and Native American landscapes were ranked as most important historic resources. City website content; conferences and events; and publications were the top three strategies suggested for educating people about historic preservation practices. New construction, cost of preservation, and neglect were the top three threats to historic properties.

Q3 Which of the following groups are underrepresented or not well documented in understanding the history of Madison? (Select all that apply.)



Q5 What are the major threats to historic properties? (Please choose up to three.)



GOALS & OBJECTIVES MEETINGS

The City of Madison hosted two public meetings, May 3, 2018 in the Red Gym on the UW Campus and May 21, 2018 at Madison East High School, to discuss community goals and objectives. The first meeting included a presentation by city staff and the consultant team to describe the findings from the previous meetings and engage the public in conversations about the desired outcomes of the project followed by smaller group discussions based on community value topics. The second meeting was an open house format with stations for each of the key topics which influenced the development of specific goals and objectives.

KEY THEMES

Public comments and discussion provided the following key elements be integrated into the goals and objectives.

- Emphasize what is unique about Madison's culture and heritage
- Tell stories of both existing historic buildings and buildings lost
- Ensure tools are provided for historic property owners
- Ensure all voices are part of the process

STRATEGIES & PRIORITIES OPEN HOUSE

The City of Madison hosted an open house on Wednesday, February 27, 2019 at the Madison Municipal building to gather input on the proposed strategies and the goals and objectives they relate to. Attendees were also asked to help identify the timing and potential partners to implement each strategy. An online survey of the proposed strategies was provided for those unable to attend the open house to identify priorities and potential partners. Short (0 to 2 years) and medium (3 to 5 years) term were the most suggested implementation timelines.

KEY THEMES

Public comments provided suggestions for priorities and implementation of the strategies.

- Partner with local organizations to successfully implement the variety of strategies
- Provide opportunities for historic preservation education and training
- Celebrate existing and lost historic sites
- Work with all groups to include storytelling as part of implementation

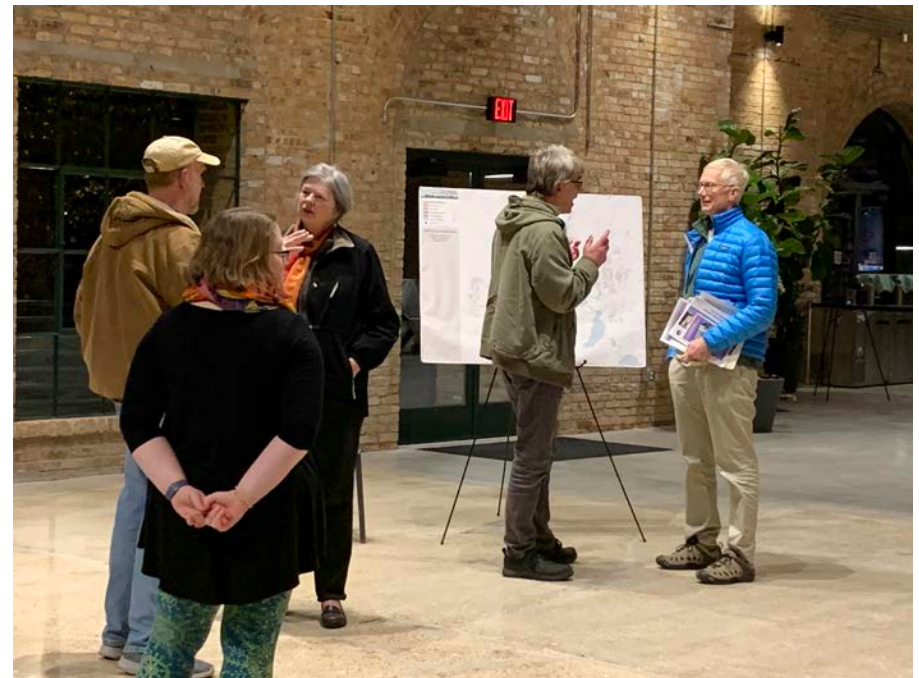
DRAFT PLAN OPEN HOUSE

The City of Madison hosted an open house on Wednesday, November 20, 2019 at the Garver Feed Mill to gather input on the Final Draft Plan. Boards highlighting the process, underrepresented communities survey, goals and objectives, strategy for future survey work, and next steps were on display for the public to review. A video presentation of the underrepresented communities survey was available, along with printed plan reports.

KEY THEMES

Public comments provided support for the process and recommendations with the following suggestions.

- Edits to the University of Wisconsin-Madison historic survey explanation.
- Continued inclusion of historic preservation in city development projects.
- Reference need to review staff capacity for the implementation of the recommendations.





The Draft Plan Open House featured informational and interactive panels, along with space to socialize and dine, at the recently renovated Garver Feed Mill.

LANDMARKS COMMISSION APPROVAL

On January 27, 2020, the Landmarks Commission held a special meeting to consider the Draft Historic Preservation Plan as recommended by the Historic Preservation Advisory Committee. The Landmarks Commission considered additional public and staff comments and unanimously recommended that the plan be approved, including the comments and edits discussed at the meeting, and that it be forwarded to the Common Council for introduction.

COMMON COUNCIL

On February 13, 2020, Alders Marsha Rummel, Patrick Heck, and Arvina Martin sponsored the Historic Preservation Plan for introduction to the Common Council. And at its February 25, 2020, meeting, the body referred the legislation and document to the Plan Commission for their advisory recommendation to the Landmarks Commission.

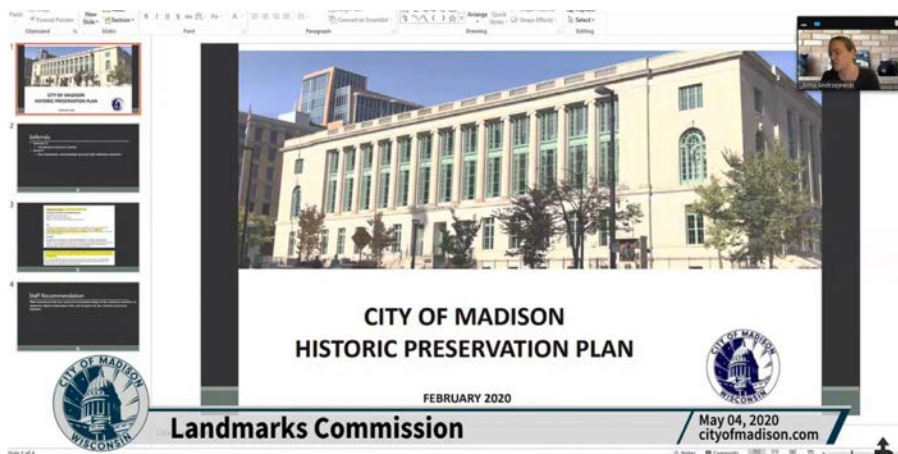
PLAN COMMISSION

Prior to the Plan Commission meeting, the alders sponsoring the plan agreed to modify the resolution to include that the Common Council would accept the Underrepresented Communities Historic Resources Survey as a living document. This would highlight the precedent-setting survey, while allowing it to evolve as the City gathered additional information on historic resources related to Madison's underrepresented communities. At the March 9, 2020, Plan Commission meeting, the body advised the Landmarks Commission to adopt the substitute resolution and the preservation plan as drafted.

Due to the coronavirus public health crisis, the Madison Common Council cancelled all public meetings on March 17. Essential public bodies began to conduct business by virtual meetings at that point. As a result, the final public meetings for reviewing the preservation plan were held virtually.

LANDMARKS COMMISSION

As part of its May 4, 2020, virtual meeting, the Landmarks Commission moved by unanimous consent to recommend that the Common Council adopt the substitute resolution and the Historic Preservation Plan.



Staff provided a slide presentation of the final edits for the Landmarks Commission's review, with Dr. Anna Andrzejewski (pictured upper right) chairing the meeting.

COMMON COUNCIL

At the May 19, 2020, virtual Common Council meeting, the council unanimously adopted the substitute resolution and the Historic Preservation Plan; accepted the Underrepresented Communities Historic Resource Survey Report; and dissolved the Historic Preservation Plan Advisory Committee.



Sheri Carter, Madison's first African-American woman to serve as Common Council President, presided over the meeting where the City adopted the plan.

ADVISORY COMMITTEE MEETINGS

MEETING #1 - FEBRUARY 26, 2018

The City of Madison Historic Preservation Plan Advisory Committee (Committee) held its first meeting on Monday, February 26, 2018 at Goodman Community Center. The Committee elected a Chair and Vice Chair and discussed procedures and the schedule. Staff and the consultants provided a presentation on the Plan process and the findings from the previous public meetings and draft community value statements.

MEETING #2 - APRIL 11, 2018

The Committee held its second meeting at the John Wall Pavilion, Tenney Park, 402 N Thornton Avenue. The Committee learned about the purpose of city plans, the benefits of historic preservation, and how the Historic Preservation Plan can go beyond the typical plan to be uniquely Madison.

MEETING #3 - JUNE 12, 2018

The Committee held its third meeting in June at the City-County Building. The Committee learned about the community input received to date, existing efforts Madison already undertakes relating to Historic Preservation, and provided feedback on the draft goals and objectives. The Committee discussed the need for lost buildings of significance, as well as existing historic buildings, to be referenced. Another priority was to preserve community character and specific historic buildings. Stewardship of city-owned buildings and financing for preservation projects were suggested as critical issues for preservation to be successful.

MEETING #4 - JUNE 27, 2018

The Committee continued their discussion and review of the goals and objectives and started to identify priorities at the City-County Building. Discussions included the need to expand to landscapes and public spaces, not just preservation of buildings, and how the term sustainability can be integrated into the discussion.

MEETING #5 - OCTOBER 10, 2018

The Committee met at the City-County Building to discuss strategies related to the goals and objectives they previously endorsed. The draft list of strategies reflects those things the city is already doing, suggestions from public meetings, and ideas from staff and consultants. The Committee supported the overall intent of the strategies and discussed specific wording suggestions and potential partners.

MEETING #6 - DECEMBER 12, 2018

Committee members reviewed and ranked the draft strategies related to each goal and objective prior to the December 12th meeting. At the Madison Municipal building they discussed and prioritized the strategies.

MEETING #7 - JULY 10, 2019

The Committee met at the City-County Building to hear the consultant's presentation of the draft Underrepresented Communities Historic Resources Survey Report and draft Strategy for Future Survey Work. The Committee discussed the methodology and findings of the Survey Report, and it was clarified that this would be a resource for the Historic Preservation Plan and other efforts, but would be a research document that builds on past survey work and could be expanded in the future. However, the Strategy for Future Survey Work would be integrated into the plan.

MEETING #8 - JULY 17, 2019

The consultants presented drafts of Chapter 4 (Goals, Objectives, & Strategies) and Chapter 5 (Implementation) at a meeting in the City-County Building. The table in Chapter 5, proposed a timeframe, cost estimate, responsible party, and potential partners for each recommended strategy to facilitate implementation of the plan recommendations.

MEETING #9 - AUGUST 21, 2019

The Committee discussed comments received from the Madison Alliance for Historic Preservation, as well as their own perspectives, regarding the format and content of the draft.

MEETING #10 - OCTOBER 3, 2019

The Committee continued discussion on potential revisions and edits to the draft plan and provided direction to staff and the consultants for the preparation of the final draft plan. The final draft plan was released prior to the November 20, 2019 Public Open House. It also served as the base document for approval by the Advisory Committee and the Landmarks Commission.

MEETING #11 - DECEMBER 18, 2019

Staff and the consultants presented the Final Draft Plan for review and comment, including public input received at the November 20, 2019 Open House. Final suggestions and approval were given to move the plan to the Landmarks Commission.



APPENDIX D - PLANS WITH PRESERVATION RECOMMENDATIONS

The City of Madison routinely conducts studies and adopts plans covering a variety of geographies and topics. Many of these documents contain recommendations related to historic preservation. The adoption of this Historic Preservation Plan does not change the status of these plans and studies but provides a current contextual framework for their recommendations. The list below provides examples of these plans and studies as a reference, beginning with the more recent documents. This is not intended to be all inclusive.

COMPREHENSIVE PLAN (2018)

MANSION HILL DISTRICT BOUNDARY REVIEW (2018)

LANGDON NEIGHBORHOOD CHARACTER STUDY (2018)

UNIVERSITY HILL FARMS NEIGHBORHOOD PLAN (2016)

LAMP HOUSE BLOCK PLAN (2014)

DOWNTOWN PLAN (2012)

MONROE STREET COMMERCIAL DISTRICT PLAN (2007)

WILLIAMSON STREET DESIGN GUIDELINES – BUILD II (2004)

OPPOSITE: Belmont Hotel, 101 East Mifflin Street, Winterbotham Building, 25 N Pinckney Street, Maeder Building, 23 N Pinckney Street



APPENDIX E - FINAL APPROVAL AND ADOPTING RESOLUTION



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Legislation Details (With Text)

File #:	59575	Version:	2	Name:	Adopting the Historic Preservation Plan
Type:	Resolution	Status:	Passed		
File created:	2/13/2020	In control:	Department of Planning and Community and Economic Development		
On agenda:	5/19/2020	Final action:	5/19/2020		
Enactment date:	5/27/2020	Enactment #:	RES-20-00395		
Title:	SUBSTITUTE Adopting the Historic Preservation Plan as a supplement to the Comprehensive Plan, directing staff to implement the recommendations contained in the plan, accepting the Underrepresented Communities Historic Resource Survey Report, and dissolving the Historic Preservation Plan Advisory Committee.				
Sponsors:	Marsha A. Rummel, Patrick W. Heck, Arvina Martin				
Indexes:					
Code sections:					
Attachments:	1. Madison HPP Final Draft February 2020.pdf, 2. Underrepresented Communities Intensive Survey Report - DRAFT 7-2-19_r.pdf, 3. Martens_Comment_03-09-20.pdf, 4. HPP Adopting Resolution, (draft substitute), 5. Staff Memo on Final Draft Preservation Plan 5-4-20, 6. LC Staff Presentation 5-4-20, 7. 59575 LC Report 5-4-20, 8. Version_1.pdf				

Date	Ver.	Action By	Action	Result
5/19/2020	2	COMMON COUNCIL	Adopt	Pass
5/4/2020	2	LANDMARKS COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
3/9/2020	1	PLAN COMMISSION	Return to Lead with the Recommendation for Approval	Pass
2/25/2020	1	LANDMARKS COMMISSION	Referred	
2/25/2020	1	COMMON COUNCIL	Referred	
2/13/2020	1	Department of Planning and Community and Economic Development	Referred for Introduction	

No additional City appropriation is required with the adoption of the Historic Preservation Plan. However, implementing recommendations within the Plan will require additional staff or consultant resources. The timeframe and estimated level of cost for each recommended strategy starts on page 54 of the plan. These expenditures, as well as others, will need to be included in future capital and operating budgets, subject to Common Council approval at that time.

SUBSTITUTE Adopting the Historic Preservation Plan as a supplement to the Comprehensive Plan, directing staff to implement the recommendations contained in the plan, accepting the Underrepresented Communities Historic Resource Survey Report, and dissolving the Historic Preservation Plan Advisory Committee.

WHEREAS, during the development of the Downtown Plan, several commissions stressed the need for a City Historic Preservation Plan to ensure that historic preservation remains an effective tool to preserve the city's historic resources; and

WHEREAS, early in the process of revising the Historic Preservation Ordinance, the Ad Hoc Landmarks Ordinance Review Committee and members of the public stressed the need for a City Historic Preservation Plan to guide the preservation program; and

WHEREAS, the Comprehensive Plan, adopted in August, 2018 (Legistar File # 51349), provided a vision for the City's future and established a comprehensive set of goals, strategies and actions, including a recommendation to "Complete, adopt, and implement a Historic Preservation Plan as a framework for the future of Madison's historic preservation program"; and

WHEREAS, in November 2017, the Common Council approved a resolution (Legistar File # 49177) creating the Historic Preservation Plan Advisory Committee (HPPAC) to assist with the development of the Historic Preservation Plan (Plan); and

WHEREAS, a consultant team, including Legacy Architecture, Inc., CE Planning Studio, LLC, and Archetype Historic Property Consultant, was retained to assist with the development of the Plan and related activities; and

WHEREAS, a Communication and Public Engagement Strategy was approved by the HPPAC and Landmarks Commission in early 2018 to ensure an inclusive planning process and a Plan that celebrates and preserves the places that represent the city's collective histories; and

WHEREAS, a major component of the planning effort was for the consultant team to conduct research and prepare a detailed Underrepresented Communities Historic Resource Survey Report, that will serve as a living resource, and which is summarized in the Plan; and

WHEREAS, the HPPAC, working with staff and the consultant team, facilitated public engagement, worked to identify the community's values around historic preservation, and developed the following goals to reflect those values:

- 1) Promote Historic Preservation in Madison
- 2) Preserve buildings and places that represent architecture, events, and people important to Madison's history
- 3) Promote historic preservation as part of economic development
- 4) Coordinate municipal policies to protect historic resources
- 5) Engage the community in determining ongoing historic preservation priorities
- 6) Educate the public about Madison's history and the value and benefits of historic preservation; and

WHEREAS, detailed objectives and strategies were developed to achieve the six goals and prioritized by the HPPAC, with the following identified as the 14 highest priority strategies (in no particular order):

- Place plaques at existing buildings and places, lost buildings, and cultural sites to identify significant historical events and locations.
- Develop tourism marketing and branding materials that highlight historic attractions in the city.
- Coordinate an urban design program to visually promote City-owned historic buildings and places.
- Determine which types of buildings and places are underrepresented in the current historic resources inventory.
- Develop a "Top 10 Historic Buildings and Places to Preserve" exhibit or program.
- Develop a database of properties that are eligible for historic tax credits.
- Encourage adaptive reuse as an affordable housing option.
- Develop a document that outlines the development proposal review process and criteria for historic properties to educate staff, departments, committees, and the public.
- Prepare illustrated design guidelines for buildings and places within historic districts, including those outside period of significance.
- Consider properties with existing National Register of Historic Places designation and those identified through future survey work for local designation.
- Utilize a variety of tools, both digital and in-person, to gather and post information about Madison's history, diversity, and culture.
- Reach out to local underrepresented groups to gather additional information about buildings, places, or events that should be part of Madison's story.
- Utilize social media to announce events and engage the public on historic preservation practices, events, policies, and projects.
- Create interactive websites, online articles, exhibits, and tours on the benefits of preservation; and

WHEREAS, the HPPAC unanimously recommended approval of the Plan on December 18, 2019 and forwarded it to the Landmarks Commission; and

WHEREAS, the Landmarks Commission unanimously recommended approval of the Plan on January 27, 2020, with the recommendation to forward it to the Common Council for introduction.

NOW, THEREFORE BE IT RESOLVED, that the Historic Preservation Plan is hereby adopted as a supplement to the Comprehensive Plan.

BE IT FURTHER RESOLVED, that staff is directed to implement the recommendations contained in the Historic Preservation Plan, including submitting necessary staffing and other expenditure requests in annual Capital and Operating Budgets.

BE IT FURTHER RESOLVED, that the Underrepresented Communities Historic Resource Survey Report is hereby accepted and may be administratively updated as new historic resources and other information is discovered.

BE IT FINALLY RESOLVED, that the Common Council expresses its appreciation to members of the Historic Preservation Plan Advisory Committee for contributing their time and expertise to this important effort and hereby dissolves the Committee.

**OPPOSITE: U.S. Post Office and Courthouse, now the Madison Municipal Building,
215 Martin Luther King Jr. Boulevard**

STAFF REPORT

Historic Preservation Commission – November 6th, 2023

Agenda Item # 7c: Historic Properties: Potential Local Nominations - Update

Staff Contact: Steven D. Wiley, AICP, Planning and Development Director

Background

At previous HPC meetings the Commission discussed a list of properties within the City to consider for nomination to the Local Register. At the August meeting the Commission decided to proceed with a first round of nominations.

The Commission has decided to look at the following properties:

- 509-515 Main St. W
- 400 3rd Ave W - Soo Line Depot
- Ashland Bottle Works Building
- 620 3rd St. W - St. Andrew's Building/Cathedral Nails
- Former Hank Martinsen Jr. House
- Chapple Ave Condo Buildings
- All Area Churches
- o 517 9th Ave W - Saron Lutheran
- o 311 13th St. W - Good Shephard Lutheran Church
- o Presbyterian Church
- Ashland Housing Authority Bay Tower
- Ashland Elk's Lodge #137
- 301 13th Ave E - Bay City School
- Bohemian Hall
- AADC Building
- Northland College President's House
- Lighthouse Keepers Home & Boathouse
- 615 St Claire St. - Florence Campbell's Home
- 1323 6th St. W - Jarrod Dahl's Home
- Bystrom House & Large Oak Tree
- 701 Ellis Ave – Light House Baptist Church

For the first round of nominations the HPC agreed to prioritize the following properties:

- Presbyterian Church
- Ashland Housing Authority Bay Tower
- Bohemian Hall

- AADC Building
- Northland College President's House
- Lighthouse Keeper's Home and Boat House
- Jarrod Dahl's home at 1323 6th St. W

Since the August meeting Mandelyn Lyons has switched departments and started a new position in the Parks and Recreation Department. The Assistant Planner position remains vacant. With the vacancy staff has prepared the notification letters and mailing lists but will need more time to ensure that the required public hearing notice is published and all notification letters are sent out with enough advance notice prior to the meeting where the nominations are considered. Staff plans to complete the required mailings and have the first round of nominations ready prior to the next HPC meeting.