

CITY OF STOUGHTON HISTORIC PRESERVATION

Landmarks Commission

June 8, 2017

EXISTING CATEGORIES

Chapter 38 “Historical Preservation”
<ul style="list-style-type: none">• Landmarks• Landmark Sites• Historic Districts (none at present)

Chapter 78 “Zoning”
<ul style="list-style-type: none">• Downtown Design Overlay District

National Historic Preservation Act
<ul style="list-style-type: none">• Listed buildings• Listed sites• Listed districts

National Register – purposes served

- Historic resources must be considered and ideally protected in the context of federally or state funded projects.
- Private owner purposes:
 - Honorific program.
 - Tax credit eligibility.
- This designation does not lead to regulation of privately-funded private activities (renovation, alteration, demolition). Possible de-listing of property.
- State notice process – not “approval” process. Allows for documentation.
- Owner may veto listing.

Purposes served by different ordinances

Chapter 38 – Historical Preservation

- Promote historic preservation by designating local landmarks, landmark sites and historic districts, and regulating changes to local landmarks, landmark sites, and historic districts.

Chapter 78 – Zoning Code

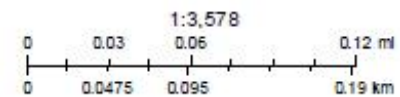
- “Preserve and enhance aesthetic qualities ... and attain a consistent visually pleasing image” in the Downtown Design Overlay Zoning District. (Sec. 78-913(1)).

DOWNTOWN DESIGN OVERLAY DISTRICT



March 27, 2017

□ Tax Parcels



Planning Sources: Esri, HERE, DeLorme, Intermap, incrementP Corp., GEBCO.

CITY-DESIGNATED LANDMARKS: CHAPTER 38

HISTORIC NAME	ADDRESS	YEAR BUILT	DESIGNATIONS	APPROVAL DATE
Stoughton Universalist Church	324 S. Page Street	1858	LDL, NRHP, SRHP, SWHD	3/10/1981
Gjertrud & Jens J. Naeset House	126 E. Washington Street	1878	LDL, NRHP, SRHP	5/10/1988
Iverson Johnson House	327 E. Washington Street	1898	LDL, NRHP, SRHP	5/10/1988
Carnegie Public Library	304 S. Fourth Street	1907	LDL, NRHP, SRHP, MSHD	5/10/1988
Stoughton City Hall, Library & Opera House	381 E. Main Street	1900	LDL, NRHP, SRHP, MSHD	5/10/1988
Scheldrup Block	100/110 E. Main Street	1897	LDL, NRHP, SRHP, MSHD	5/10/1988
Hausmann Block	111 E. Main Street	1903	LDL, NRHP, SRHP, MSHD	5/10/1988
Brickson Block	120/130 E. Main Street	1884	LDL, NRHP, SRHP, MSHD	5/10/1988
Boyce Block	134 E. Main Street	1905	LDL, NRHP, SRHP, MSHD	5/10/1988
Ole K. Roe House	404 S. Fifth Street	1892	LDL, NRHP, SRHP	5/10/1988
West School	404(400) Garfield Street	1886	LDL, NRHP, SRHP, SWHD	5/10/1988
Hyland-Olson Block	201(217) W. Main Street	1897	LDL, NRHP, SRHP, MSHD	5/10/1988
Masonic Hall	160 E. Main Street	1869	LDL, NRHP, SRHP, MSHD	9/12/1989
Frank Allen Building	172 E. Main Street	c1859	LDL, NRHP, SRHP, MSHD	9/12/1989
Erickson Block	Water Street	1905	LDL, NRHP, SRHP, MSHD	9/12/1989
Stoughton City Power Plant #1	515 S. Fourth Street	1911	LDL	9/12/1989
1892 High School	211 N. Forrest Street	1892	LDL, NRHP, SRHP	7/9/1991
G. Chrestoffer Building	183(187) E. Main Street	1889	LDL, NRHP, SRHP, MSHD	7/9/1991
J. Hausmann Building	195 E. Main Street	1889	LDL, NRHP, SRHP, MSHD	7/9/1991
Depot	532 E. Main Street	1913	LDL	12/8/1992
Turner, Dearborn & Atkinson Tobacco Whse	515 E. Main Street	1885	LDL	
Badger Theater	255 E. Main Street	1921	LDL, NRHP, SRHP, MSHD	10/12/1996
Lewis Rinde House	201 S. Franklin Street	1903	LDL, NRHP, SRHP, ESHD	2/9/1999
Sarah & August E. Ovren House	401 W. South Street	1884	LDL, NRHP, SRHP, SWHD	7/25/2000
Brown – Sewell House	101 S. Fifth Street	1859-1867	LDL, NRHP, SRHP	9/13/2001
Jens & Ingeborg Cold House	111 S. Fifth Street	1892-1904	LDL, NRHP, SRHP	9/13/2001
Jennie B. and John A. Martin	620 S. Prairie Street	1903	LDL, NRHP, SRHP, SWHD	2/24/2004
Luke Stoughton Home	315 N. Division Street	1848		8/24/2004
Hans Peterson Building	154(148) E. Main Street	1865	LDL, MSHD	
South School	1009 Summit Avenue	1900	NRHP, SRHP	
Era H. and Harriet Grout Gerard House	118 N. Page Street	1886	NRHP, LDL, NWHD	
Depot	529 E. Main Street	1885	LDL	10/25/2016

KEY TO DESIGNATIONS

Main Street Historic District MSHD

East Side Historic District ESHD

Southwest Historic District SWHD

Northwest Historic District NWHD

National Register of Historic Places NRHP

State Register of Historic Places SRHP

Locally Designated Landmark LDL

ACTIVITIES REGULATED

Chapter 38

- Landmarks:
 - Alterations or reconstruction affecting exterior
 - Demolition
- Historic Districts:
 - Unclear what is regulated

Chapter 78

- Changes in appearance (such as painting)
- Physical modifications, including demolition

National Historic Preservation Act

- None
- Historical Society notice prior to demo.

APPROVAL PROCEDURES

Chapter 38

- Landmarks:
 - Certificate of appropriateness must be approved by Landmarks Commission
- Historic Districts:
 - Unclear and problematic language in Section 38-41(f)
- Demolition:
 - Landmarks Commission approval required, but approval is not possible (see Section 38-37)

Sec. 78-913

- Landmarks:
 - Landmarks Commission makes recommendation
 - Plan Commission makes final decision
- Non-Landmarks:
 - Plan Commission makes final decision

Sec. 78.517

- “Landmarks commission shall have regulatory power for locally-recognized landmarks.”
- At request of owner, city staff or plan commission, landmarks commission shall advise on non-landmarks.

Issues

- Overlapping and inconsistent procedures in Chapters 38 and 78.

Options

- Use Zoning Code only (and eliminate the certificate of approval process under Chapter 38).
- Use Historic Preservation Code only (and eliminate Downtown Design Overlay Zoning).
- Retain current structure, but remove “landmarks” from review under Ch. 78.
 - Landmarks Commission role.
 - Plan Commission role.

Issues

- Overlapping and inconsistent procedures in Chapters 38 and 78.

Options

- Landmarks Commission recommends retaining current structure, but removing “landmarks,” “landmark sites” and “landmark districts” from review under Ch. 78.
- Landmarks Commission would review such applications under Ch. 38.
- Plan Commission would not review landmarks, landmark sites, landmark districts.

Issues

- What role (if any) should the Landmarks Commission have in reviewing and approving applications under Chapter 78?

Options

- Landmarks Commission acts only on COA under Chapter 38, and not on applications under Chapter 78.
- Landmarks Commission must consider and make recommendation on Chapter 78 applications, before Plan Commission action.
- Landmarks Commission advice may be requested (as in sec. 78-517).

Issues

- What role (if any) should the Landmarks Commission have in reviewing and approving applications under Chapter 78?

Options

- Landmarks Commission recommends:
 - Landmarks Commission must consider and make recommendation on Chapter 78 applications, before Plan Commission action.
 - If Plan Commission decision is different from Landmarks Commission recommendation, then property owner may appeal to City Council.

Issues

- Need standards governing proposed demolition of locally designated landmarks. (See Sec. 38-37.) Current ordinance doesn't allow Landmarks Commission to approve under any circumstances.

Options

- Standards relating to whether the structure retains the qualities that made it a landmark.
- Standards relating to the physical integrity of the structure, and whether repair/restoration is reasonable and viable.

Issues

- Need standards governing proposed demolition of locally designated landmarks. (See Sec. 38-37.) Current ordinance doesn't allow Landmarks Commission to approve under any circumstances.

Options

- Landmarks Commission decided to continue working on this issue. No recommendation yet.

Issues

- Unclear rules regarding locally designated historic districts. (See Sec. 38-41.)

Options

- What activities should be regulated?
- What standards should apply?

Issues

- Unclear rules regarding locally designated historic districts. (See Sec. 38-41.)

Options

- Landmarks Commission put resolution of this issue on hold. Because there are currently no locally designated historic districts in the City, the Commission wants to address higher priority issues first.

Issues

- Confusing standards for reviewing an application under Chapter 78.
 - 78-517: Detailed “design standards” are provided.
 - 78-913: Decisions to be based on “Sound land use, urban design, and economic revitalization principles.”

Options

- Clearly apply “design standards” in 78-517 to “design review” and “project review.” **[This is the Landmarks Commission recommendation.]**

Issues

- Demolition is included under Chapter 78 “project review.”
- What standard should apply?
 - 78-517: Detailed “design standards” are provided. Inapplicable to demolition.
 - 78-913: Decisions to be based on “Sound land use, urban design, and economic revitalization principles.”

Options

- Use existing “sound land use, etc. standard.
- Develop a new standard.
- [Landmarks Commission is working on this issue. No recommendation yet.]

Issues

- Significant applicability language in Sec. 78-517(3): Buildings “not in compliance with standards” are not required to follow design standards.
 - This seems to mean that a building in the downtown design overlay district could be exempt from review under 78-517 and 78-913?
 - Is this understood? Desirable?

Options

- Retain current language.
- Adjust or eliminate current language.
- [Landmarks Commission is working on this issue. No recommendation yet.]

Issues

- Should the City Council make the final decision about demolition of a building in the Downtown Design Overlay District?”

Options

- Plan Commission recommendation, Council final decision.
- Plan Commission final decision, appealable to Council.

Issues

- Should the City Council make the final decision about demolition of a building in the Downtown Design Overlay District?”

Options

- Landmarks Commission recommends:
 - Landmarks Commission recommendation to Plan Commission
 - Plan Commission recommendation to Council
 - Final decision by Council.

Issues

- Should the City Council make the final decision about demolition of a locally designated Landmark?

Options

- Landmarks Commission recommendation, Council final decision.
- Landmarks Commission final decision, appealable to Council. [This is the Landmarks Commission recommendation]