



**WELCOME**  
TO THE NEAR WEST SIDE  
HISTORIC DESIGNATION  
DISCUSSION SERIES

# TONIGHT'S AGENDA

- An invitation to engage in Civil Discourse
- Who is the NWS Historic Designation Committee?
- Summary of the February 28<sup>th</sup> Presentation
- Introduction to Tonight's Speakers
- The Historic Value of the Near West Side
- Open Discussion: Questions, Answers, and Comments



# CIVIL DISCOURSE

In our work, we've committed to abide by the following agreements and ask that you do too:

- Agreements to Foster Civil Discourse:
  - Be honest and respectful (be careful not to make assumptions).
  - Listen to understand.
  - It's ok to disagree, but do so with curiosity, not hostility.
  - Be brief and concise (so everyone can participate).
  - Refrain from interrupting.



# WHO IS THE NEAR WEST SIDE HISTORIC DESIGNATION COMMITTEE?

- We are neighborhood homeowners, residents, and landlords who have volunteered to explore the possibility of applying for some form of local Historic Designation for the Near West Side neighborhood:
  - to research information and share it with you
  - to start a conversation among us all
  - to hear and collect your input and, ultimately, record your preferences via a vote
- This committee is intended as a workgroup that represents the neighborhood – its residents and homeowners – throughout all aspects of this process.



# WHO IS THE NEAR WEST SIDE HISTORIC DESIGNATION COMMITTEE?

- Olivia Dorfman, Co-chair
- Karen Duffy, Co-chair
- Alan Balkema
- Bill Baus
- Tim Clougher
- Peter Dorfman
- Christine Lovelace
- Frank Marshalek
- Steve Mascari
- Lisa-Marie Napoli



# RECAP – *The What, Why, & How of Historic Designation (2/28/19)*

- Jeff Goldin (Historic Preservation Commission) and Conor Herterich (Historic Preservation Program Manager)
  
- CURRENT NEIGHBORHOOD PROTECTIONS
  - Zoning: Controls specific land uses, building heights, lot coverage, etc.
  - Demolition Delay: Delays the issuing of a demolition permit in order to allow for public notice and discussion of proposed full or partial demolitions to structures that have been identified as “Contributing,” “Notable,” or “Outstanding”.
  
- LOCAL DESIGNATIONS
  - Historic District (Multi-Property and Single Property)
    - Highest level of local protection.
    - Appropriate when there are many historic structures with high architectural integrity in the area.
    - Appropriate if area has high historical value.



# RECAP – *The What, Why, & How of Historic Designation (2/28/19)*

- Conservation District
  - Appropriate when there is significant development pressure.
  - Appropriate when the inventory of buildings to be protected do not possess high or unique architectural value.
  - After 3 years, 51% of property owners must vote to remain a conservation district or the neighborhood is automatically elevated to full historic district.
  
- BENEFITS OF LOCAL DESIGNATION
  - Protects the homeowner’s investment.
  - Historic district properties appreciate at greater rates.
  - Better quality and cohesiveness of design within neighborhood.
  - Saves older buildings from landfill by reusing them.
  - Gives communities a voice in their future — especially as city government plans to change zoning, density, and roads.



# RECAP – *The What, Why, & How of Historic Designation (2/28/19)*

## ■ DESIGNATION PROCESS

1. Neighborhood organizes and decides to pursue historic district designation.
2. Neighborhood holds three (3) public meetings.
3. Neighborhood submits application with a map to historic preservation program manager at HAND.
4. Conor Herterich creates a staff report which considers the merits of the application.
5. Public meeting is scheduled where the HPC will vote to approve or deny historic designation.
  - a) HAND sends letters of notice about this meeting to all property owners in and adjacent to proposed district.
  - b) Public has chance to comment on historic designation at this meeting.
6. Hold the public meeting.
  - a) HPC will recommend designation to the common council or designation will be denied.
7. Common Council hears proposed historic designation and votes to either approve or deny.





# RECAP – *The What, Why, & How of Historic Designation (2/28/19)*

## ■ HOW DESIGNATION AFFECTS THE HOMEOWNER

- Must apply for a Certificate of Appropriateness (COA) for:

### *Conservation District*

- Demolition
- Moving a Structure
- New Construction

### *Historic District*

- All of the above, plus...
- Any work which may alter the façade of a structure viewable from the public right-of-way.
  - *Varies depending on design guidelines written by committee.*
  - *Examples: Removal or destruction of an exterior feature; enclosing a porch; changing siding; changing windows; altering roof; rear addition.*
- Design Guidelines are written by a committee of homeowners, an HPC member, and Conor to reflect the will of the neighborhood. Guidelines can be as strict or lenient as the neighborhood would like.

