



City of Waukesha
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Committee: Landmarks Commission	Meeting Date: 7/10/2024
Item Number: ID#24-10222	
Subject: Discussion and possible action on a request to waive the requirement for 60 day Historic Preservation Commission notice of a proposed boundary decrease to the individual National Register of Historic Places listing for the Senator William Blair House – 434 Madison Street.	

Details: It has recently come to the attention of City staff that the legal description for the individual National Register of Historic Places listing for the Blair House – 434 Madison Street – includes a portion of the City property at 130 Delafield St. When the Blair House was added to the National Register, in 1983, the whole property was City owned. The property boundaries included the parking lot at the base of the hill and a small portion of what was then the Police Department headquarters and was later the Public Works Department annex building at 130 Delafield St.

The Police Department had occupied that space for many years by that point. The National Register description does not include any description of the building or parking lot, or any implication that they might have historic significance related to the Blair House. When the City transferred ownership of the Blair House property to Lisa and Bob Salb in 2014, the property boundaries were adjusted to their current condition. A Historic Preservation Conservation Easement was prepared and approved by the State Historical Society to ensure that the building is preserved. The easement includes the current property boundaries only, not the City-owned property.

The City has declared 130 Delafield St. as a surplus property and listed it for sale, along with the adjacent property at 200 Delafield St., which formerly included the Jendusa Pharmacy building. A developer has proposed building two apartment buildings on the properties. Based on the old legal description in the listing, the City could be required to prepare a new conservation easement to cover the parking lot. The compliance staff at the State Historic Preservation office have told City staff that the best way to address this issue is to submit a request to decrease the boundary of the National Register listing for the Blair House, to reflect the current property boundary. That request will need to be reviewed, just like an addition to the National Register, by the State Historic Preservation Review Board.

The Historic Preservation Review Board meets quarterly. It has two meetings remaining this year, on August 23rd and November 15th, 2024. In order to provide certainty for the developer and for the Plan Commission and Council during the development review process, staff would very much prefer to have it reviewed at the August meeting. Whenever the Board is reviewing a property in a Certified Local



Government community, it needs to provide the local Historic Preservation Commission with 60 days' notice to allow them to comment, unless the Commission chooses to waive that notice requirement. If the Landmarks Commission waives the 60 day requirement, the application will be added to the August 23rd meeting agenda and the State will provide 30 days' notice instead. Discussion on whether to comment will be included on the agenda at the August 7th Landmarks meeting.

If the Landmarks Commission chooses not to waive the notice requirement, the Historic Preservation Review Board will review the application on November 15th instead. The Landmarks Commission will have the option to provide comments to the Board either way. It is unlikely that a different review date will have any impact on the Board's decision.

434 Madison Street is not listed individually as a Local Landmark. Instead, it is part of the Madison Street Historic District. The Madison Street Historic District boundary, both locally and in its National Register listing, follows a different boundary. It runs in a straight line from the backs of the properties on Randall Street to Madison Street. This means there is a small section of the current 434 Madison Street property which is actually not in the Historic District, but it does not have any impact on the City-owned property. As a result of this, the proposed development will not need a Certificate of Appropriateness from the Landmarks Commission.

Relevant Secretary of the Interior Standards: N/A

Paint and Repair Grant info: N/A

Staff Recommendation: Staff is requesting that the Landmarks Commission waive the sixty day notice requirement from the State Historic Preservation Review Board on the proposed boundary decrease for the individual National Register listing for 434 Madison Street.