



CITY OF MADISON HISTORIC PRESERVATION ORDINANCE REVISIONS

1 Historic Preservation Ordinance Revisions

- **Revise Historic District Sections**

2 The Plan

- **Discovery of Historic Resources Data**
- **Development of the Historic Preservation Plan**

TWO PROJECT PARTS



JENNIFER L. LEHRKE
AIA, LEED AP, NCARB, OWNER

ROWAN DAVIDSON
ASSOCIATE AIA

BOB SHORT
ASSOCIATE AIA

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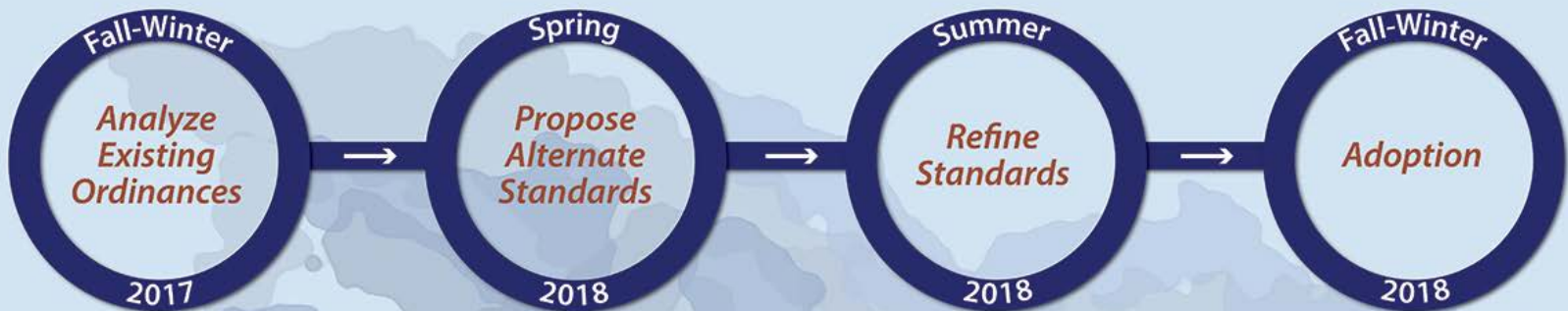


CAROLYN ESSWEIN
AICP, CNU-A, OWNER



JASON TISH
OWNER

CONSULTANT TEAM



ORDINANCE REVISION PROCESS

3 meetings in each Historic District

1st Fall of 2017

Gather input from district property owners and residents



2nd September – October 2018

Discuss options for addressing issues

3rd November – December 2018

Propose recommendations to be made to the ordinance.

ORDINANCE REVISION PROCESS
NEXT STEPS

3 meetings in each Historic District

2017 - 2018



**LANDMARKS ORDINANCE REVIEW
COMMITTEE (LORC)**

Begins January 2019

LANDMARKS COMMISSION

COMMON COUNCIL

**ORDINANCE REVISION PROCESS
NEXT STEPS**

EXAMPLES:

- Building Height and Scale
- Proportion of façades and openings
- Rhythm of solids to voids in facades
- Rhythm of spacing and buildings on streets
- Rhythm of entrance porch and other projections
- Relationship of materials, texture, and color
- Roof shape
- Landscaping

WHAT ARE
STANDARDS FOR REVIEW?

- Create equal standards across all districts
- Incorporate current industry practices
- Make ordinance easier to understand

WHY REVISE
STANDARDS FOR REVIEW?

- **Illustrated Guidelines**
- **Streamlining the Approval Process**
- **Commissioner Training**
- **Coordinating City Policies**
- **Outreach and Education**
- **Financial Incentives**
- **Urban Design Elements**

ROUND 1 FINDINGS - PLAN

- **Importance of maintaining historic character – scale, form, setbacks**
- **Hierarchy of treatment**
- **Lot divisions and combinations**
- **New development should be “of its time”**
- **Ordinance language is not easy to understand – uniform standards**
- **Visual Compatibility and Period of Significance are confusing**

ROUND 1 FINDINGS - ORDINANCE



HISTORIC PRESERVATION ORDINANCE

Standards for Alterations	Historic Districts							
	Mansion Hill	Third Lake Ridge			University Heights		Marquette Bungalows	First Settlement
		E	C	R	TR-C	TR-V		
Building Form								
Proportions of width to height in facades	X							
Proportions and relation of width to height of doors and windows	X		X					
Proportion and rhythm of solids to voids	X		X	X				
Directional Expression	X							
Compatible Height	X	X	X	X	X	X		
Compatible Gross Volume	X							
Rhythm of buildings and masses								
Chimneys							X	
Retain Original Historic Materials		X	X	X	X			
Architecture								
Retain historical roof appearance		X	X	X	X	X	X	
Restoration				X				
Residing				X	X		X	
Alterations to visible street facades				X	X			
Alteration to non-visible facades				X	X			
Dormers and other roof alterations						X	X	
Windows and doors – general standards						X	X	
Windows and doors – street facades						X		
Windows and doors – non-street side facades						X		
Windows and doors – Rear facades						X		
Porches						X		
Additions and other alterations						X	X	
Foundations						X	X	
Tuckpointing and brick repair						X	X	
Decks						X		
Entrance Doors						X		
Double or Multiple Doors						X		
Storm Windows and Doors						X	X	
Lighting Fixtures							X	
Shutters							X	
Repairs							X	
Alterations to Post-1930 Structures							X	
Site								
Landscape Treatment			X					
Parking lots				X	X			
Fences						X	X	
Retaining Walls in Front Yards							X	
Accessory Structures							X	
Other								
2" exits				X		X		
Skylights						X	X	
Accessibility Ramps							X	
Fire Escapes and Rescue Platforms							X	
Permanently Installed Air Conditioners							X	

Standards for New Structures	Historic Districts							
	Mansion Hill	Third Lake Ridge			University Heights		Marquette Bungalows	First Settlement
		E	C	R	TR-C	TR-V		
Building Form								
Proportions of width to height in facades	X						X	
Proportions and relation of width to height of doors and windows	X		X				X	
Proportion and rhythm of solids to voids	X		X	X			X	
Directional Expression	X		X	X			X	
Compatible Height	X	X	X	X			X	
Compatible Gross Volume	X	X	X	X				
Rhythm of buildings and masses and spaces			X	X			X	
Visual Size					X			
Scale							X	
Architecture								
Design of the roof		X	X	X			X	
Materials Used in the Street Facade		X	X				X	
Facade Design							X	
Materials, Patterns and Textures			X	X				
Architectural Details							X	
Roof Materials				X			X	
Siding Materials							X	
Windows and Doors								
Site								
Landscape Treatment			X					
Parking lots				X				
Fences							X	
Retaining Walls in Front Yards							X	
Setbacks, side yards and other visible features							X	
Accessory Structures				X			X	
Other								

CLARITY & UNIFORMITY



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES

WITH
GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS



U.S. Department of the Interior
National Park Service
Technical Preservation Services

SECRETARY OF THE INTERIOR'S STANDARDS

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.



SECRETARY OF THE INTERIOR'S STANDARDS

2. The historic character of a property will be retained and preserved.

The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.



SECRETARY OF THE INTERIOR'S
STANDARDS

3. Each property will be recognized as a physical record of its time, place and use.

Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.



SECRETARY OF THE INTERIOR'S
STANDARDS

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.



SECRETARY OF THE INTERIOR'S
STANDARDS

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.



SECRETARY OF THE INTERIOR'S
STANDARDS

6. Deteriorated historic features will be repaired rather than replaced.

Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.



SECRETARY OF THE INTERIOR'S STANDARDS

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.

Treatments that cause damage to historic materials will not be used.



SECRETARY OF THE INTERIOR'S
STANDARDS

8. Archeological resources will be protected and preserved in place.

If such resources must be disturbed, mitigation measures will be undertaken.



SECRETARY OF THE INTERIOR'S
STANDARDS

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



SECRETARY OF THE INTERIOR'S
STANDARDS

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



SECRETARY OF THE INTERIOR'S
STANDARDS

Period of Significance

“duration of time between beginning and ending years during which a historic district is associated with the important events, activities, persons, or attained characteristics which qualify it for historic district status”

- Mansion Hill: 1850-1930
- Third Lake Ridge: 1850-1929
- University Heights: 1893-1928
- Marquette Bungalows: 1924-1930
- First Settlement: 1850-1920

SPECTRUM OF STANDARDS FOR
REVIEW OF YOUR PROPERTY

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 and which has been designated as a landmark”

- 182 Designated Landmarks in Madison

SPECTRUM OF STANDARDS FOR
REVIEW OF YOUR PROPERTY

Know Your Significance

- In the Period of Significance of a historic district or individually landmarked

or

- Outside of the Period of Significance of a historic district

SPECTRUM OF STANDARDS FOR
REVIEW OF YOUR PROPERTY

Know Your Façade

- “Street Façade” or “Visible from the Street”: Primary, Front, or Street-facing

or

- “Not Visible from the Street”: Secondary, Side & Rear, Non-street-facing

SPECTRUM OF STANDARDS FOR
REVIEW OF YOUR PROPERTY

1. Identify, Retain, and Preserve Historic Materials and Features

SPECTRUM OF TREATMENT
OPTIONS FOR YOUR PROPERTY

1. Identify, Retain, and Preserve Historic Materials and Features
2. Protect and Maintain Historic Materials and Features

SPECTRUM OF TREATMENT
OPTIONS FOR YOUR PROPERTY

1. Identify, Retain, and Preserve Historic Materials and Features
2. Protect and Maintain Historic Materials and Features
3. Repair Historic Materials and Features

SPECTRUM OF TREATMENT
OPTIONS FOR YOUR PROPERTY

1. Identify, Retain, and Preserve Historic Materials and Features
2. Protect and Maintain Historic Materials and Features
3. Repair Historic Materials and Features
4. Replace Deteriorated Historic Materials and Features

SPECTRUM OF TREATMENT
OPTIONS FOR YOUR PROPERTY

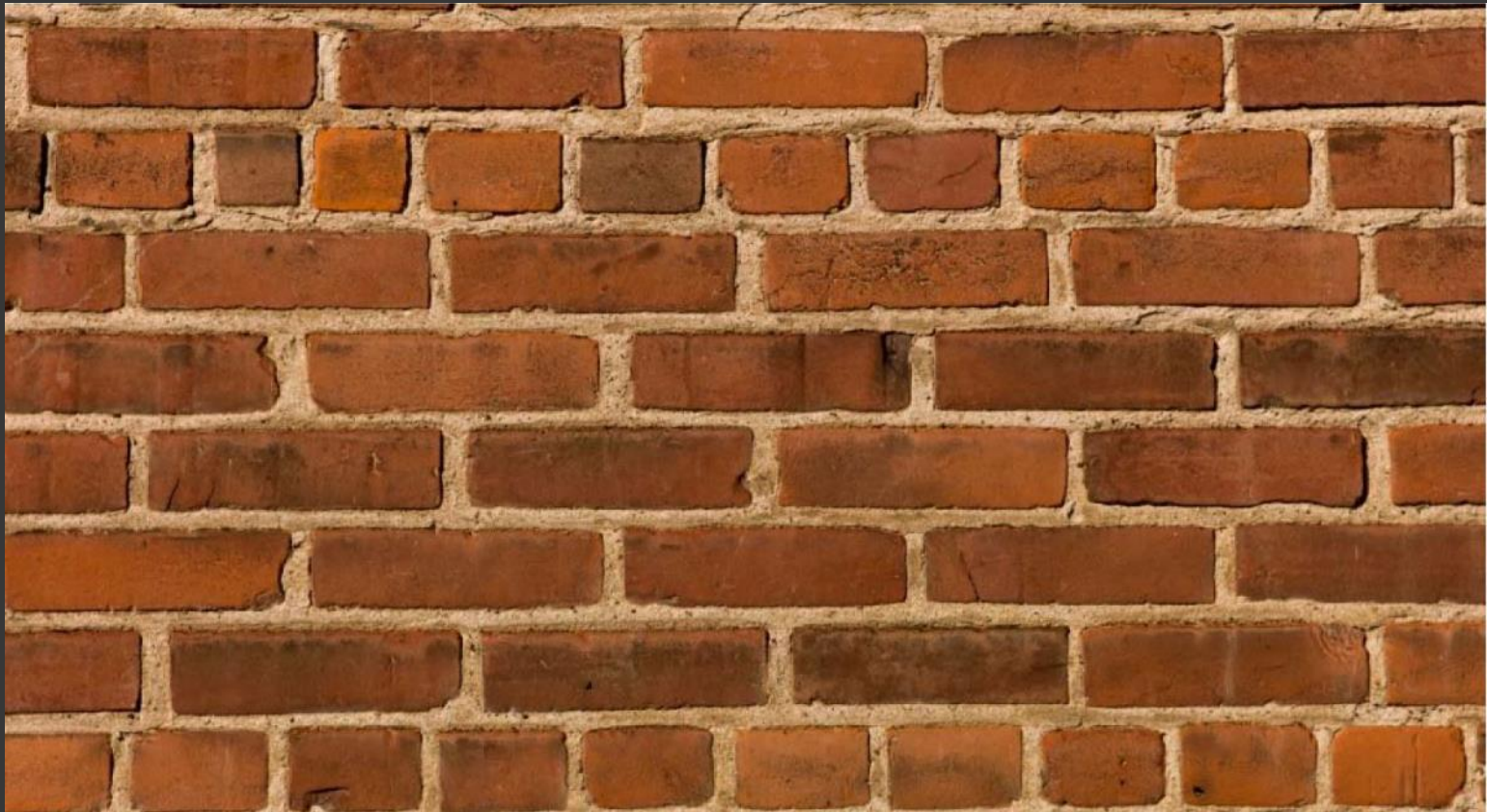
1. Identify, Retain, and Preserve Historic Materials and Features
2. Protect and Maintain Historic Materials and Features
3. Repair Historic Materials and Features
4. Replace Deteriorated Historic Materials and Features
5. Design for the Replacement of Missing Historic Features

SPECTRUM OF TREATMENT
OPTIONS FOR YOUR PROPERTY

“any change, addition, or modification to an improvement or grading”



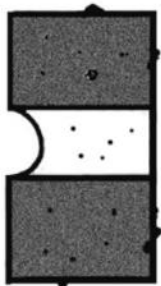
ALTERATIONS



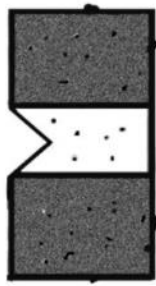
BUILDING MATERIALS: MASONRY



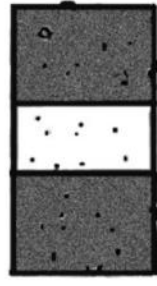
BUILDING MATERIALS:
MASONRY



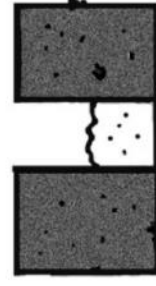
Concave



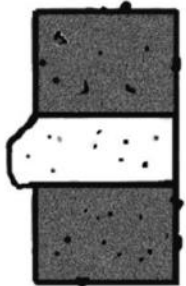
Vee



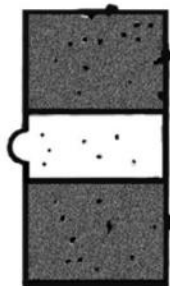
Flush



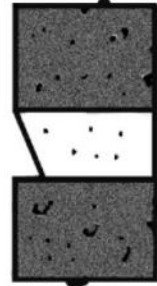
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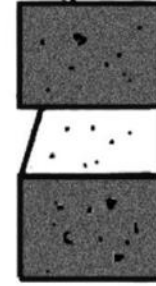
Extruded



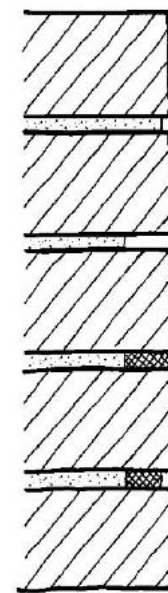
Beaded



Struck



Weathered



EXISTING

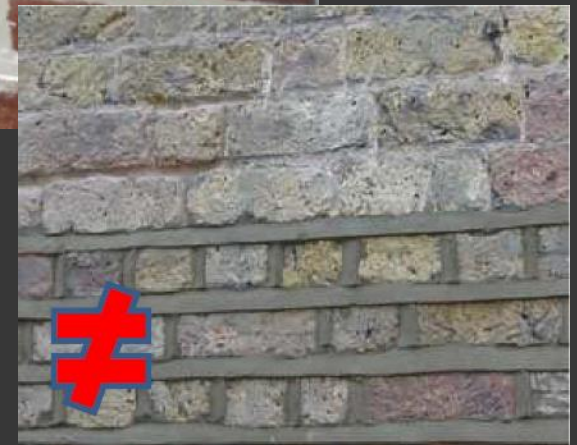
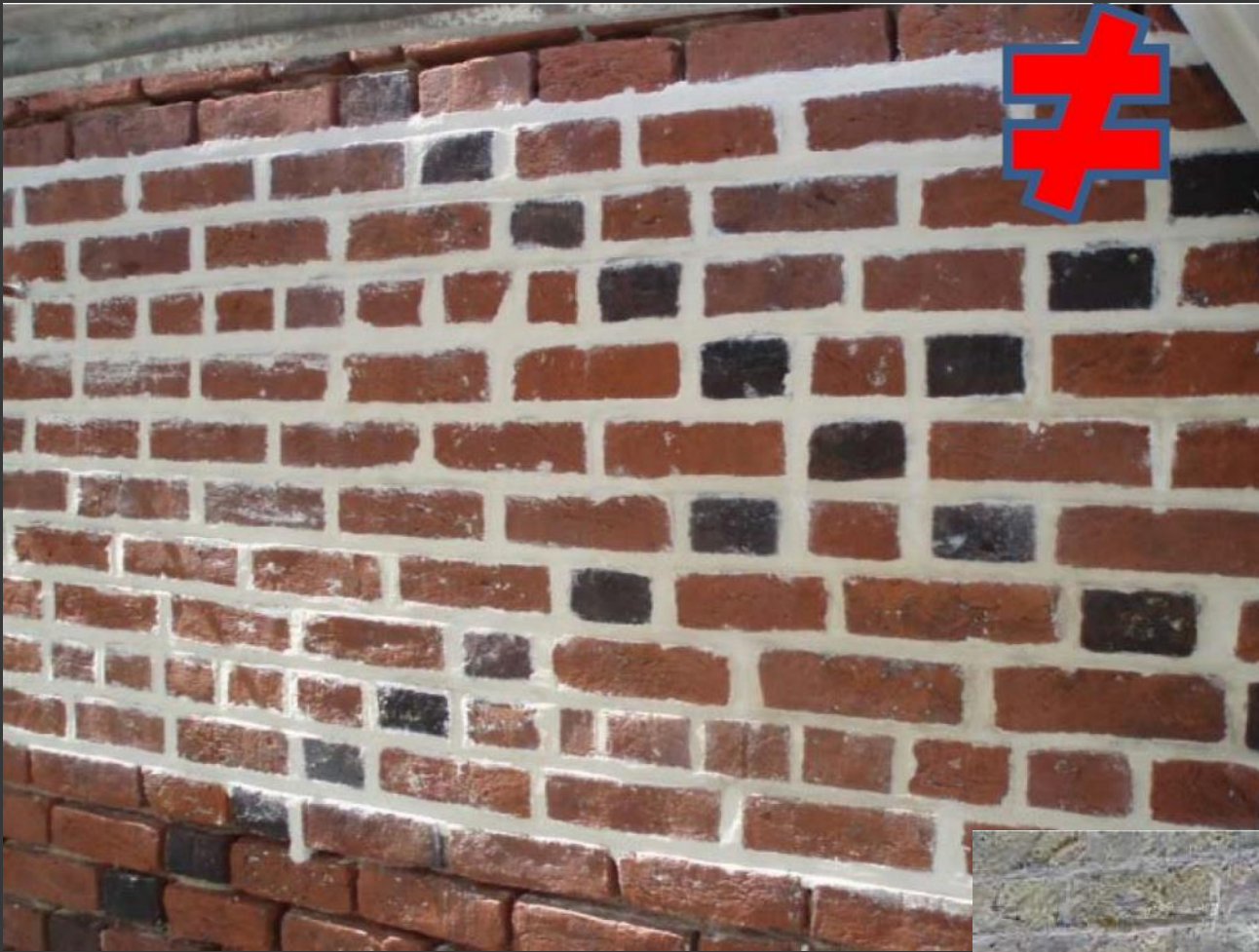
REMOVE

FILL

REPOINT

Masonry Repointing

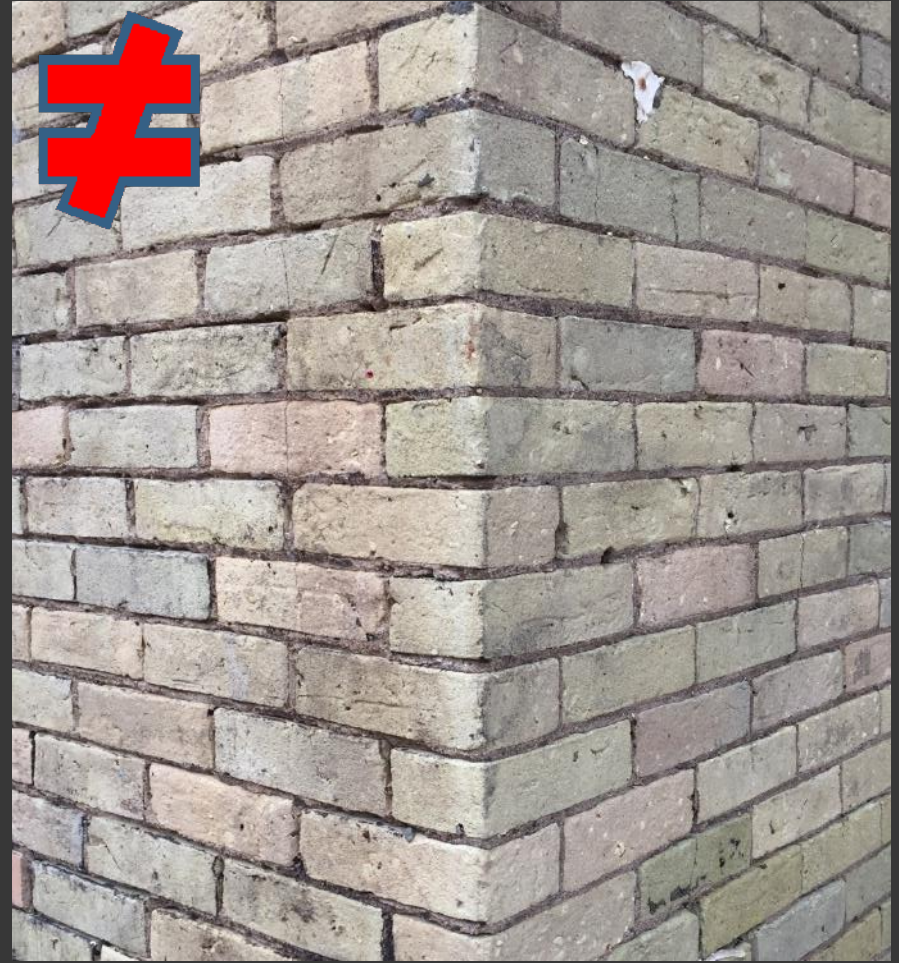
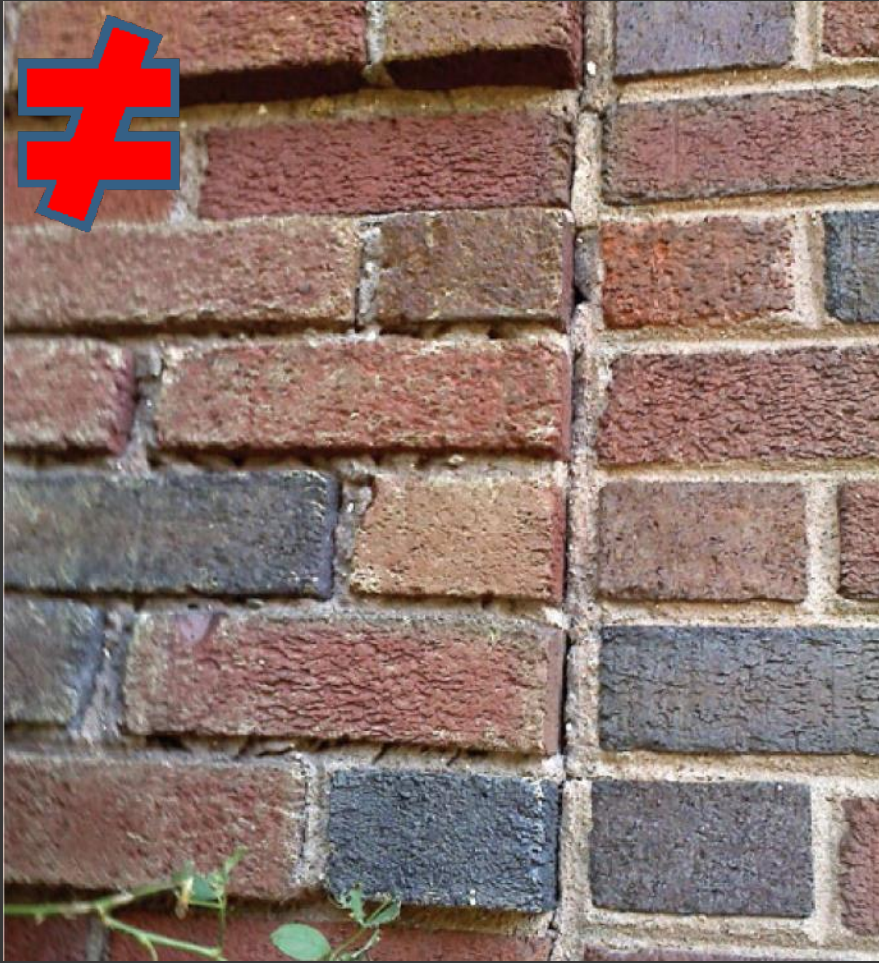
BUILDING MATERIALS: MASONRY



BUILDING MATERIALS: MASONRY



BUILDING MATERIALS: MASONRY



BUILDING MATERIALS: MASONRY



BUILDING MATERIALS:
WOOD



BUILDING MATERIALS: WOOD



BUILDING MATERIALS: WOOD



BUILDING MATERIALS:
WOOD



BUILDING MATERIALS:
WOOD



BUILDING MATERIALS:
WOOD



BUILDING MATERIALS: METALS



Maintenance and Alteration Checklist for Metal

- 1** Clean metal detailing using the gentlest means possible to avoid damaging the historic finish.
- 2** Maintain paint on metal detailing or avoid painting metals that were historically exposed.
- 3** Do not introduce metal elements, such as this wrought iron railing, where they were not used historically.

BUILDING MATERIALS: METALS



BUILDING MATERIALS: METALS



BUILDING FEATURES & SYSTEMS: ROOFS



3-Tab



Architectural

BUILDING FEATURES & SYSTEMS: ROOFS



Architectural



Architectural

BUILDING FEATURES & SYSTEMS: ROOFS



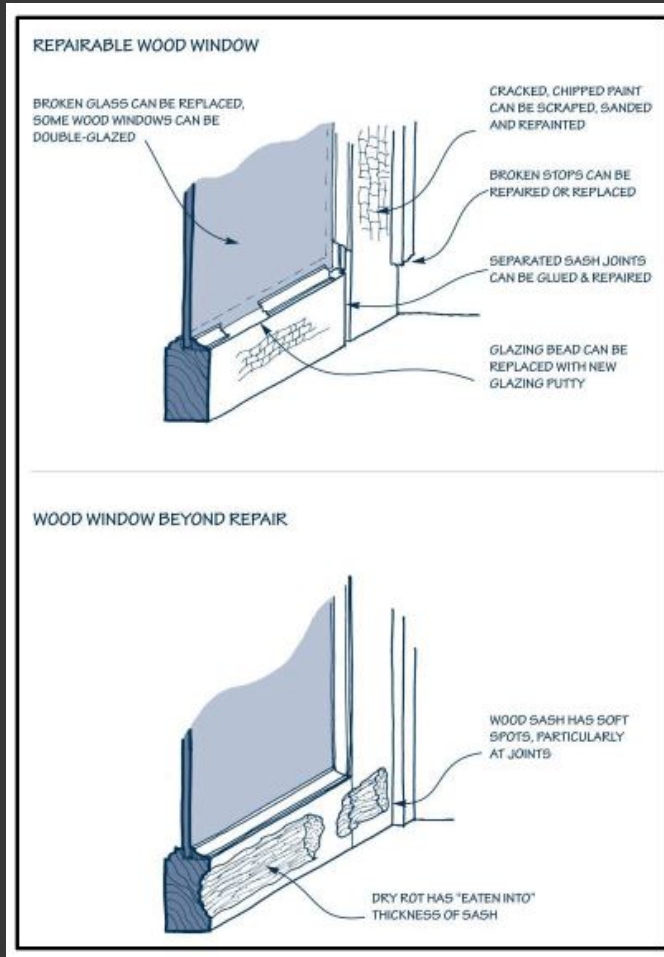
BUILDING FEATURES & SYSTEMS: ROOFS



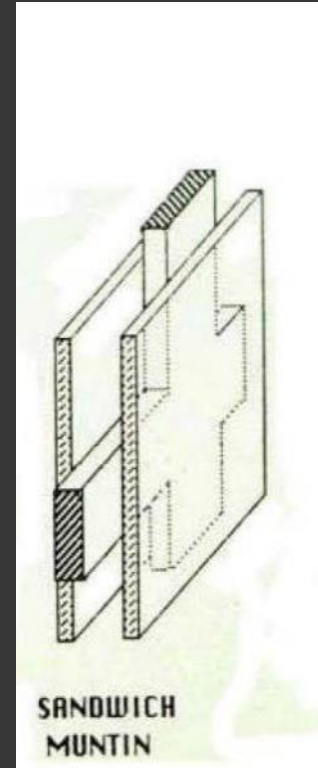
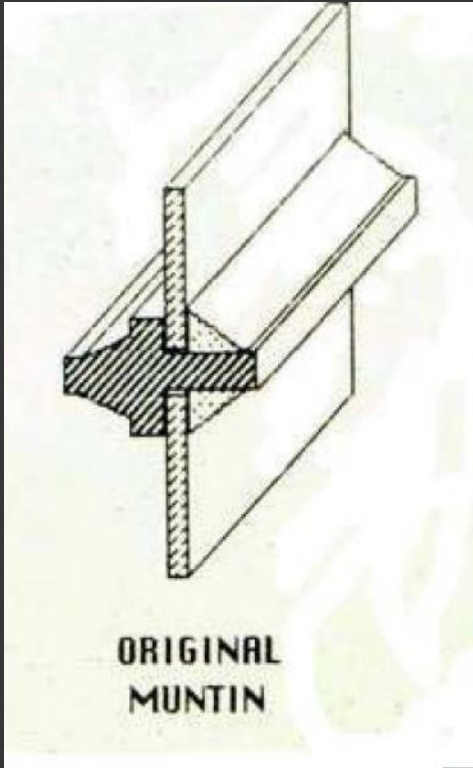
BUILDING FEATURES & SYSTEMS: WINDOWS



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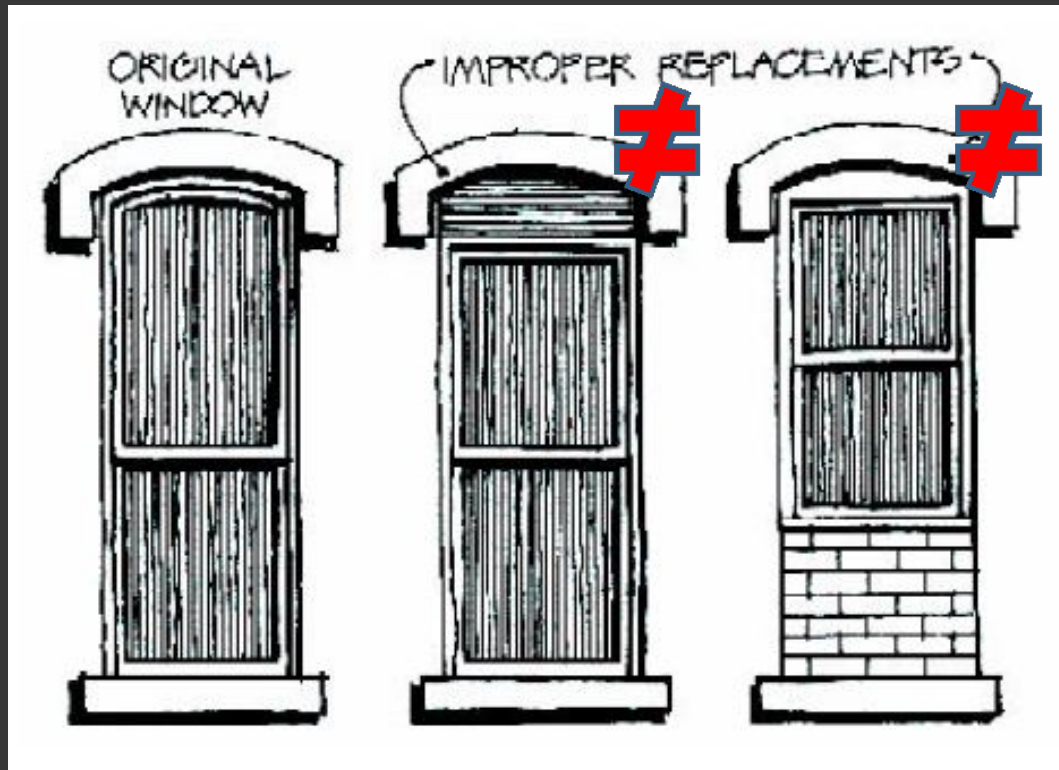
BUILDING FEATURES & SYSTEMS: WINDOWS



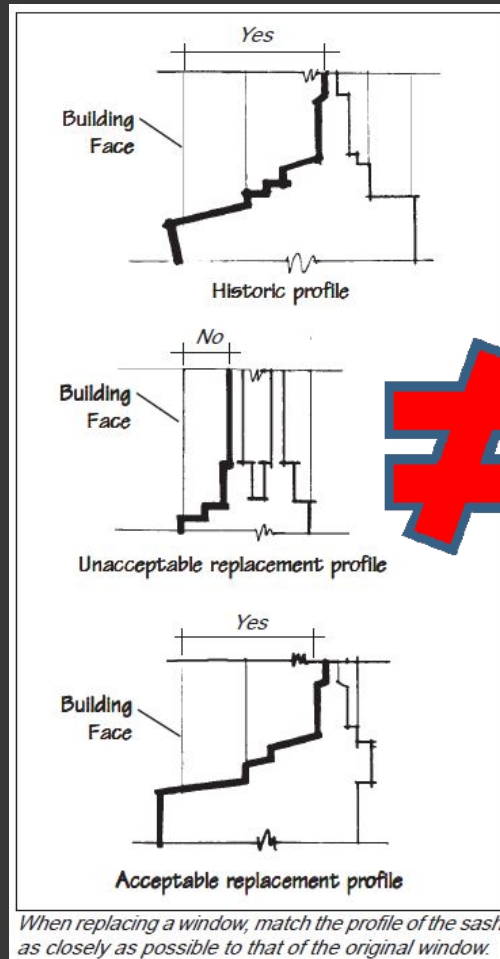
BUILDING FEATURES & SYSTEMS: WINDOWS



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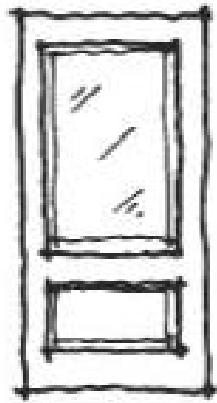
BUILDING FEATURES & SYSTEMS: WINDOWS



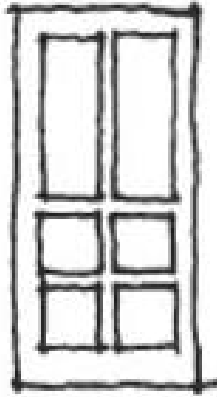
BUILDING FEATURES & SYSTEMS: ENTRANCES & PORCHES



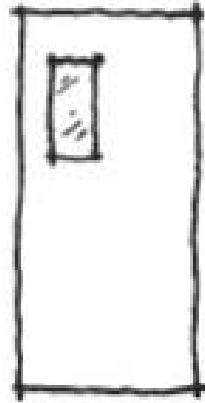
BUILDING FEATURES & SYSTEMS: ENTRANCES & PORCHES



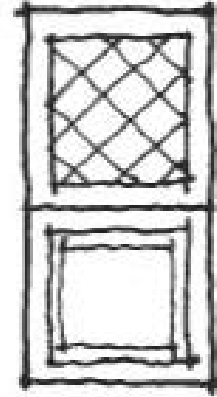
Yes



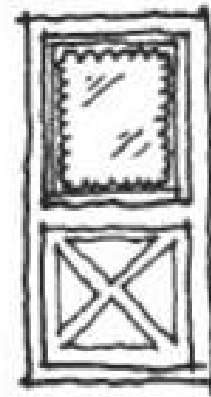
Yes



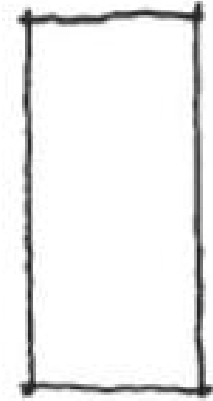
No



No



No

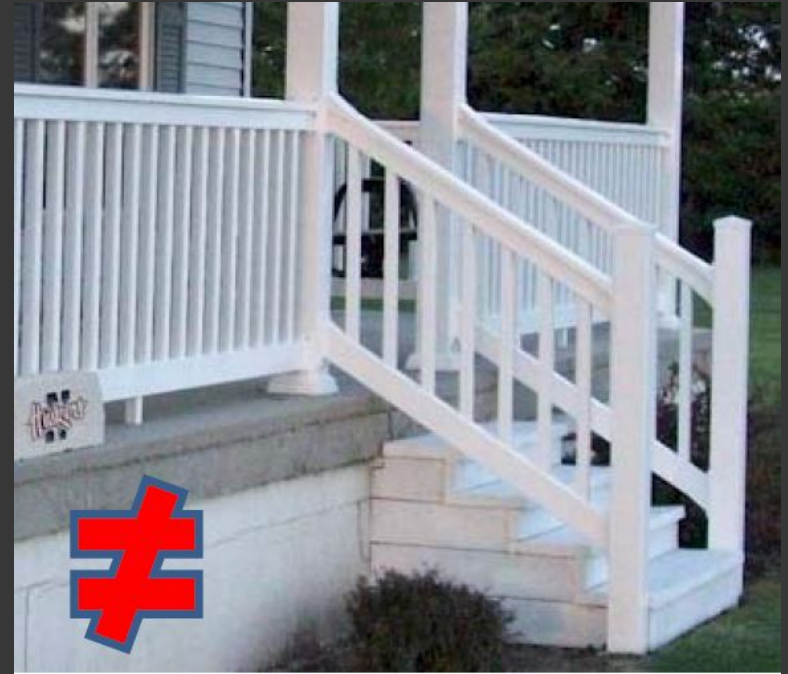


No

BUILDING FEATURES & SYSTEMS: ENTRANCES & PORCHES



BUILDING FEATURES & SYSTEMS: ENTRANCES & PORCHES



BUILDING FEATURES & SYSTEMS: ENTRANCES & PORCHES



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BUILDING FEATURES & SYSTEMS: ENTRANCES & PORCHES



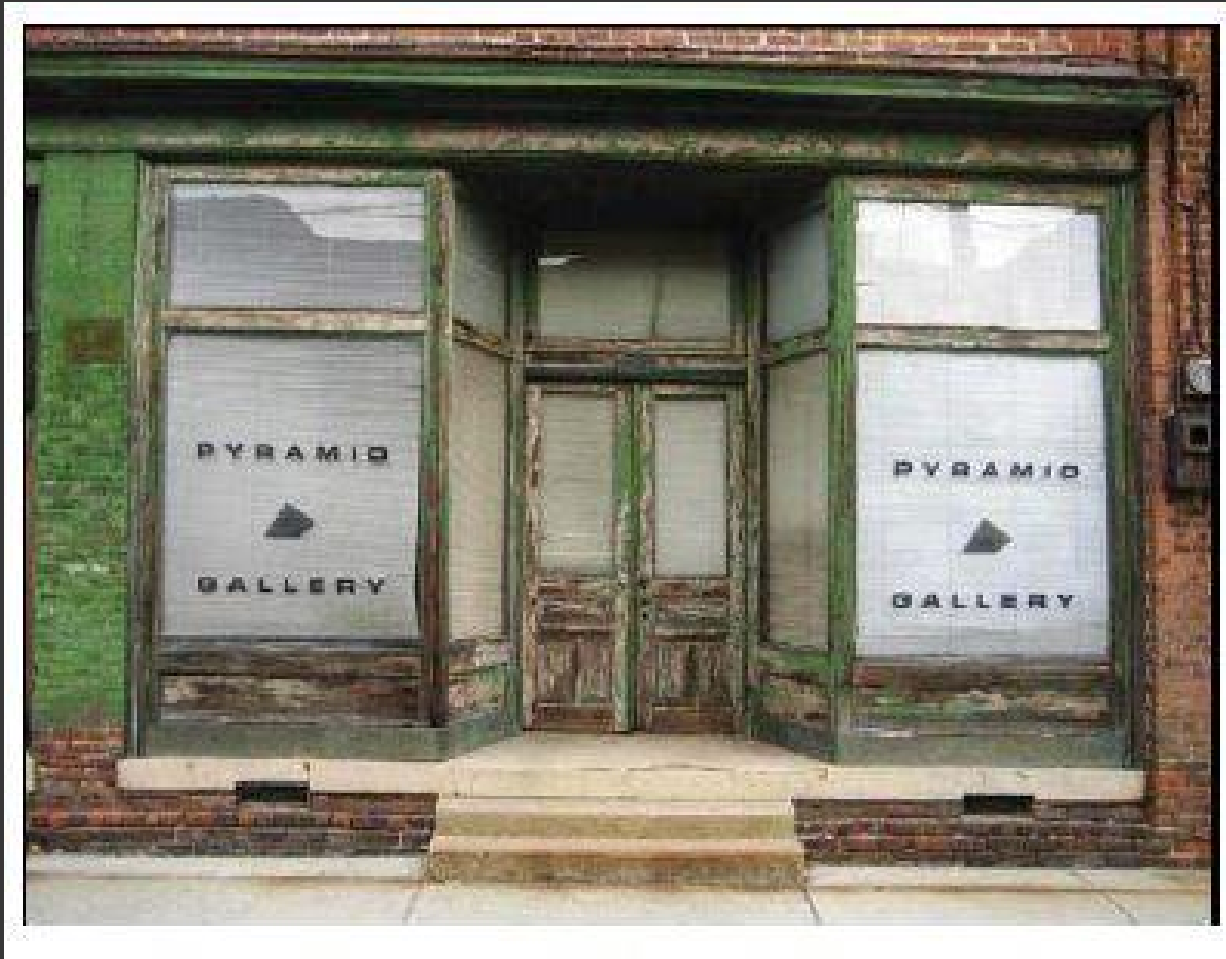
BUILDING FEATURES & SYSTEMS: ENTRANCES & PORCHES



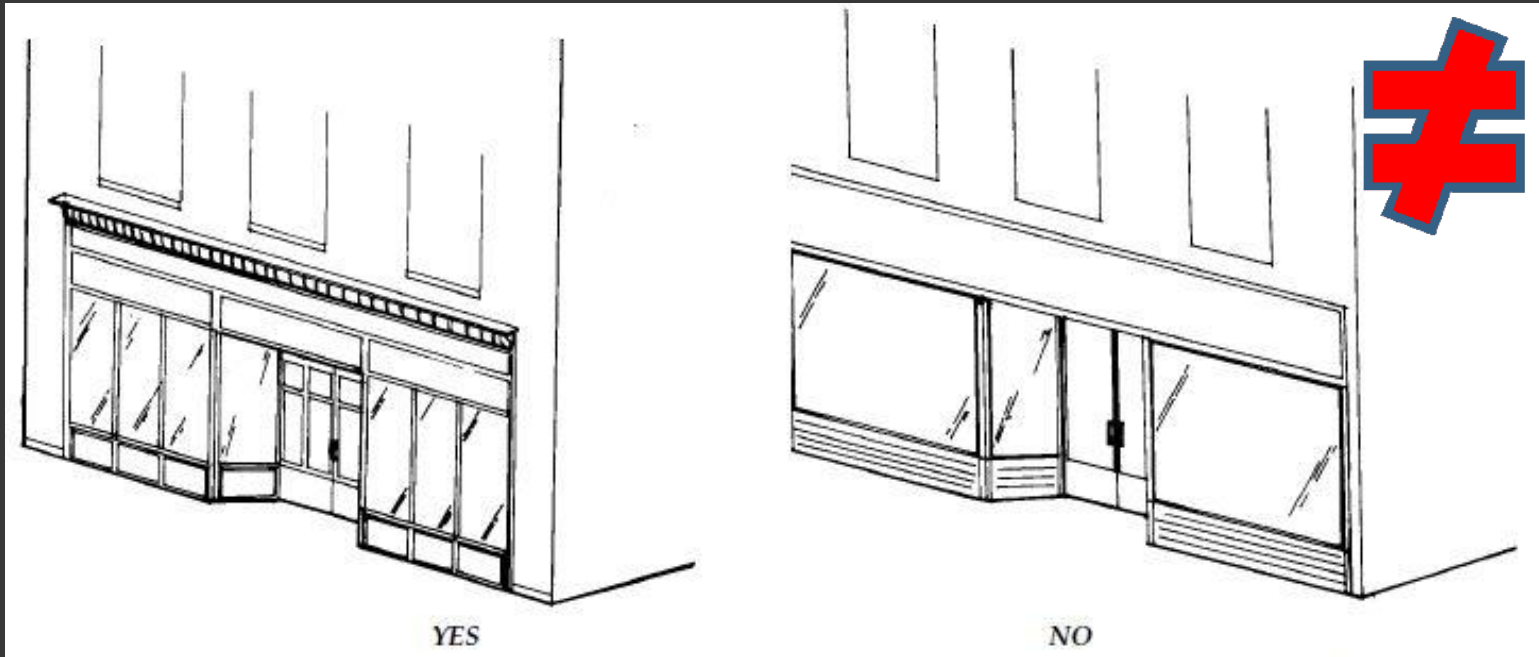
BUILDING FEATURES & SYSTEMS: ENTRANCES & PORCHES



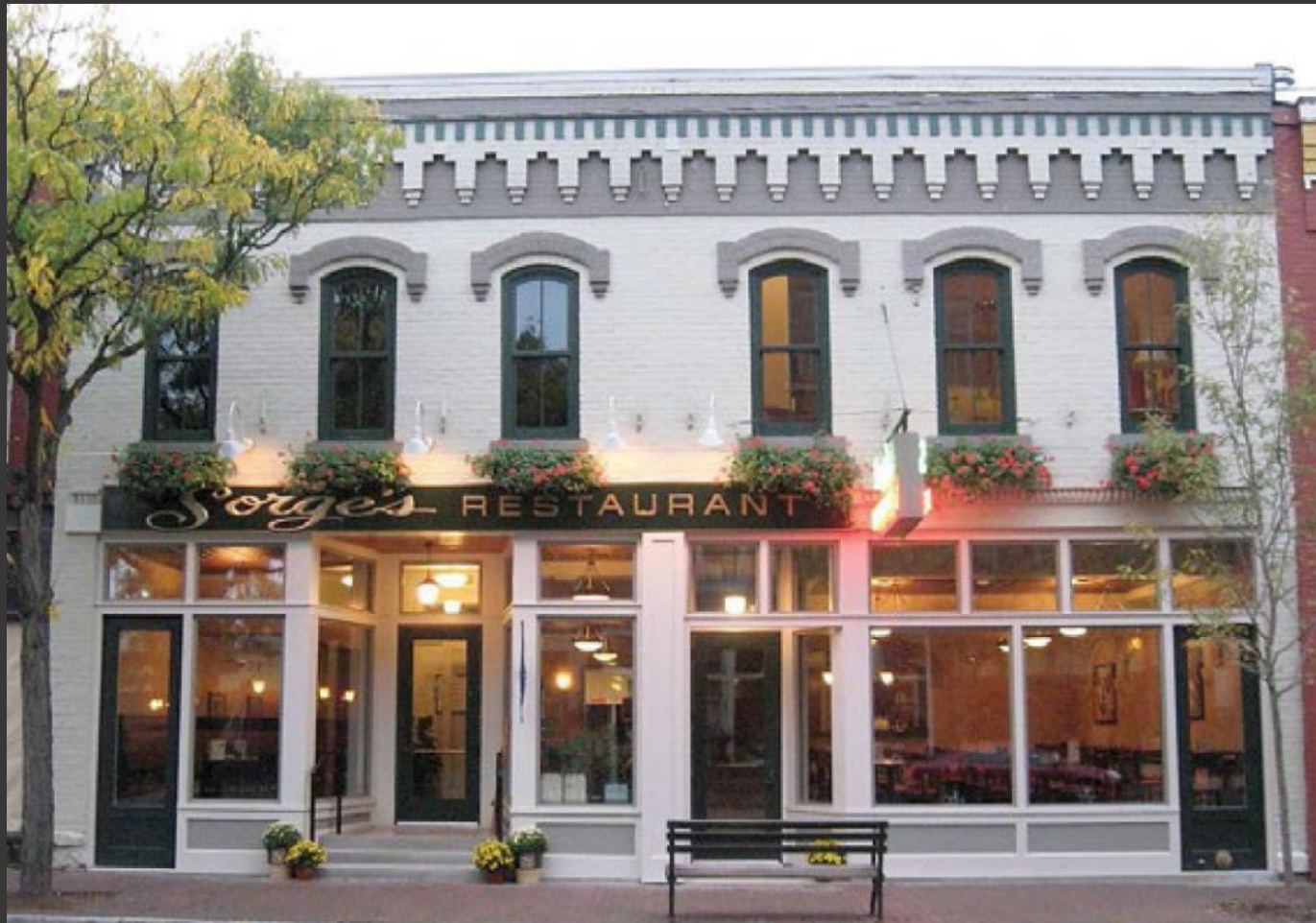
BUILDING FEATURES & SYSTEMS: STOREFRONTS



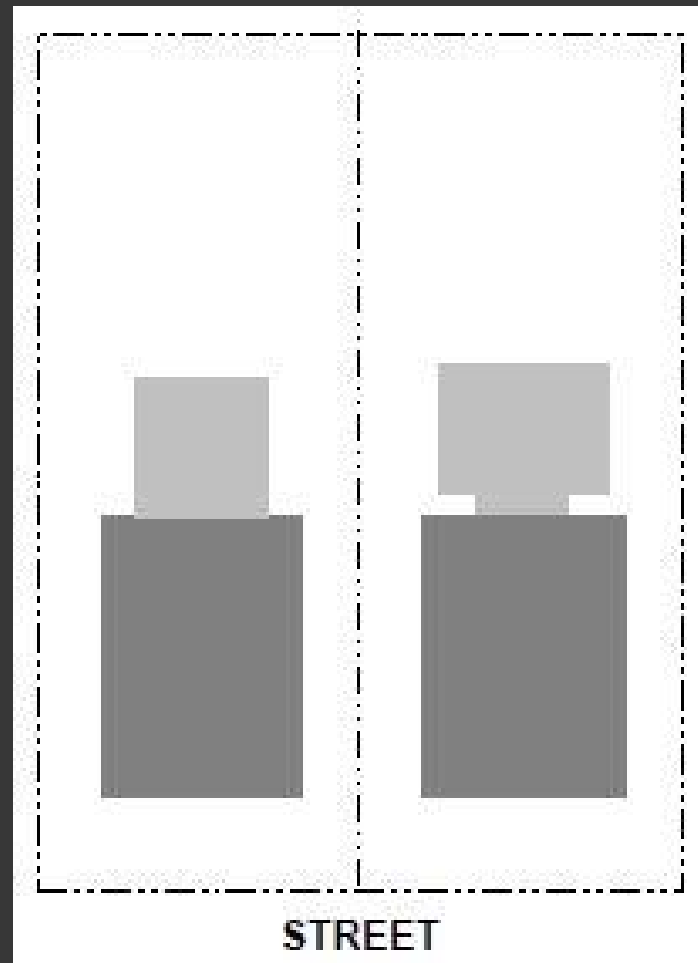
BUILDING FEATURES & SYSTEMS: STOREFRONTS



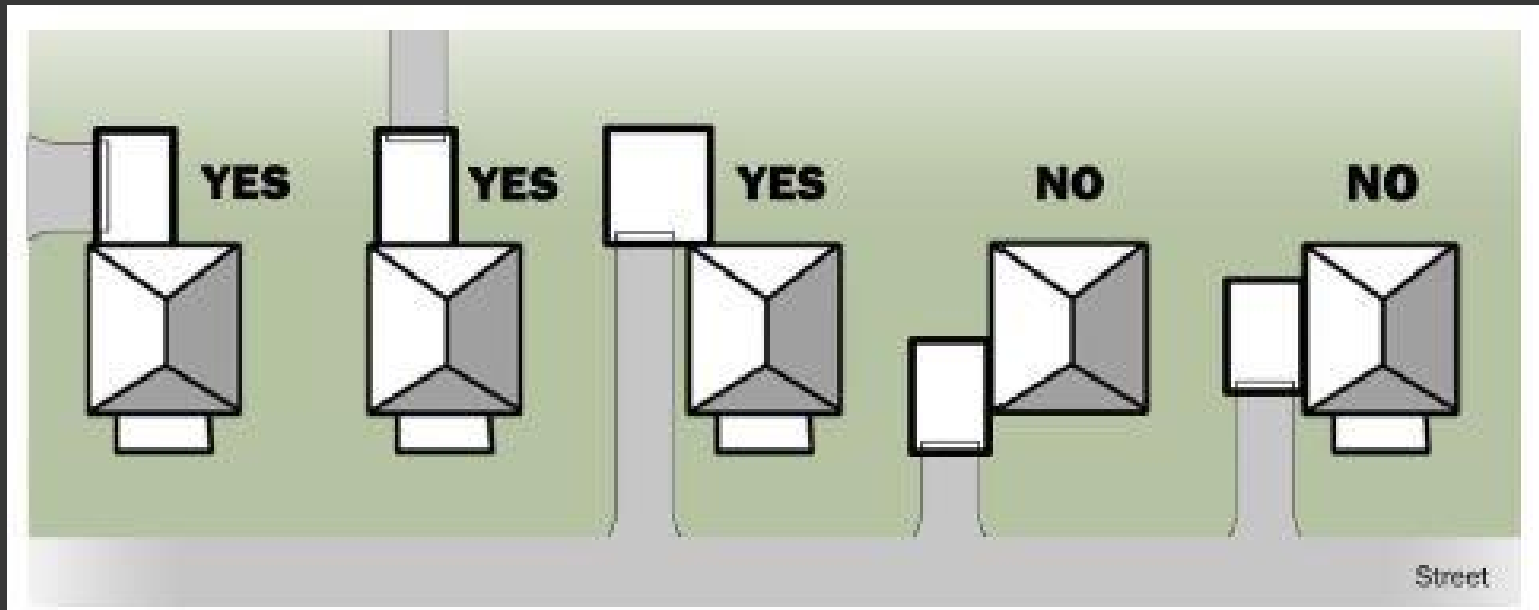
BUILDING FEATURES & SYSTEMS: STOREFRONTS



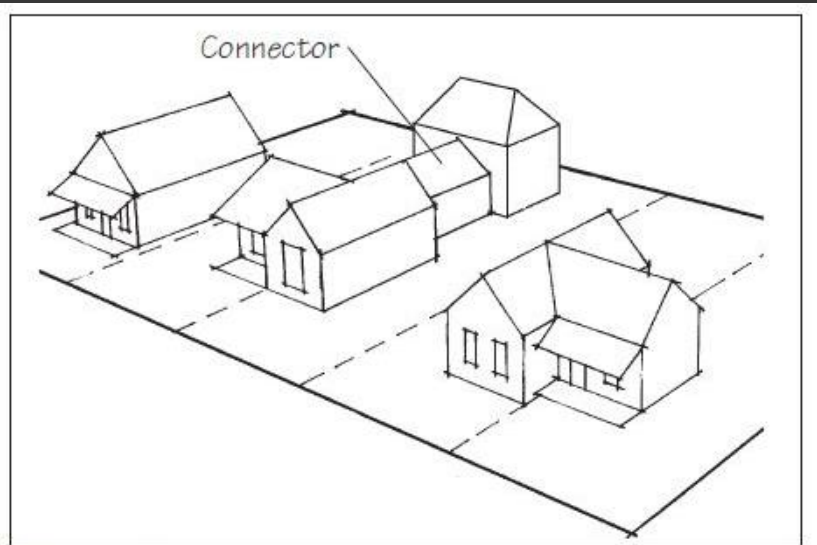
BUILDING FEATURES & SYSTEMS: STOREFRONTS



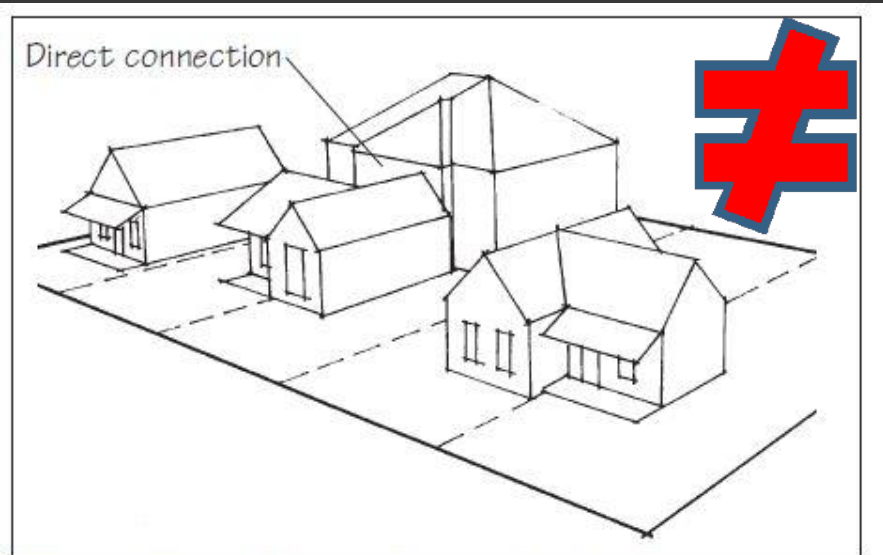
NEW ADDITIONS &
NEW CONSTRUCTION



NEW ADDITIONS &
NEW CONSTRUCTION

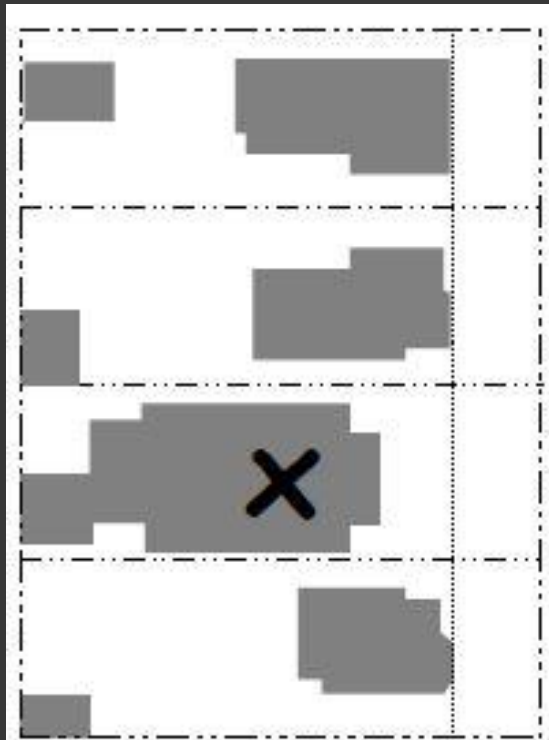


This addition is reduced in scale and is more clearly separated from the historic building with a connector, which is a preferred solution.



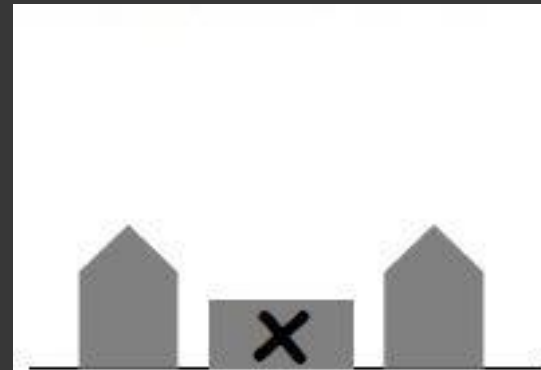
This addition is too large and is directly attached to the historic structure, and is inappropriate.

NEW ADDITIONS & NEW CONSTRUCTION



2.1.1 / 2.1.7

The marked building is built outside the range of typical setbacks and occupies a much larger percentage of the back yard area than typical.



2.1.2

In areas characterized by vertically proportioned facades, buildings with a horizontal emphasis are

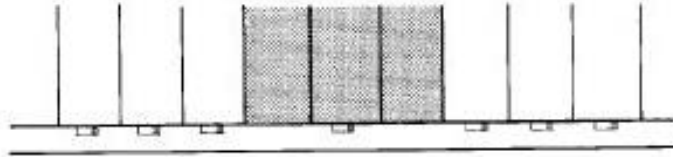
NEW ADDITIONS & NEW CONSTRUCTION



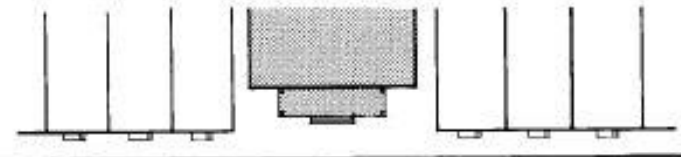
NEW ADDITIONS &
NEW CONSTRUCTION



NEW ADDITIONS &
NEW CONSTRUCTION

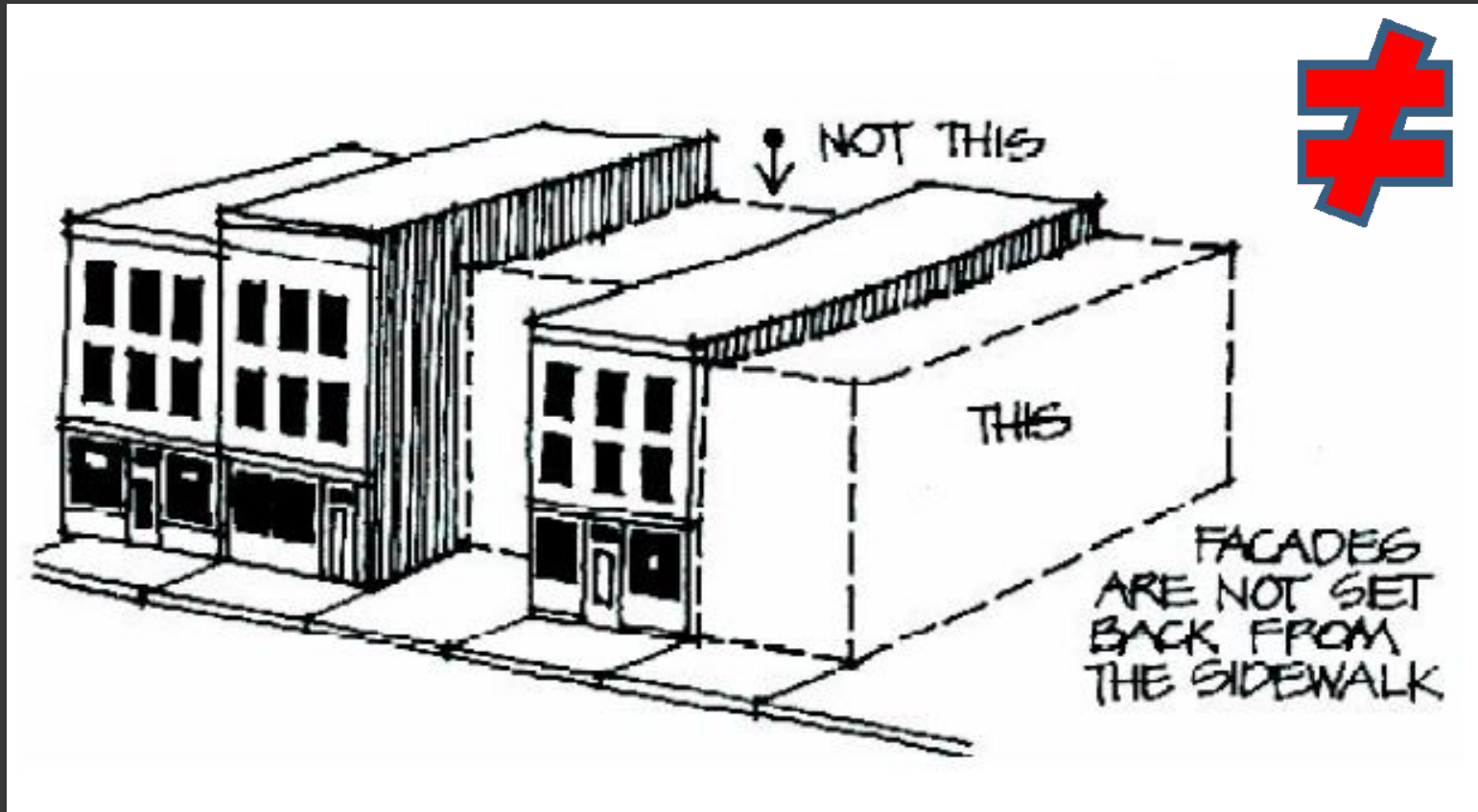


YES The new building (shaded) blends into the existing streetscape by being broken down into **building elements** and by repeating the prevailing setback.



NO The new building (shaded) is not compatible because it is wider than existing buildings on the street and because the front facade is set back from the front lot line.

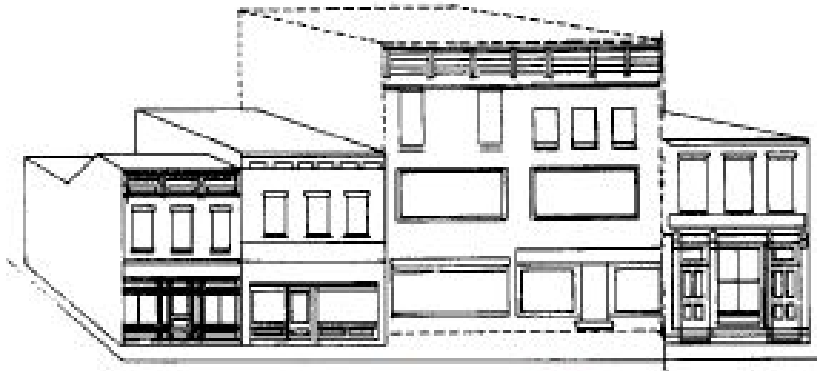
NEW ADDITIONS & NEW CONSTRUCTION



NEW ADDITIONS & NEW CONSTRUCTION



YES A successful example of a large building broken down into two "building elements." (Sketches courtesy of Vivian P. Hopkins)



NO The large mass and size of this new building are not compatible with its immediate neighborhood.

NEW ADDITIONS & NEW CONSTRUCTION



NEW ADDITIONS &
NEW CONSTRUCTION



NEW ADDITIONS &
NEW CONSTRUCTION



NEW ADDITIONS &
NEW CONSTRUCTION



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NEW ADDITIONS &
NEW CONSTRUCTION



NEW ADDITIONS & NEW CONSTRUCTION

- **Education - property owners, real estate professionals, contractors, architects, etc.**
- **Illustrated guidelines**
- **List of appropriate materials, contractors and financial incentives**
- **Issues of affordability, sustainability, aging in place, etc.**

ROUND 2 FINDINGS - PLAN

- **Landscape character**
- **Spectrum of standards – primary and secondary facades**
- **Material treatment examples seem reasonable**

ROUND 2 FINDINGS - ORDINANCE

3 meetings in each Historic District

2017 - 2018

**LANDMARKS ORDINANCE REVIEW
COMMITTEE (LORC)**

Begins January 2019

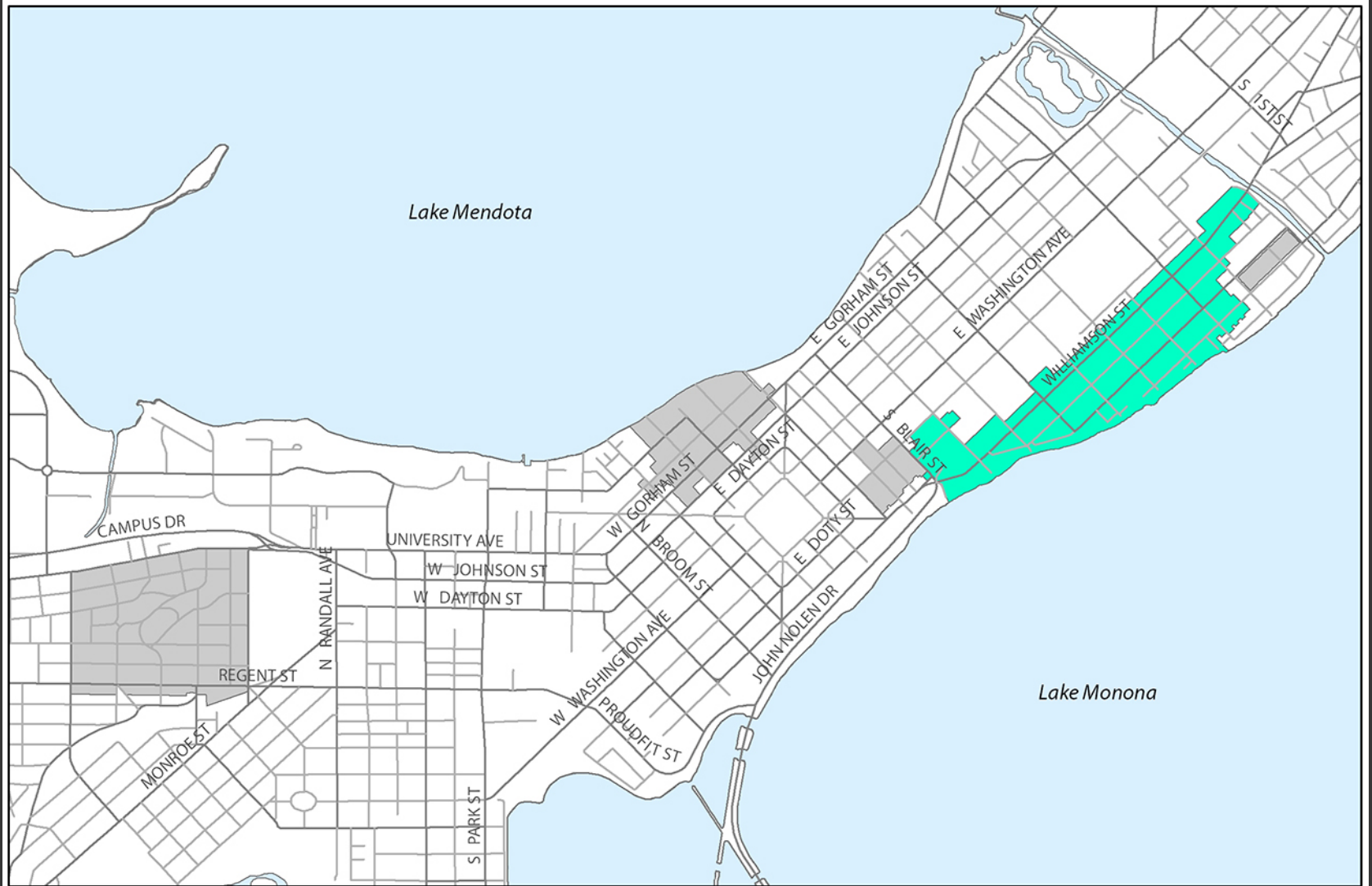
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COMMON COUNCIL

**ORDINANCE REVISION PROCESS
NEXT STEPS**



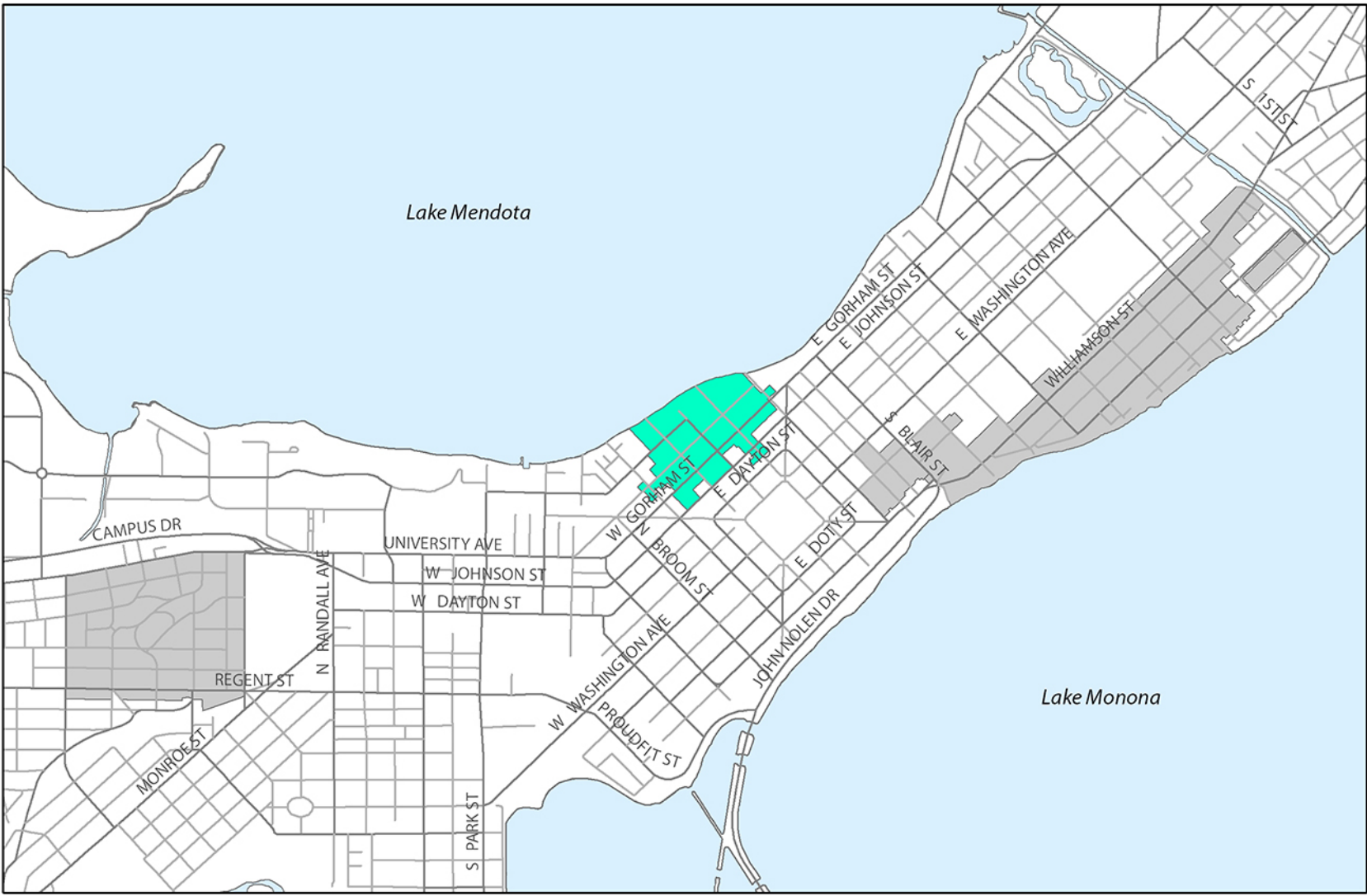
THIRD LAKE RIDGE



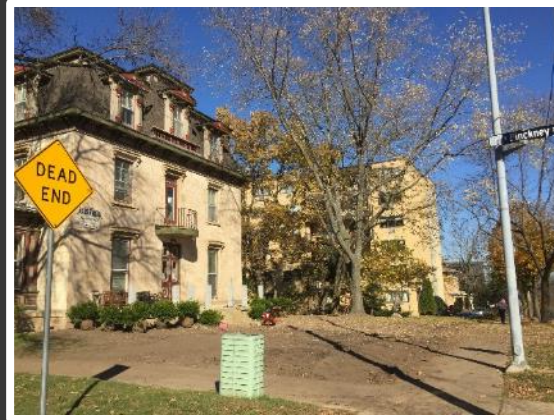
THIRD LAKE RIDGE



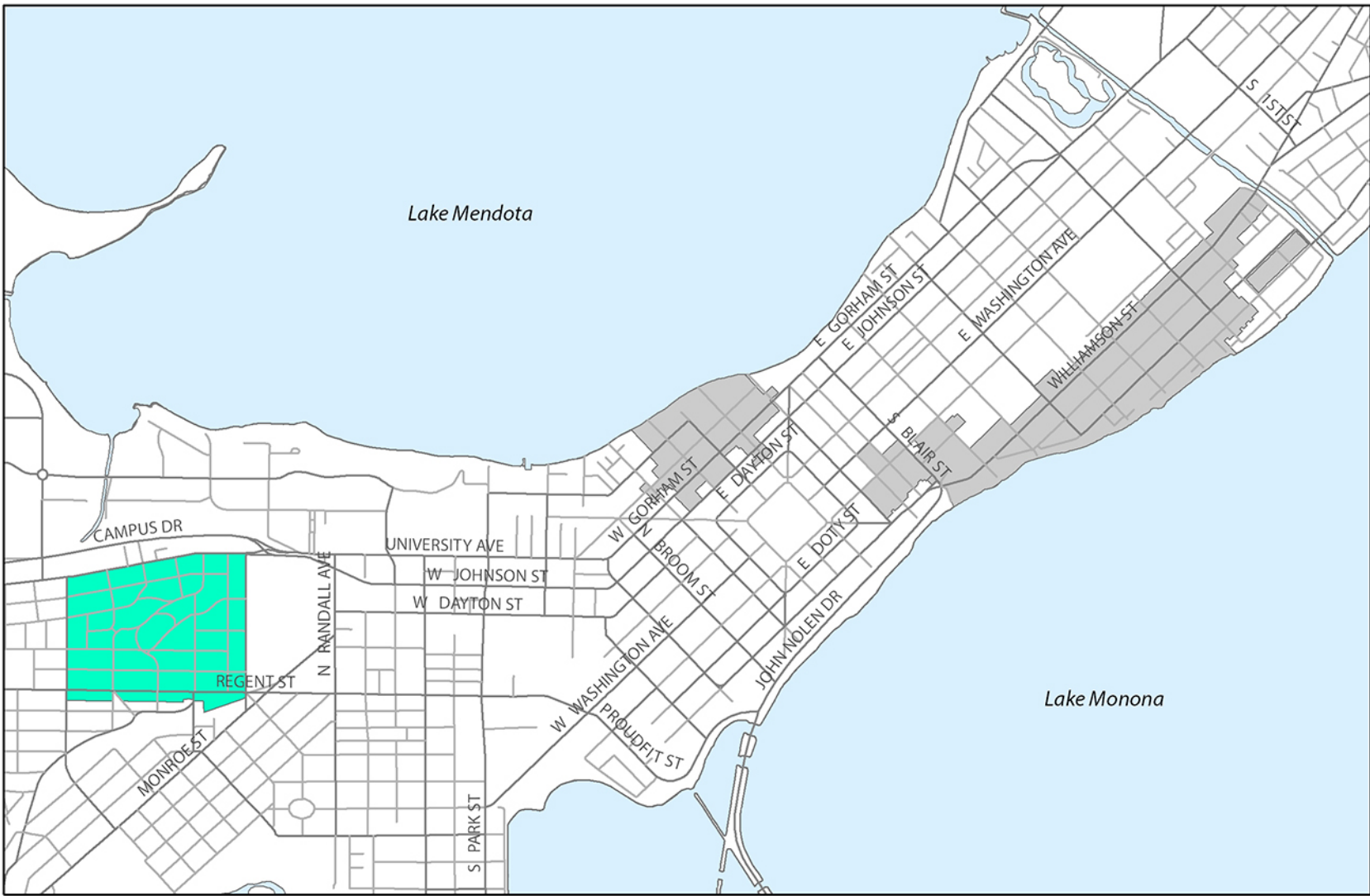
MANSION HILL



MANSION HILL



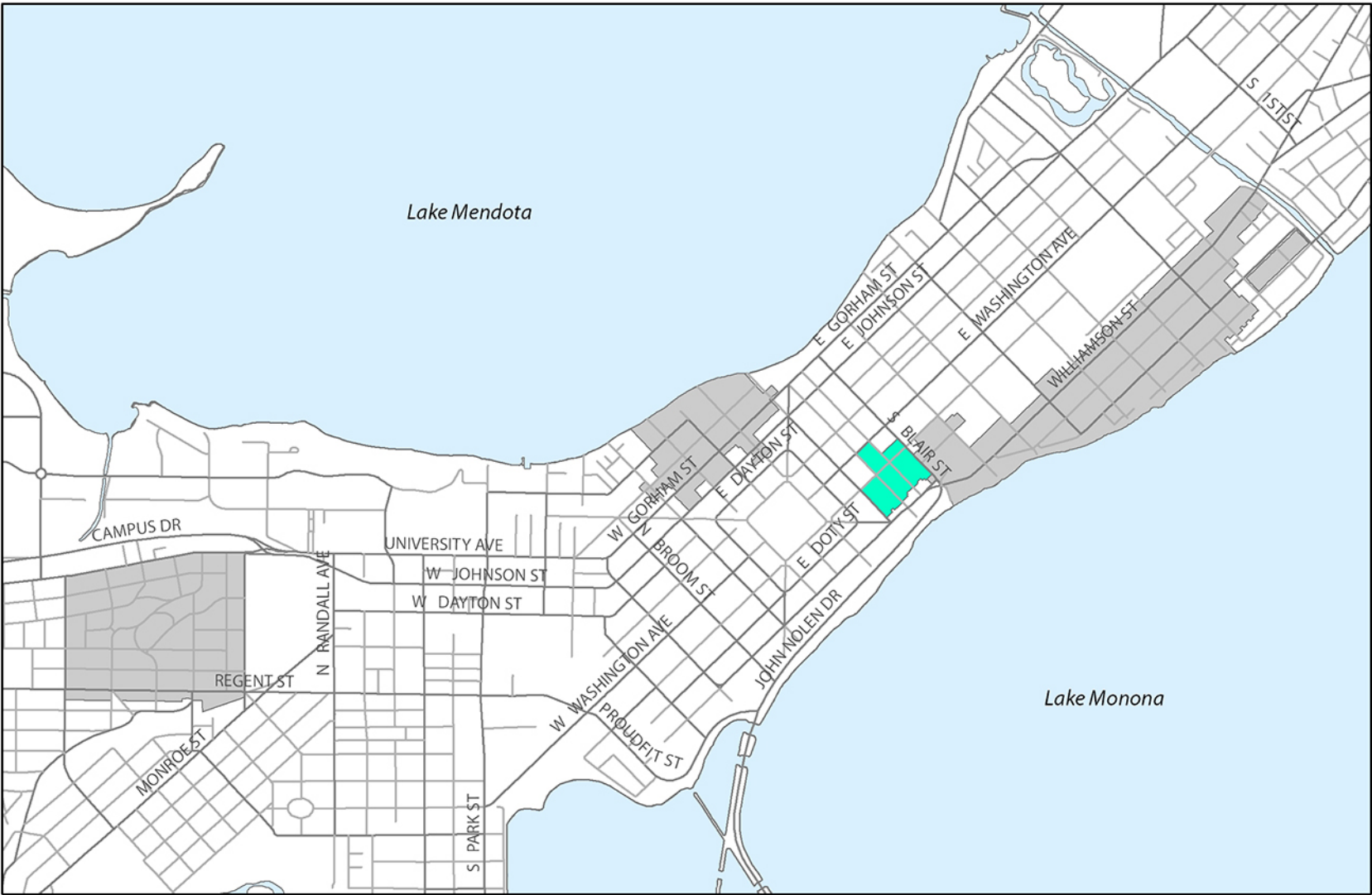
UNIVERSITY HEIGHTS



UNIVERSITY HEIGHTS



FIRST SETTLEMENT



FIRST SETTLEMENT



MARQUETTE BUNGALOWS



MARQUETTE BUNGALOWS

