

# Historic Preservation Ordinance Revisions:

## Economic Development Committee

April 20, 2022



# Local Historic Districts



# LORC

## 1) LORC 1

- “Front End” revisions
- Began 2014
- Ordinance adopted 2015

## 2) LORC 2

- District specific revisions
- Began 2017



# Process

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- Initial public meetings in each district (15)
  - Mansion Hill (3)
  - Third Lake Ridge (3)
  - University Heights (3)
  - Marquette Bungalows (3)
  - First Settlement (3)
- LORC meetings (35)
- Final virtual public meetings (3)
  - All districts
  - Contractors & development professionals
  - New construction
- BCCs
  - Economic Development
  - Housing Strategies
  - Landmarks



# Goals of Ordinance Revision

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- 1) Comply with State Statutes (2018)
- 2) Create consistent standards across all districts
- 3) Incorporate current preservation standards and practices
- 4) Make ordinance easier to understand
- 5) Clarify the approval process



# Current Ordinance

Alterations	Mansion Hill	Third Lake Ridge			University Heights		Marquette Bungalows	First Settlement
		E	C	R	TR-C	TR-V		
<b>Building Form</b>								
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	X
Retain Original Historic			X	X	X	X		
<b>Architecture</b>								
Retain historical roof appearance			X	X	X	X	X	X
Restoration					X			
Residing					X	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
<b>Site</b>								
Landscape Treatment				X				
Parking lots					X	X		
Fences							X	X
Retaining Walls in Front Yards								X
<b>Accessory Structures</b>								
Accessory Structures								X
<b>Other</b>								
2 <sup>nd</sup> exits					X		X	
Skylights							X	X
Accessibility Ramps								X
Fire Escapes and Rescue Platforms								X
Permanently Installed Air Conditioners								X



# Current Ordinance

New Construction	Mansion Hill	Third Lake			University Heights		Marquette Bungalows	First Settlement
		E	C	R	TR-C	TR-V		
<b>Building Form</b>								
Proportions of width to height in facades	X							X
Proportions and relation of width to height of doors and windows	X			X			X	X
Proportion and rhythm of solids to voids	X		X	X			X	X
Directional Expression	X		X	X				X
Compatible Height	X	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	X
<b>Architecture</b>								
Design of the roof			X	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								
<b>Site</b>								
Landscape Treatment				X				
Parking lots					X			
Fences							X	X
Retaining Walls in Front Yards								X
Setbacks, side yards and other visible features							X	
<b>Accessory Structures</b>								
Accessory Structures					X		X	X
<b>Other</b>								



# Case Studies

<b>Cases by District 2017-2021</b>	<b>Landmarks Commission Review</b>	<b>Administrative Review</b>	<b>TOTAL</b>
First Settlement	3	24	27
Marquette Bungalows	4	22	26
Mansion Hill	12	111	123
Third Lake Ridge	113	263	376
University Heights	73	197	270
<b>TOTAL</b>	<b>205</b>	<b>617</b>	<b>822</b>

<b>Cases by Type 2017-2021</b>	<b>Landmarks Commission Review</b>	<b>Administrative Review</b>	<b>TOTAL</b>
New Construction – principal building	3	0	3
New Construction – accessory building	26	0	26
Alteration (includes additions)	152	616	768
Demolition – principal building	4	0	4
Demolition – accessory building	15	1	16
Land Division	5	0	5
<b>TOTAL</b>	<b>205</b>	<b>617</b>	<b>822</b>





# Referral

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Measuring 200 Feet Around Properties. Certain provisions of this chapter reference properties that are within two hundred (200) feet of a subject property. Under this chapter, measurements around properties shall be taken from the lot lines of the subject property two hundred (200) feet in all directions. **In the case of landmark properties, measurements shall take into account all historic resources within the two hundred (200) foot measurement. In the case of historic districts, measurements shall take into account all historic resources within two hundred (200) feet that are contained within the district.** Any improvements located on lots that fall within this measurement shall be considered within two hundred (200) feet of the subject property.



# More Information / Input Opportunities

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## Project Website

[www.cityofmadison.com/historicpreservation](http://www.cityofmadison.com/historicpreservation)

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