

PRACTICE MARK UP

(9) Creation and Amendment of Historic Districts.

(a) The Landmarks Commission may select geographically defined areas to be designated as historic districts. To be designated as a historic district, the defined area shall be of particular historic, architectural, or cultural significance to the City of Madison, which:

1. Is associated with broad patterns of cultural, political, economic or social history of the nation, state or community; or

2. Is associated with the lives of important persons, with important event(s) in national, state or local history; or

3. Is associated with known or likely to be known areas of ~~within an area of~~ particular archaeological or _____ anthropological _____ significance;

4. Embodies the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, method of construction, or of indigenous materials or craftsmanship; or

5. Is representative of the work of a master builder, designer or architect.

(b) Each ordinance creating or amending an historic district shall indicate the basis for designation in (a) above and shall include specific Standards ~~and Guidelines~~ for _____ reviewing development _____ in the historic district. Standards ~~and Guidelines~~ for development _____ in an historic district should ensure that _____ construction and exterior alterations will be done _____ in a manner sensitive to the character of _____ the historic district. Adopted Standards shall _____ apply to every instance of development in an _____ historic district and shall be used. ~~Adopted Guidelines shall _____ serve as a collective set of principles~~ to promote architectural compatibility of new _____ construction and exterior alterations in an historic district. In adopting Standards ~~and~~ Guidelines for each _____ historic district, the Landmarks Commission shall select appropriate Standards for each _____ historic district from ~~should consider~~ _____ ~~adopting~~ the following:

1. Architectural elements shall be visually compatible with the structures and environment with which they are visually related (visually related area) in regards to:

a. Height.

b. Gross volume.

c. In the street elevation(s) of a structure, the proportion between the width and height in the facade(s).

d. The proportions and relationships between doors and windows in the street facade(s).

- e. The rhythm of solids to voids, created by openings in the facade.
- f. Colors and patterns used on the facade.

g. The design of the roof.

h. The landscape treatment.

i. The texture and materials used in the facade(s).

2. The existing rhythm created by existing structure masses and spaces between them shall be preserved.

3. The amount, shape, and pattern of open spaces shall be sensitive to the character of the district.

4. The landscape plan shall be sensitive to the individual structure, its occupants and their needs.

5. All street facade(s) shall blend with other structures via directional expression. When adjacent structures have a dominant horizontal or vertical expression, this expression shall be carried over and reflected.

6. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.

(c) Review and Adoption Procedure. Page 8

1. Landmarks Commission. The Landmarks Commission shall hold a public hearing when considering an ordinance creating or amending an historic district. Notice shall be given according to Subsection (6) of this ordinance. Following the public hearing, the Landmarks Commission shall vote to recommend, reject or withhold action on the ordinance. This recommendation shall be forwarded to the City Plan Commission and the Common Council.

2. The City Plan Commission. The Plan Commission shall review the ordinance creating or amending the historic district ordinance and make a recommendation to the Common Council within thirty (30) days of the public hearing. The Plan Commission may extend this time by referral.

3. The Common Council. The Common Council, upon receipt of the recommendations from the Landmarks Commission and Plan Commission, shall hold a public hearing, notice to be according to Subsection (6) of this ordinance and shall either designate, amend or reject the historic district ordinance.

(d) Recognition of Historic Districts. The Commission shall encourage and assist other persons, organizations, and governments to identify with signage and other appropriate means Madison-

area historic districts, and to use heritage tourism programs to promote, protect, and enhance historic districts.
~~assist other City planning efforts to visually define and highlight historic districts.~~

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