

Draft Historic District Design Guidelines

The Guidelines have been prepared to assist in applying Chapter 42 Standards to all project work. These design guidelines provide guidance in determining the suitability and architectural compatibility of proposed alterations or new construction while at the same time allowing for reasonable changes that meet current needs of properties located within the Historic Districts. For architects, designers, contractors and property owners, they provide guidance in planning and designing future projects. For City staff and the Landmark Commission, they provide guidance for the interpretation of the ordinance standards. Design guidelines are officially adopted by [City Council/Landmarks Commission].

MADISON'S HISTORIC DISTRICTS

Mansion Hill

(a) History

Mansion Hill is north of the Square in downtown Madison. Its heart is the corner of Gilman and Pinckney Streets, where four Victorian mansions evoke an aura of yesteryear. In the 19th century, Mansion Hill was one of Madison's two most prestigious neighborhoods (the other, along East and West Wilson Street, has been mostly obliterated by time). Mansion Hill is closely associated with the early cultural, political, economic and social history of Madison and the State of Wisconsin, as the district's proximity to the State Capitol allowed politicians and business leaders to have easy access to the heart of downtown. Famous political figures, land and timber barons, leading merchants, industrialists, university professors, professionals and other prominent public figures occupied the grand residences, while less well-to-do families and students occupied more modest vernacular residences. Many of the district's historic resources are associated with important persons or important events in national, state and local history.

In the 1950s, '60s and '70s several of the finest old houses in Mansion Hill were demolished to make way for anonymous apartment buildings and two large insurance companies. Fearful of further erosion of the residential character of this historic neighborhood, residents petitioned the City to designate Mansion Hill as an historic district. Mansion Hill became Madison's first historic district in 1976. The Langdon Street Historic District, which overlaps with part of Mansion Hill, was listed on the National Register of Historic Places in 1986.

(b) Architectural Character

The district includes outstanding examples of historically important architectural styles, methods of construction, indigenous materials and craftsmanship. Master builders, designers, architects and craftsmen created many of its structures. The district has the most intact 19th Century streetscapes in Madison, including a large number of high-style architect-designed homes. Many of the homes are constructed of native sandstone, and date from Wisconsin's early statehood. Fine examples of Victorian, Italianate, Second Empire, German Romanesque Revival, Queen Anne, Prairie School, Period Revival and

Art Modern architectural styles are found throughout the district. Generous street setbacks, open spaces, and fine landscaping originally complemented the district's architectural gems. Mansion Hill features mansions, apartment buildings, and fraternal/sorority houses interspersed with smaller single-family residences. The significant architectural styles found in the district include:

1. Art Moderne
2. Colonial Revival
3. Dutch Colonial Revival
4. Georgian Revival
5. Gothic Revival
6. Greek Revival
7. Italianate
8. Mediterranean Revival
9. NeoClassical Revival
10. Prairie
11. Queen Anne
12. Second Empire
13. Tudor Revival

(c) Historic Materials

1. Brick
2. Narrow wood clapboard (2"-4" exposure)
3. Stone
4. Stucco

(d) Historic Resources in the Mansion Hill Historic District.

1. Designated Landmarks.
2. Designated Landmark Sites.
2. Properties constructed during the period of significance, 1850-1930.

Third Lake Ridge

(a) History

Third Lake Ridge is an early Madison community "melting pot," extending from the Williamson Street corridor to Lake Monona. The district is Madison's largest and most complex historic district and is a fine example of early "mixed use" and working class development in Madison. It is more than a mile long, and contains 37 blocks of buildings erected between 1850 and 1929. It encompasses the busy Williamson Street mixed-use corridor, residential areas, and the industrial buildings at its western end. Just as the ethnicity of its earliest settlers was diverse – Yankee, German, Swiss, and later, Norwegian – so too are the architectural styles richly varied. In a neighborhood where plumbers lived next to bankers, where machinists shared common driveways with factory owners, there is a multitude of nineteenth- and early twentieth-century architectural styles and building types. At the western end, many of the district's earliest original buildings were later supplanted by newer, usually larger buildings, and plats were often subdivided resulting in varying lot sizes. Continuity is provided by the fact that nearly every building, regardless of

size, style, and date of construction, was built as either a single family residence or a two or three-flat residence having a similar-sized footprint. Most houses in the district are positioned close to the streets and the majority have relatively small front yards, minimal side yards, and larger back yards. The district includes Orton Park, a City landmark (formerly a cemetery) and Madison's first local park. Third Lake became Madison's second historic district in 1979. The Jenifer-Spaight Historic District, at the western end, was listed on the National Register of Historic Places in 2004.

(b) Architectural Character.

The architectural heritage of the Third Lake Ridge reflects the diverse development patterns of this residential, commercial and industrial area. Today it remains as an abstract symbol of the layering of the of nineteenth century architectural traditions. Executed in frame and masonry are examples of the full range of nineteenth century architectural styles: Greek Revival, Italianate, Late Picturesque, early twentieth century Revival styles, and of vernacular design and construction. Characteristically, a single block in the Third Lake Ridge might contain one or two residences constructed in the 1850's, several Late Picturesque residences circa 1890, a house of Prairies School persuasion, and a variety of traditionally designed residences of the tens and even twenties. The more pretentiously designed houses were generally constructed in infill areas immediately surrounding the old German-speaking center and Orton Park. Many of the dwellings of the period 1890-1915 were balloon frame, pattern cut one-, two- and three-family residences. In other words, a flurry of speculators built single-family dwellings of modest dimensions and a scattering of two- and three-flats. The less expensive buildings were not always devoid of whimsical design detail: Palladian windows, brackets, bargeboards and capacious porches with a grab-bag of carpenter and turned elements graced many of these otherwise ordinary frame dwellings. Constructed roughly between 1880 and 1910, the uniform street facade and roof pitch of this house type has left a significant visual impact on the area. Third Lake Ridge includes a power plant, a railroad depots, a tobacco warehouse, historic factories, churches, corner groceries, taverns, imposing mansions, tiny cottages, and a host of small mixed-use structures. A number of small stores from the 1880's and 90's along Williamson are adorned with brick details and parapets, some cast iron columns, and a variety of stylistic treatments. Historic business signs evoke the economy of a bygone era. The significant architectural styles found in the district include:

1. Arts & Crafts
2. Early 20th Century Commercial
3. Dutch Colonial Revival
4. Italianate
5. Mediterranean Revival
6. Prairie
7. Queen Anne
8. Romanesque Revival
9. Tudor Revival

(b) Historic Materials

1. Brick
2. Narrow wood clapboard (2"-4" exposure), with exceptions
3. Stone
4. Stucco

(c) Historic Resources in the Third Lake Ridge Historic District.

1. Designated Landmarks.
2. Designated Landmark Sites.
3. Properties constructed during the period of significance, 1850-1929.

University Heights

(a) History

One of Madison's first suburbs, University Heights takes its name from the glacial drumlin that rises at the center. The suburb was platted in 1893 when former Madison mayor and prominent lawyer, Breese J. Stevens, sold a 106 acre parcel to the University Heights Company. The timing of the sale reflected the convergence of two forces: the growing demand for suburban housing and the growth of the streetcar network to serve those suburbs. The plat was given a topographically influenced, curvilinear plan, which was the first in Madison. Streets named after past University presidents were intended to appeal to faculty of the nearby University of Wisconsin campus (a third of the homes were built and first occupied by University faculty and administrators). Lot sizes are greatest at or near the summit, where the largest and most significant homes were clustered, and decrease in size to the north and east at the base of the hill. Street grading and excavation for homes destroyed one conical and three linear Indian mounds. The district is an intact preservation of a suburb built during this period. University Heights was designated Madison's third historic district in 1985. University Heights Historic District was listed on the National Register of Historic Places in 1982.

(b) Architectural Character.

Some of Madison's most architecturally significant houses were built in the district. Madison's finest architects, as well as nationally-known architects Keck and Keck, George W. Maher, Louis Sullivan and Frank Lloyd Wright, designed residences in the district. The earliest houses in the neighborhood are examples of the Shingle and the Queen Anne styles, while later homes exhibited Period Revival, Craftsman and Prairie designs. There are a variety of lot lines and setbacks due to the steep, curving lots. Lots on the same side of a block generally have a uniform setback, but houses in the steeper portion generally have larger setbacks on the uphill side and smaller setbacks on the downhill side. Almost 90% of the buildings are single family homes, with some multi-family apartment buildings and limited commercial. The significant architectural styles found in the district include:

1. Arts & Crafts (including Randall School)
2. Colonial Revival
3. Early 20th Century Commercial (3 buildings with residential)
4. Dutch Colonial Revival
5. Georgian Revival (First Congregational Church)

6. Mediterranean Revival
7. Prairie
8. Queen Anne
9. Romanesque Revival
10. Tudor Revival

(c) Historic Materials

1. Brick
2. Stone
3. Stucco
4. Wood clapboard (4" exposure)
5. Wood Shingle

(d) Historic Resources in the University Heights Historic District.

1. Landmarks.
2. Properties constructed during the period of significance, 1893-1928.

Marquette Bungalows

(a) History

The two blocks that make up the Marquette Bungalows Historic District were a part of the original plat of Madison, recorded in 1836. During the nineteenth century, these two blocks, as well as the two blocks north of the district and the two blocks south of it, were wetlands associated with the Yahara River. The blocks remained undeveloped until well after the construction of the Yahara River Parkway, which straightened the river and made draining of the blocks more feasible. In May, 1924, the blocks were replatted by the Karrels Realty and Building Development Company as Soelch's Subdivision. The Karrels Company constructed all but two of the houses in the district. The houses were constructed from 1924-1930, and when the last house was completed in 1930, all the lots on both blocks were filled. The bungalows are all of a similar style, size and shape, but they feature a myriad of different architectural details. The bungalows exemplify a high level of craftsmanship and detailing. Together, they create a striking community presence that recalls the aesthetics and character of a stylish but practical – not posh – middle class neighborhood from the 1920s. Marquette Bungalows was designated a local historic district in 1993 and listed on the National Register of Historic Places in 1997.

(b) Architectural Character.

The Marquette Bungalows Historic District contains the largest concentration of Craftsman Bungalow (45) and Craftsman-influenced vernacular residences (2) in Madison. The district has a cohesiveness due to similarity in dimensions (primarily small 1-1/2-story framed homes with an off-center entrance that is sheltered by an entry porch), materials and setbacks. The similarity in house shapes, and their spacing close to the front lot lines, creates a strong rhythm. None of the houses are identical, but rather show considerable variety within the Craftsman Bungalow style, as though the designer were being playful. Details unusual in Craftsman houses in Madison are employed to great effect, adding visual interest. Although most of the buildings are single family houses, several were constructed as two-units, and several more were converted to duplexes prior

to creation of the district. Although the houses were not large, the quality of construction and detailing were high; many of the houses had wood floors, fine woodwork, built-in cabinetry and leaded glass windows. The significant architectural styles found in the district include:

1. Craftsman Bungalow
2. Craftsman-influenced vernacular residences

(c) Historic Materials

1. Brick
2. Stone
3. Stucco
4. Wood clapboard (4" exposure)

(d) Historic Resources in the Marquette Bungalows Historic District.

Historic Resources in the Marquette Bungalows Historic District.

1. Properties constructed during the period of significance, 1924-1930.

First Settlement

(a) History

The First Settlement neighborhood just southeast of the Square was the home of Madison's first residential settlement. In 1837 Eben and Rosalie Peck built a boarding house on South Butler Street to house workers who would build the first state capitol here. Their log cabin was the first occupied residence in Madison. As the nineteenth century progressed, more modest frame houses were built in the area, with finer brick residences sprinkled throughout. The area developed early as a neighborhood of unpretentious wood and brick houses at the periphery of the Square, then as a densely settled middle-class neighborhood hemmed in by the bustling commercial districts at its south and west borders and the industries at its eastern border. While mid-century homes of German families were often maintained into a second generation on South Franklin Street, larger homes, apartment buildings and other buildings were built on South Hancock Street in the 1890s through the 1920s, replacing many of the brick and frame cottages constructed in the boom period of the 1850s. The neighborhood remained fairly stable until after World War II when development of the downtown began to encroach on the area. The construction of the GEF buildings for state government severely impinged on the desirability of the area, which was marked in city plans of the 1960s and 1970s for complete redevelopment. First Settlement was designated a local historic district in 2002.

(b) Architectural Character.

First Settlement is currently characterized by modest 19th Century frame houses, many with front porches and other period architectural features, as well as a number of finer brick residences. There are also two churches and four commercial buildings (2 converted from residential, and two with apartments above the commercial). The existing structures represent a working and professional class neighborhood of the last half of the 19th century and the early 20th century, with vernacular interpretations

of popular architectural styles. The significant architectural styles found in the district include:

1. Dutch Colonial Revival
2. Gothic Revival
3. Italianate
4. Romanesque Revival
5. Queen Anne
6. Vernacular

(c) Historic Materials

1. Brick
2. Wood clapboard (4" exposure)
3. Wood shingles

(d) Historic Resources in the First Settlement Historic District.

1. Landmarks.
2. Properties constructed during the period of significance, 1850-1930.

GUIDELINES

I. GUIDELINES FOR ALTERATIONS

(1) General

(a) Materials and Features

1. Materials, features, decorative ornament and other details should retained, and preserved.
2. Areas and features to be altered should blend seamlessly with adjacent areas of the building and features.

(b) Replacement

1. Replacement should replicate the overall form and detailing using any available physical evidence or historic documentation as a model to reproduce the feature.
2. Compatible substitute materials should be similar in design, color, scale, architectural appearance, and other visual qualities.

(c) Accessibility

1. A gradual slope or grade to the sidewalk maybe added to access the entrance rather than installing a ramp that would be more intrusive to the historic character of the building and the district.

(2) Building Site

(a) General

1. Protective fencing, bollards, and stanchions that are as unobtrusive as possible may be installed on a building site, when necessary for security.

(3) Exterior Walls

(b) Wood

1. Re-siding should use siding that replicates the historic siding in profile exposure and detail is preferred.
2. In the event of partial replacement, transitions from historic wood siding to replacement siding should occur at corners or transitions in the building mass where feasible.

(c) Metals

1. Compatible substitute materials need to take into account the reactive nature of existing metal to ensure that the replacement is both visually and chemically compatible with the existing building materials.

(4) Roofs

(a) General

1. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), size, and patterning. The form and cladding of the roof alteration should be complementary to the existing structure.

(b) Materials

1. Compatible substitute materials may include three-tab asphalt shingles; architectural asphalt shingles with a straight bottom edge and light faux shadowing; flat standing seam metal and flat interlocking metal panels on flat roofs.
2. Replacement should replicate the overall form and detailing using any available physical evidence or historic documentation as a model to reproduce the feature.

(c) Skylights

1. Skylight trim should match the roof color.

(d) Chimneys

1. Adding or replacing caps above the chimney opening is not considered an alteration.

(5). Windows and Doors

(a) Openings

1. Appropriate approaches to filling windows or doors may include inseting masonry by at least one inch from the face of the wall, adding solid panels, installing closed shutters, and retaining original window trim.
2. New openings should have a similar height to width ratio, operation (e.g., double hung, casement, awning, or hopper), components (including sash, muntins, glazing, pane configuration, sills, mullions, casings, brick molds, or trim), and finish as historic windows of the structure.

(b) Sill and Head Height

1. The reconfigured openings and the windows in them should be compatible with the overall design of the building.

(c) Windows

1. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, sash horns, glazing, pane configuration, sills, mullions, casings,

brick molds, or trim) and related features, such as shutters should inform compatible window alterations.

2. Reversible window treatments (**meaning?**) may be installed to meet safety, security, or energy conservation requirements.

(d) Pedestrian Doors

1. Aluminum clad wood, aluminum, and insulated hollow metal entrance doors are an acceptable alternative material if they are similar in design, color, scale, architectural appearance, and other visual qualities of the original doors.
2. All doors should be painted, finished with a material that resembles a painted finish, or opaquely stained.
3. Storm doors with metal grilles may be approved if they blend with the style of the structure.

(6) Porches, Balconies and Decks

(a) Replacement

1. If using the same kind of material is not feasible, then a compatible substitute material may be considered. Compatible substitute materials should be similar in design, color, scale, architectural appearance, and other visual qualities.

(b) Porch Elements

1. Other porch designs may be permitted if they are compatible with the character of the structure and the district.
2. A simple railing design with 2-inch by 2-inch square balusters is often acceptable.
3. **A wrought iron railing is acceptable if it was historically used on the building style (e.g., Victorian homes).**
3. New accessible railings should be painted to match the existing porch railings and trim.

(7) Building Systems

(a) Mechanical Systems

1. Air conditioning compressors and other mechanical equipment should be substantially set back from the front wall of the structure. Screening, including landscaping, can help obscure the view from the street. **Air conditioning compressors may be placed in front of the building wall if necessary, but must be screened.**
2. Mechanical equipment on the roof may be installed, when necessary, so that it is minimally visible from the street to preserve the building's historic character and setting.
3. Grilles (mechanical air intake, exhaust, etc.), vents (plumbing stack, mechanical air intake or exhaust, etc.), electrical and communications equipment (transformers, cabinets, mobile service boosters, security cameras, etc.), and utility meters (water, gas, electric, etc.) should not be placed in the front yard or on the front elevation.

(b) Solar

1. Locating solar panels on the site (ground-mounted), on structures constructed outside of the period of significance, additions, or new structures is encouraged.
- (c) **Lighting and Electrical Systems**
 1. More contemporary lighting styles may be considered if they are simple in style and design and should not read as faux or overly ornamental.

II. GUIDELINES FOR ADDITIONS

(1) General

(a) General

1. Visually separate the addition from the historic building by setting it back from the wall plane of the historic building, by using a simple, recessed, small-scale hyphen or connector to physically and visually separate the addition from the historic building, or by providing a break in the slope of the roof.
2. The addition should be stylistically appropriate for the historic building type, but does not duplicate it so as to distinguish the addition from the original building.

(b) Materials and Features

1. Materials and architectural details should be of a similar and complementary architectural vocabulary while reading as new materials.

(c) Accessibility

1. A gradual slope or grade to the sidewalk may be added to access the entrance rather than installing a ramp that would be more intrusive to the historic character of the building and the district.

(2) Building Site

(a) General

1. Additions should not be constructed on street facades, except that historically representative architectural features, such as a porch, may be **added or** restored.

(3) Roofs

(a) General

1. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), size, and patterning. The form and cladding of the roof addition should be complementary to the existing structure.

(b) Chimneys

1. If there is no masonry on the structure, chimneys may be constructed of compatible materials that are similar in design, color, scale, architectural appearance, and other visual qualities as other structures within the period of significance of the district.

(c) Dormers

1. If matching the dormer form to the historic roof form is not practical, another roof form may be approved if it does not detract from the historic character of the building or the historic district.

(4) Windows and Doors

(a) General

1. Windows and doors should be of a complementary style, but still read as new materials.

(b) Windows and Storm Windows

1. Clear or low-e glass may be used, and patterned glass may be used for privacy in bathrooms.

(c) Entrance Doors and Storm Doors

1. Aluminum clad wood, aluminum, and insulated hollow metal entrance doors may be approved if they are similar in design, color, scale, architectural appearance, and other visual qualities.
2. Storm doors with metal grilles may be approved if they blend with the style of the structure.

(d) Garage Doors

1. More contemporary door styles may be considered if they are simple in style and design

(5) Building Systems

(a) Mechanical Systems

1. Mechanical equipment on the roof may be installed, when necessary, so that it is minimally visible from the street to preserve the building's historic character and setting.

(b) Solar

1. Locating solar panels on the site (ground-mounted), on structures constructed outside of the period of significance, additions, or new structures is encouraged.

(c) Lighting and Electrical Systems

1. More contemporary lighting styles may be considered if they are simple in style and design.

III. GUIDELINES FOR NEW STRUCTURES

(1) General

(a) Primary Structures

1. Building Placement.

- The building should be oriented to the street.
- Side yard setbacks should be comparable to side yard setbacks of the historic resources.

2. Street Setback.

- The front wall of the historic resource, not the front porch, should be used to determine compatibility of the proposed setback.
- For corner buildings, the placement of historic resources on all four corners should be considered, particularly in commercial districts where corner buildings may be sited closer to the street.
- The setback from the sidewalk should be considered if a City easement will move the sidewalk further from the street.

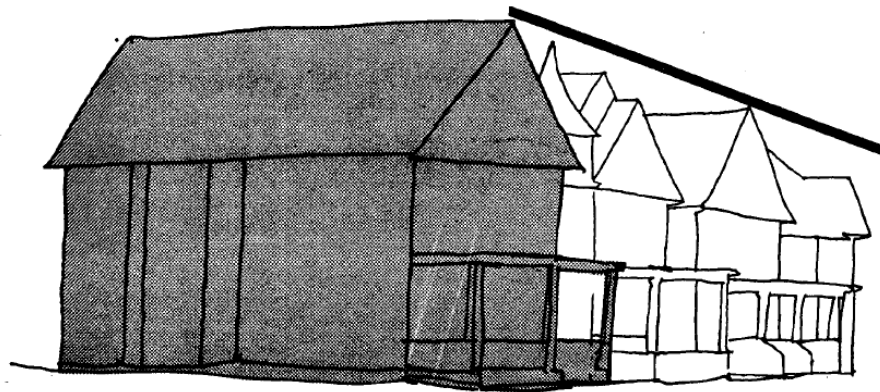
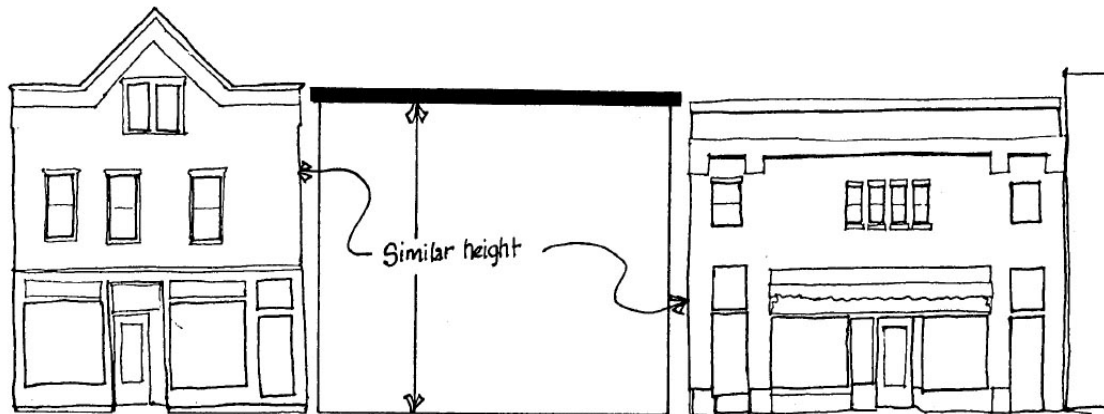
- On the same block face:
 - If the historic resources have a uniform setback, the new structure should have the same setback. A greater setback may be appropriate, but a lesser setback that places the new structure closer to the sidewalk generally is not appropriate.
 - If the setbacks vary between type of use (e.g., commercial versus residential) on the block face, the setback should be comparable for the type of use.
 - If the setbacks vary for the same type of use on the block face, the setback should be comparable to the average setback.
 - Adjacent Structures
 - A block face may have groupings of buildings at different setbacks. The setback for a new building should respect the setback of the historic resources directly adjacent to each side of the new building.
3. Visual Size.
- Massing
 - A building larger than the historic resources should be divided into several linked smaller forms to minimize visual impact. The smaller forms should have sufficient differentiation in materials and/or form that they appear to be separate buildings. The gross volume of the smaller forms should relate to the historic resources. The sides of buildings that are visible from the developed public right-of-way should also be divided into several linked smaller forms to minimize visual impact.





New building

- Mathematical compatibility should be used to help determine visual compatibility.
- Height in feet and stories
 - The overall height, including any cornice on flat roofed structures, should have a height similar to that of the historic resources. A height not more than 12 feet higher than historic resources is often not significant.



- Height should be similar based on the main mass of the building compared to the main mass of the historic resources. A home with a steep gabled roof that is higher than the historic resources with more gentle slopes may be similar in height if the body of the home is of similar height. A flat roofed structure should have a height similar to the body of gabled roofed structures (not to the peak of the gabled roofs), or similar to other flat roofed structures.
 - Mathematical compatibility should be used to help determine visual compatibility.
 - The height of a story should generally not exceed 12 feet.
 - Commercial buildings may exceed a similar height by one story if the setback of the additional story is sufficient, generally 40 feet.
 - Gross area of the front elevation
 - The gross area of the front elevation should be determined by comparing the height times the width of the proposed structure.
 - For a large building that has been broken into linked smaller forms, the gross area of each smaller form may be considered. However, setback elements, such as side wings/ells that are not wide enough to be a separate structure should be considered part of that mass unless set back at least 25 feet front the front facade. (A recess used between smaller forms, used to help differentiate the masses, does not need to be setback 25 feet.)
 - Mathematical compatibility should be used to help determine visual compatibility.
 - Street presence
 - The new building should not have the most prominent presence on the block face.
 - Commercial buildings should have a pedestrian friendly street presence. First floor storefronts should be broken into bays, similar in width to those on historically representative storefronts. Large storefront windows with low kick panels (18"-36") surmounted by transom windows are encouraged. Storefront windows should generally not be recessed from the front façade. Primary entranceways should be easily identifiable as a focal point of the building. Entrances should meet ADA accessibility requirements in a way that is visually compatible with the historic district. Recessed entrances are encouraged. For corner buildings, angled corner entrances are encouraged.
 - Dominant proportion of width to height in the façade
 - The ratio of width to height should be comparable to the historic resources. For a large building that has been broken into linked smaller forms, the ratio should be assessed for each form.
 - Mathematical compatibility should be used to help determine visual compatibility.
4. Building Form.
- Building type and use

- Brick flat-roofed commercial should generally only occupy the corners of the blocks.
- Residential infill projects should observe the established scale and proportions of structures directly adjacent to each side, as well as the traditional pattern of front porches. Gable-ends should generally face the street.
- Roof shape
 - The roof shape (e.g., flat, gently gabled, steeply gabled) should generally be comparable to roof shapes of more than just one historic resource.
- Symmetry or asymmetry
 - If a pattern exists, the new structure should mimic the pattern. For example, in the Marquette Bungalows Historic District, front doors are offset from center.

5. Architectural Expression.

- Facade treatments on street corners should effectively ‘wrap’ the corner by continuing the design motif along the side street elevation.
- The proportions and relationships of width to height of the doors and windows in street facade(s) should be comparable to the historic resources.
- The proportion and rhythm of solids to voids created by openings in the façade should be comparable to the historic resources.



- Commercial buildings should have vertically oriented and regularly spaced upper floor window openings, and first floor window patterns should reflect the typical proportions in the district. Side pilasters and a cornice are encouraged.

(b) Accessory Structures

1. New accessory structure should be of a similar size, scale, and character of other historic accessory structures in the district.

(2) Building Site

(a) General

1. Parking accommodations should be located and screened to be as inconspicuous as possible, when viewed from a developed public right-of-way. Screening should be visually compatible with the historic district.

(3) Exterior Walls

(a) General

1. New siding should imitate the original siding of historic resources within 1 inch of historic exposure/reveal.
2. What of metal panels that have been used?

(4) Roofs

(a) Form

1. In a district with a mix of building types, the proposed new structure would need a similar roof form to some of the historic resources within 200 feet.

(5) Windows and Doors

(a) General

1. More contemporary styles of doors may be considered if they are simple in style and design.

(6) Building Systems

(a) Mechanical Systems

1. Split system mechanical units and other mechanical equipment should be installed on elevations, roofs, and at grade so they are not visible from the street.
2. Grilles (mechanical air intake, exhaust, etc.), vents (plumbing stack, mechanical air intake or exhaust, etc.), electrical and communications equipment (transformers, cabinets, mobile service boosters, security cameras, etc.), and utility meters (water, gas, electric, etc.) should not be placed in the front yard or on the front elevation or on a side elevation facing a developed public right-of-way.

(b) Lighting and Electrical Systems

1. More contemporary lighting styles may be considered if they are simple in style and design.