



PREPARED FOR THE LANDMARKS ORDINANCE REVIEW COMMITTEE

**Subject: DRAFT HISTORIC PRESERVATION ORDINANCE - DEFINITIONS**

**Legistar File #: [56918](#)**

During the review of the Draft Historic Preservation Ordinance, the Landmarks Ordinance Review Committee (LORC) has been keeping a running list of terms that may benefit from being defined in the ordinance. This memo is intended to be a working draft of those terms and includes potential definitions to facilitate discussion by the Committee.

The left column includes terms that could be considered for inclusion in the definitions section of the ordinance. Those shaded in gray were identified by LORC for consideration. The table also includes all terms from the current Historic Preservation Ordinance and select terms from the Staff Draft Historic Preservation Ordinance (July 30, 2019) and from the Zoning Ordinance. The consultant team (Legacy) and the Madison Alliance for Historic Preservation (January 9, 2020) also identified some terms for consideration. The right column includes definitions and/or notes from these sources as indicated.

TERM	DEFINITION(S) / NOTES
Accessory Structure  <i>(Accessory Building or Structure)</i>	1) structures that are not the primary structure, including garages, garden sheds, accessory dwelling units, and others as defined by Madison’s Zoning Ordinance. Based on conversations with staff, LORC may want to consider the effect and size of small garden sheds not placed on concrete slabs. <i>[LEGACY]</i>  2) a subordinate building or structure, the use of which is clearly incidental to that of the main building and which is located on the same lot as the principal building, and is subordinate to the principal building in height and floor area. <i>[ZONING ORD]</i>  3) a permanent structure that is located on the same lot as a primary structure, but which is separate from and incidental to the use of the primary structure. Accessory structure includes things like detached garages, parking facilities and storage sheds that are attached to land. <i>[ALLIANCE]</i>
Addition	1) a portion of a structure built after the historic structure was completed. Additions are physically connected to a primary or accessory structure and increase its volume. Additions may be constructed within the period of significance or outside the period of significance. <i>[LEGACY]</i>  2) Any walled and/or roofed expansion to the perimeter and/or height of a building in which the addition is connected by a common load-bearing wall or foundation. <i>[ZONING ORD]</i>  3) a material exterior expansion of a structure. <i>[ALLIANCE]</i>

TERM	DEFINITION(S) / NOTES
Alteration	<p>1) any change, addition or modification to an improvement or grading (see improvement). <i>[HIST PRES ORD]</i></p> <p>2) Refine definition (<i>in the current Historic Preservation Ordinance</i>) to remove the word “addition.” Additions are covered under a separate set of standards for additions. The act or process which changes one or more of the exterior architectural features of a designated structure. The International Building Code had three levels of alterations. In all three instances, alterations include work within the existing volume of a building and do not include adding volume to a building.</p> <ul style="list-style-type: none"> <li>• Level 1 alterations include the removal and replacement of the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.</li> <li>• Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration of extension of any systems, or the installation of any additional equipment.</li> <li>• Level 3 alterations apply where the work area exceeds 50% of the aggregate area of the building. <i>[LEGACY]</i></li> </ul> <p>3) a material change to the exterior of a structure. <i>[ALLIANCE]</i></p> <p>4) any change to any portion of the exterior of a building or site that replaces existing materials or changes its appearance. <i>[STAFF DRAFT HIST PRES ORD]</i></p>
Architectural Feature	<p>1) the distinguishing exterior elements of a building or structure including shape, size, design, style, fenestration, materials and decorative details. <i>[HIST PRES ORD]</i></p> <p>2) a distinguishing exterior element of a structure, such as a dormer or other roof feature, chimney, porch, entryway, balcony, deck, window, door, railing, column, stairway, trim or decorative element. It includes historically representative roofing or siding on a historic resource. <i>[ALLIANCE]</i></p>
Area of visual compatibility	<p>1) Include language that parcels must be compatible with other historic resources constructed in the period of significance (not non-historic, non-contributing, or properties constructed outside of the period of significance) within 200 feet around the property per 41.03(5). Also see the definition of “compatible.” <i>[LEGACY]</i></p>
Awning	<p>1) a roof-like cover, temporary in nature, which projects from the wall of a building and is fully supported by said wall. <i>[ZONING ORD]</i></p>
Balcony	
Bay Window	<p>1) A structure projecting through an exterior wall that contains a window and is at least eighteen (18) inches above the finished level of the floor. <i>[ZONING ORD]</i></p>
Block face	<p>1) the street facades of all structures on a block whose addresses have the same street name. <i>[ALLIANCE]</i></p>

TERM	DEFINITION(S) / NOTES
Building	<p>1) any structure having a roof that may provide shelter, support, protection or enclosure of persons, animals, or property of any kind (See structure.). <i>[HIST PRES ORD]</i></p> <p>2) a permanent roofed structure that is attached to land. <i>[ALLIANCE]</i></p>
Building Inspector	<p>1) the Director of the Building Inspection Division or designee. <i>[HIST PRES ORD]</i></p> <p>2) the Director of the Building Inspection Division of the City of Madison Department of Planning, Community and Economic Development, or his or her or designee. <i>[ALLIANCE]</i></p>
Bulk	<p>1) the size and setbacks of buildings or structures and the location of such buildings or structures with respect to one another. <i>[HIST PRES ORD]</i></p> <p>2) the term used to indicate the size and setbacks of buildings or structures and the location of such buildings or structures with respect to one another, and includes the following:</p> <ul style="list-style-type: none"> <li>(a) Size and height of buildings.</li> <li>(b) Location of exterior walls at all levels in relation to lot lines, streets or to other buildings.</li> <li>(c) Floor area of buildings in relation to lot area (floor area ratio).</li> <li>(d) All open spaces allocated to buildings; and</li> <li>(e) Amount of lot area provided per dwelling unit or lodging room. <i>[ZONING ORD]</i></li> </ul> <p>3) a structure's apparent size relative to its site and context, as reflected by all of the following:</p> <ul style="list-style-type: none"> <li>(a) Its height and gross volume.</li> <li>(b) The location of its exterior walls, at all levels, relative to lot lines, adjacent streets and adjacent structures.</li> <li>(c) The sizes of its front, side and rear yards. <i>[ALLIANCE]</i></li> </ul>
Certificate of Appropriateness	<p>1) an official form issued by the Preservation Planner stating that the proposed work on a designated landmark or on a building in a historic district is in accord with the requirements of this ordinance and that (1) the proposed work may be completed as specified in the certificate; and (2) that the Building Inspector may issue any permits needed to do the work specified in the certificate. <i>[HIST PRES ORD]</i></p> <p>2) a certificate issued under Subchapter F, authorizing a project that meets applicable historic preservation standards under this Chapter. <i>[ALLIANCE]</i></p>

TERM	DEFINITION(S) / NOTES
Character  (of a Building and a Historic District)	1) the sum of all physical attributes in a historic place which can include setting, property types, form, proportion, architectural style, construction methods, and materials. <i>[HIST PRES ORD]</i>  2) the overall visual impression created by the exterior attributes and setting of a structure, place or thing. In the case of a historic district, it means the overall visual impression created by the combined exterior attributes and settings of all historic resources in the district. <i>[ALLIANCE]</i>
Character Defining Features	
Commission  (or Landmarks Commission)	1) the Landmarks Commission created under <u>Sec. 33.19</u> , MGO. <i>[HIST PRES ORD]</i>
Compatible	1) capable of existing or performing in harmonious or agreeable combination in “design, color, scale, architectural appearance, and other visual qualities” [directly from state statute] including, but limited to, alignment, character, context, directional expression, height, location, materials, massing, proportion, relationship of solids to voids, rhythm, setting, size, volume, etc. <i>[LEGACY]</i>
Construction	1) the erection of any new structure or the alteration of any existing structure (See structure and alteration). <i>[HIST PRES ORD]</i>
Deck  (uncovered over 50 sf)	1) an unenclosed exterior structure that has no roof or sides, but has a permeable floor which allows the infiltration of precipitation. <i>[ZONING ORD]</i>
Decorative Window	
Demolish  (Demolition)	1) the act or process that removes or destroys in whole or in part a building, structure, or resource. <i>[HIST PRES ORD]</i>  2) an act or process that removes, pulls down, tears down, razes, deconstructs, or destroys an existing building wall facing a public street or, during any ten (10) year period, removes, pulls down, tears down, razes, deconstructs or destroys fifty percent (50%) or more of the area of the exterior walls of a building. This provision does not apply to the repair or replacement of windows, doors, or siding. <i>[ZONING ORD]</i>

TERM	DEFINITION(S) / NOTES
Demolition by Neglect	<p>1) the process of allowing landmarks, landmark sites or improvements in historic districts to decay, deteriorate, become structurally defective, or otherwise fall into disrepair. <i>[HIST PRES ORD]</i></p> <p>2) knowingly or negligently allowing a landmark, a historic resource, a structure on a landmark site, or a structure in a historic district to decay, deteriorate, become structurally defective, or otherwise fall into serious disrepair. <i>[ALLIANCE]</i></p>
Developed Public Right-of-Way	<p>1) a public right-of-way that has been developed to accommodate public vehicular, bicycle or pedestrian traffic. It includes streets, mass transit lines, paved bicycle paths and paved sidewalks, but does not include service alleys. In the case of a street, it includes the street, street terraces, and all paved bicycle paths and paved sidewalks that run along the street. <i>[ALLIANCE]</i></p>
Development	<p>1) any improvement or alteration to an existing improvement. <i>[HIST PRES ORD]</i></p> <p>2) any man-made change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or substantial alterations to buildings, structures or accessory structures; the placement of buildings or structures; ditching, lagooning, dredging, filling, grading, paving, excavation or drilling operations; and the deposition or extraction of earthen materials. <i>[ZONING ORD]</i></p>
Directional Expression	<p>1) the vertical or horizontal orientation of the structure. <i>[LEGACY]</i></p>
Dormer	<p>1) a structure projecting through a sloping roof that contains a window or opening. <i>[ZONING ORD]</i></p>
Elevation (and the types of elevations, i.e.-street elevations)	<p>1) The draft version of this document used the term “façade” and “elevation” interchangeably. Façade typically came from portions of the recommendations from Madison’s Subchapter 41G, whereas elevation came from the Secretary of the Interior. For the purpose of the revision to the document, the word elevation was used. <i>[LEGACY]</i></p>
Entrance  (primary and secondary)  (principal)	<p>1) the building entrance which faces the front lot or is closest to the front lot line and which entrance provides direct access to the principal use. <i>[ZONING ORD]</i></p>
Feature	

TERM	DEFINITION(S) / NOTES
Fence	<p>1) a structure providing enclosure or serving as a barrier, such as wooden posts, wire, iron, brick, stone or other manufactured material or combination of materials erected to enclose, screen or separate areas. Structures designed to enclose recreational facilities, such as tennis courts or backstops, shall not be considered fences. [ZONING ORD]</p> <p><u>Ornamental.</u> A fence that is no more than fifty percent (50%) opaque. [ZONING ORD]</p> <p><u>Screening.</u> A fence that is more than fifty percent (50%) opaque. [ZONING ORD]</p> <p><u>Solid.</u> A fence that is at least ninety percent (90%) opaque. [ZONING ORD]</p>
Front Façade (visible from the street)	<p>1) the wall of building closest to the street that separates interior living spaces from exterior. An open porch without living space above it shall not be considered a front façade. For buildings on corner or through lots, the front façade is usually that façade that fronts the street of higher classification. [ZONING ORD]</p> <p>2) Russell Walk does not have front facing the street. [LORC]</p>
Gross Volume	<p>1) the entire volume measured in cubic feet enclosed by a structure including attached structures, dormers, attics, crawl spaces, or penthouses. Gross volume is measured from the outside surface of the exterior walls including any portions above existing grade to the roof line. It does not include courtyards with no roof, balconies, canopies, or portions below grade. Decorative or structural features that extend beyond the plane of the outside face of the exterior wall such as trim, cornices, pilasters, buttresses and overhangs are not included. [HIST PRES ORD]</p> <p>2) the total volume in cubic feet that is encompassed by the exterior surfaces of a structure from grade to roofline, including the volumes of component features such as dormers, attics, penthouses, attached garages, crawl spaces under enclosed portions of the structure, and above-grade portions of parking facilities located under enclosed portions of the structure. It does not include open porches or decks, crawl spaces under open porches or decks, roofless courtyards, open balconies, open canopied areas, or portions of a structure that are below grade; nor does it include features such as trim, cornices, pilasters, buttresses and overhangs that extend beyond the outside surfaces of exterior walls. [ALLIANCE]</p>

TERM	DEFINITION(S) / NOTES
Guideline	<p>1) a principle put forward to help determine a course of action. Under this ordinance, guidelines adopted in a historic district shall serve as a collective set of principles to promote architectural compatibility of new construction and exterior alterations in a historic district. <i>[HIST PRES ORD]</i></p> <p>2) a suggestion or example used to help interpret and implement a standard to which it is relevant, but that is not directly enforceable as a standard. <i>[ALLIANCE]</i></p> <p>3) any project subject to this ordinance should refer to the guidelines for additional guidance and instruction that may be helpful in meeting the requirements and purpose and intent of this ordinance. <i>[STAFF DRAFT HIST PRES ORD – discussed at the June 25, 2019 LORC meeting and agreed to move forward with this definition for the purpose of discussing of the draft ordinance]</i></p>

TERM	DEFINITION(S) / NOTES
<p>Height <u>(of a Building)</u></p>	<p>1) the vertical distance in feet measured from the arithmetic mean ground level adjoining the structure to the highest point of the roof or parapet of a building, whichever is higher, or to the top of a structure. <i>[HIST PRES ORD]</i></p> <p>2) <u>Height Measurements.</u></p> <p>(a) For accessory buildings and structures, height is measured from the average elevation of the approved grade at the front of the building to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, and to the midpoint of the ridge of a gable, hip, or gambrel roof. The average height shall be calculated by using the highest ridge and its attendant eave. The eave point used shall be where the roof line crosses the side wall.</p> <p>(b) For principal buildings and structures, height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.</p> <p>(c) For new buildings, alterations, additions, or replacement of existing buildings, height shall be measured from the natural grade prior to redevelopment. Natural grade shall be determined by reference to a survey or other information as determined by the Zoning Administrator.</p> <p>(d) Height in the DC, UOR, UMX, DR1 and DR2 districts shall be measured from the highest point along a building setback line paralleling any street adjacent to the site. In these districts accessible roofs, including the minimum structure necessary to provide access, shall not be counted as a story. However, this provision shall not be applied in violation of the Capitol View Preservation <a href="#">Section 28.134(3)</a>. <i>[ZONING ORD-General Regulations]</i></p> <p>3) the vertical distance in feet measured from the structure’s arithmetic mean grade level, calculated on the basis of grade level measurements taken at no more than 10 foot intervals around the foundation perimeter, to the highest point of the structure. The highest point of a building is the highest point of its roof or parapet, whichever point is higher. <i>[ALLIANCE]</i></p>
<p>Height to Width Ratio  (proportionality)</p>	



TERM	DEFINITION(S) / NOTES
Historic District	<p>1) an area designated by the Common Council pursuant to Subchapter G of this ordinance. <i>[HIST PRES ORD]</i></p> <p>2) The National Park Service defines a historic district as follows: “A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” See more about historic districts at <a href="https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_4.htm#district">https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_4.htm#district</a> <i>[LEGACY]</i></p> <p>3) a district created pursuant to Sec. 41.09 or a prior City ordinance. Current historic districts are identified in Subchapter I. <i>[ALLIANCE]</i></p>
Historic Resource	<p>1) any building, structure, sign, feature, improvement, site, or area having significant architectural, archaeological, anthropological, historical, or cultural value. Historic Resources include properties designated as landmarks or historic resources in a historic district ordinance. <i>[HIST PRES ORD]</i></p> <p>2) a landmark, or any property that is designated as a historic resource in a historic district ordinance under Subchapter I. Note: A historic district ordinance must designate “historic resources” in the historic district. These include landmarks, landmark sites, and structures built during the district’s “period of significance,” and may include other features or plots of land whose unique historic significance is clearly documented. <i>[ALLIANCE]</i></p>
Historic Structure	<p>1) any structure that is either:</p> <ul style="list-style-type: none"> <li>(a) Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; or</li> <li>(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; or</li> <li>(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or</li> <li>(d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior; or by the Secretary of the Interior in states without approved programs. <i>[ZONING ORD]</i></li> </ul>
Historically Representative	<p>1) original to a historic resource or characteristic of a historic district’s period of significance. <i>[ALLIANCE]</i></p>

TERM	DEFINITION(S) / NOTES
HVAC Equipment	1) means external equipment related to the heating, ventilation, or air conditioning of a structure. <i>[ALLIANCE]</i>
Improvement	1) any structure, landscape feature or object intended to enhance the value or utility of a property (See structure, landscape feature and object.) <i>[HIST PRES ORD]</i>
Inconspicuous	1) not visible or attracting attention. <i>[LEGACY]</i>
Infill	
Landmark	<p>1) means</p> <ul style="list-style-type: none"> <li>(a) 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 pursuant to the provisions of this chapter, or</li> <li>(b) Any land of historic significance due to a substantial value in tracing the history of humankind, or upon which an historic event has occurred, and which has been designated as a landmark pursuant to the provisions of this chapter. <i>[HIST PRES ORD]</i></li> </ul> <p>2) any structure, landscape feature, or plot of land that has been designated as a landmark under Sec. 41.07 or a prior City ordinance. <i>[ALLIANCE]</i></p>
Landmark Site	<p>1) the lot or parcel identified in the official landmark designation maintained by the City Planning Division. If a landmark designation does not identify a lot or parcel, landmark site means any lot, or part thereof, on which is situated a landmark, and any abutting lot, or part thereof, used as and constituting part of the premises on which the landmark is situated. <i>[HIST PRES ORD]</i></p> <p>2) the lot or lots on which a landmark is located. <i>[ALLIANCE]</i></p>
Landmarks Commission	1) the Commission created under Sec. 33.19, MGO. <i>[ALLIANCE]</i>
Landscape	<p>1) the improvements, topography, plants and open spaces in an area and their arrangement and patterns (See improvement.). <i>[HIST PRES ORD]</i></p> <p>2) the natural landscape and human modifications to it. Landscape includes land topography, natural features, landscape features, open spaces and the relationships between them. <i>[ALLIANCE]</i></p>

TERM	DEFINITION(S) / NOTES
Landscape Feature	<p>1) any improvement to the natural landscape including plants, gardens, parks, greenways and landscaping around structures (See improvement). <i>[HIST PRES ORD]</i></p> <p>2) a built feature, other than a primary structure or accessory structure, which is integral to a landscape. It includes things like effigy mounds, driveways, paved walkways, in-ground stairways, patios, ornamental structures, fountains, monuments, sculptures, fences and retaining walls, as well as groupings of such features that have a collective identity. <i>[ALLIANCE]</i></p>
Lot	<p>1) a tract of land, designated by metes and bounds, land survey, minor land division or plat recorded with the Dane County Register of Deeds. <i>[HIST PRES ORD]</i> <i>[ALLIANCE]</i></p> <p>2) a tract of land, designated by metes and bounds, land survey, minor land division or plat, and recorded in the office of the county register of deeds. <i>[ZONING ORD]</i></p>
Maintenance	
Massing	<p>1) a term in architecture which refers to the perception of the general shape and form as well as size of a building. A filled volume or positive space. <i>[LEGACY]</i></p> <p>2) the geometrical configuration of a structure's gross volume. For example, the massing of a Queen Anne style house differs from the massing of a plain cube that has the same gross volume as the house. <i>[ALLIANCE]</i></p>
Master	<p>1) an architect or designer of recognized greatness who is responsible for a body of published work or structures that are notable for their quality, innovation, or level of proficiency within their craft. <i>[HIST PRES ORD]</i></p> <p>2) an architect or designer of recognized greatness who is responsible for a body of published work or structures that are notable for their quality, innovation, or level of proficiency within the profession or craft. <i>[ALLIANCE]</i></p>
Mechanical  (to include cellular antennas)	

TERM	DEFINITION(S) / NOTES
Natural Feature	<p>1) any native plant community, geological feature, or other natural element. Examples include prairies, oak savannas, water elements, topography, or rock outcroppings. <i>[HIST PRES ORD]</i></p> <p>2) a distinctive natural element of a landscape, such as a distinctive geological feature, natural landform, natural water element, or native plant community. Natural feature may include things like rock outcroppings, streams, ponds, springs, oak savannas and native prairies. <i>[ALLIANCE]</i></p>
New Structure	<p>1) New structures are not connected to existing structures and include new principle structures and new accessory structures. <i>[LEGACY]</i></p>
Object	<p>1) any improvement that is of relatively small scale or of simple construction for primarily ornamental or artistic purposes including fountains, monuments, or sculptures (See improvement.). <i>[HIST PRES ORD]</i></p>
Openings	<p>1) a void in a solid such as a space or gap in the wall of a building that allows for the admission of light and air, i.e.-windows, doors, etc. <i>[LEGACY]</i></p>
Owner (of a property)	<p>1) any person having legal possession, custody, or control of an improvement on a landmark site or in an historic district. <i>[HIST PRES ORD]</i></p> <p>2) the property’s owner of record, or a person who exercises legal custody, management or control of the property on behalf of the owner of record. If a property has more than one owner, each owner is jointly and severally responsible for complying with owner obligations under this Chapter. <i>[ALLIANCE]</i></p>
Period of Significance	<p>1) the 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. Specific periods of significance are identified for each historic district in Subchapter G. <i>[HIST PRES ORD]</i></p> <p>2) the time period, specified in the ordinance creating a historic district, during which the historic district was associated with the important events, activities, persons, or characteristics that qualify the district for historic district status. <i>[ALLIANCE]</i></p>

TERM	DEFINITION(S) / NOTES
Person	<p>1) an individual, corporation, partnership, limited liability company, cooperative, trust, association or business entity. For purposes of repeated violations of the provisions of this chapter, any corporation, partnership, limited liability company, cooperative, trust, association or business entity is considered the same as another corporation, partnership, limited liability company, cooperative, trust, association or business entity if they share at least one (1) officer. <i>[HIST PRES ORD]</i></p> <p>2) an individual, corporation, partnership, limited liability company, cooperative, trust, association, business entity, state, municipality or special purpose district organized under state law.</p> <p>Note: "Special purpose districts" include things like school districts or sewerage districts that are organized under state law and have certain legal attributes of persons. <i>[ALLIANCE]</i></p>
Porch	<p>1) a floor-like platform structure with a roof-like covering, attached to the exterior walls of the building and extending from the structure, and which may be enclosed by screen, latticework, windows or other similar materials. <i>[ZONING ORD]</i></p>
Preservation	<p>1) the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property or historic resource. <i>[HIST PRES ORD]</i></p>
Preservation Planner	<p>1) the person designated under Sec. 41.05. <i>[HIST PRES ORD]</i></p> <p>2) the individual designated under Sec. 41.05(1). <i>[ALLIANCE]</i></p>
Primary Structure	<p>1) a structure that accommodates the principal use of the lot on which the structure is located. <i>[ALLIANCE]</i></p>
Proportion	<p>1) Harmonious relation of parts to each other or to the whole: balance, symmetry. The relation of one part to another or to the whole with respect to magnitude, quantity, or degree: ratio. Proportion is a central principle of architectural theory and an important connection between mathematics and art. <i>[LEGACY]</i></p>
Reconstruction	<p>1) the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. <i>[HIST PRES ORD]</i></p>
Rehabilitation	<p>1) the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features of the property which convey its architectural and cultural values. <i>[HIST PRES ORD]</i></p>
Repair	

TERM	DEFINITION(S) / NOTES
Restoration	1) the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. <i>[HIST PRES ORD]</i>
Requirement	1) any project subject to this ordinance shall meet all requirements. <i>[STAFF DRAFT HIST PRES ORD – discussed at the June 25, 2019 LORC meeting and agreed to move forward with this definition for the purpose of discussing of the draft ordinance]</i>
Rhythm	1) an ordered recurrent alternation of strong and weak elements; movement, fluctuation, or variation marked by the regular recurrence or natural flow of related elements; windows, walls and other elements of a building designed in such way that it transmits a repetition of the same element. <i>[LEGACY]</i>
Scale	1) the size of an object in relationship to another object. <i>[LEGACY]</i>
Secretary of the Interior's Standards for the Treatment of Historic Properties  (Secretary of Interior's Standards)	1) the principles developed by the National Park Service (36 C.F.R. 68.3, as may be amended) to help protect historic properties by promoting consistent preservation practices and providing guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers on how to approach the treatment of historic properties. The Secretary of the Interior Standards for Treatment of Historic Properties may also be referred to in this ordinance as "Secretary of the Interior's Standards." <i>[HIST PRES ORD]</i>  2) the standards set forth in the U.S. "Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings" (2017), 36 C.F.R. 68. The Secretary of Interior's Standards, to the extent that they are incorporated by reference in this Chapter, are enforceable standards for the purposes incorporated. The guidelines included with the Secretary of Interior's Standards may be used where relevant to interpret and implement the incorporated standards, but are not themselves enforceable standards except as otherwise specifically provided in this Chapter. <i>[ALLIANCE]</i>
Sign	1) a graphic display for which a permit is required under Chapter 31, MGO. <i>[ALLIANCE]</i>
Site	1) any location of an event, a prehistoric or historic occupation or activity where the location itself maintains value or significance. Examples include Indian trails, effigy mounds, battlegrounds, or locations of former structures. <i>[HIST PRES ORD]</i>
Solid	1) Wall, face, or flat plane that usually encloses a volume. <i>[LEGACY]</i>

TERM	DEFINITION(S) / NOTES
Standard	<p>1) a rule that is required. Under this ordinance, all standards adopted in a historic district must be complied with in every instance of development in that district. <i>[HIST PRES ORD]</i></p> <p>2) a legal requirement under this Chapter related to a landmark, a landmark site, or property in a historic district. <i>[ALLIANCE]</i></p>
Storefront	<p>1) The street-level side of a commercial space, such as a store, shop or restaurant that faces the street. <i>[ZONING ORD]</i></p>
Street	<p>1) a public right-of-way which affords traffic circulation and a principal means of access to abutting property. For the purpose of this ordinance, an alley shall not be considered a street. <i>[ZONING ORD]</i></p>
Street Façade	<p>1) the facade of a structure that faces the street identified in the structure’s street address. If a structure is located on a corner lot, the façade that faces the second street forming the corner constitutes an additional and separate street façade. Street façade includes a steep, street-facing lower pitch of a mansard roof that is visually equivalent to a wall. <i>[ALLIANCE]</i></p>
Street Façade Area	<p>1) the combined total area, in square feet, of all street-facing walls on a street façade. <i>[ALLIANCE]</i></p>
Structure	<p>1) any building or improvement attached to land (see building and improvement). <i>[HIST PRES ORD]</i></p> <p>2) a structure is anything constructed or erected, the use of which requires more or less permanent location on the ground, or attached to something having permanent location on the ground, and in the case of flood plain areas, in the stream bed or lake bed. <i>[ZONING ORD]</i></p> <p>3) any building or other permanent built form that is attached to land and extends above grade. <i>[ALLIANCE]</i></p>
Visible Façade (of a structure)	<p>1) that portion of any façade that is readily visible from a developed public right-of-way, lake or river that is directly adjacent to the lot on which the structure is located, except that it does not include a rear façade that is only visible from a bike path, walkway or service alley. <i>[ALLIANCE]</i></p>

<p>Visible From the Street</p>	<p>1) I believe “street façade” is straight forward and easily understood, but there is a gray area for sides of buildings that are still visible from the street. Differentiation should be given to blocks where houses are widely spaced apart, and the secondary or side façade is clearly visible from the street, versus blocks where houses are closely spaced, and the secondary or side façade is not easily visible from the street. The consultant gave some consideration to recommending a standard where, if the structure was 0’-4’ from the side property line, the entire side elevation would be reviewed as not visible. If the structure was 5’-9’ from the side property line, the frontmost 10’ of the side elevation would be considered visible from the street and the remainder of the side elevation would be reviewed as not visible. If the structure was 10’-14’ from the side property line, the frontmost 15’ of the side elevation would be considered visible and reviewed as an elevation visible from the street and the remainder of the side elevation would be reviewed as not visible, and so on and so forth. Essentially, the distance from the structure to the side property line would dictate how much of the frontmost portion of the side elevation would be considered visible. After driving through the districts with staff on January 10, 2019, the consultant can attest to the fact that the entirety of the side elevation is clearly visible at narrow distances between 5’ and 10’, so this approach may not be desired. <i>[LEGACY]</i></p> <p>2) Qualifiers such as “primary, main, front, visible from the street, highly visible, and character-defining” were also used interchangeably. Primary, highly visible, and character-defining came from the Secretary of the Interior, whereas main, front, and visible from the street came from Madison’s Subchapter 41G. As several instances of side and secondary elevations that are highly visible were pointed out, the words main and front may not be as all-encompassing as LORC or the Landmarks Commission would want. Therefore, the phrase “visible from the street” was used as much as possible for the purpose of this version of the document. <i>[LEGACY]</i></p> <p>3) Terms such as “side, rear, secondary, less visible, minimally-visible, and non-character-defining” were also used interchangeably. Side and rear came from Madison’s Subchapter 41G, where secondary, less visible, minimally visible, and non-character-defining came from the Secretary of the Interior. For the purpose of the revision to the document, the word phrase “not visible from the street” was used as much as possible. <i>[LEGACY]</i></p> <p>4) Consideration should also be given to the use of the word “street.” There has been some discussion that this should be revised to “public right of way.” As defined in Madison 10.05(1)(b), “Right-of-Way means the surface and space above and below an improved or unimproved public roadway, highway, street, bicycle lane and public sidewalk in which the City has an interest, including other dedicated rights-of-way for travel purposes.” The consultant is agreeable to include public roadway, highway, street, and public sidewalk or a bicycle lane in conjunction with a public roadway, highway, or street in the interpretation of “street”. However, a bicycle path not in conjunction with a public roadway, highway, or street or a navigable river or lake may be taking the intention of</p>
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TERM	DEFINITION(S) / NOTES
	<p>“street” a bit too far. This should be further reviewed by LORC in conjunction with the City Attorney. <i>[LEGACY]</i></p>
<p>Visually Compatible  (area of visual compatibility)  (compatible)</p>	<p>1) harmonious with location, context, setting and character. <i>[HIST PRES ORD]</i></p> <p>2) harmonious in character. A structure need not convey a false impression of age, or directly mimic a historic style, in order to be visually compatible with a historic resource or historic district. <i>[ALLIANCE]</i></p>
<p>Void</p>	<p>1) a gap, negative space, or empty volume or an opening in a solid. <i>[LEGACY]</i></p>
<p>Volume</p>	<p>1) the enclosure of space or the amount of space occupied by a three-dimensional object as measured in cubic units. <i>[LEGACY]</i></p>