

Bailey, Heather

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Sent: Wednesday, October 28, 2020 10:02 AM
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Subject: Historic District Ordinances
Attachments: HISTORIC DISTRICTS(10-27).docx; ATT00001.htm

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Hi Heather -

Like other members of the Madison Alliance for Historic Preservation (Alliance), I was happy to learn that the Landmarks Ordinance Review Committee (LORC) will be reconvening its historic district review process, beginning on Nov. 5.

On March 6 of this year, just before LORC suspended operations due to covid-19, the Alliance submitted a carefully designed, common sense proposal to LORC (“Historic Districts — A Way Forward”). The Alliance proposal would provide a more consistent general framework for all historic districts, while maintaining needed district-specific flexibility. The new framework would be used to update and streamline current historic district ordinances. It would also facilitate the creation of new historic districts, as appropriate, in the future. The Alliance provided LORC with draft ordinance language (ch. 41, MGO) to codify this framework.

The Alliance framework would provide a consistent set of definitions and a common set of “preservation principles” for all historic districts. If this framework were approved by LORC and adopted by the Common Council, the City Planning Division could then use the “preservation principles” to draft proposed ordinance updates for each of Madison’s 5 current historic districts. District ordinances could convert the “preservation principles” from the city’s over-arching framework into enforceable district standards, just by changing “shoulds” to “shalls.” But district ordinances could also include district-specific refinements, as necessary, to address individual district needs and concerns.

As under current law, each district ordinance would be updated by means of a district-specific process, to ensure focused district-specific review and input. Each district ordinance would be reviewed by the Landmarks Commission and City Plan Commission, before being approved by the Common Council.

I recently tested the Alliance framework by using it to draft “hypothetical” district ordinances for Madison’s 5 current historic districts. This took me just over a week, working part-time (I relied on drafting experience acquired as chief legal counsel for the WI Dept. of Agriculture, Trade and Consumer Protection, a position from which I am now retired). The attached document includes all 5 of these hypothetical ordinance drafts, and summarizes the process that I used to create them. My methodology was simply this:

- Create the *same core standards* for each district, using the “preservation principles” and definitions contained in the Alliance framework. I converted the “preservation principles” to district standards just by changing “shoulds” to “shalls.”
- Incorporate district-specific refinements (supplementary standards or guidelines, or both). For these drafts, I drew material from *current* district ordinances, *current* district guidelines (Mansion Hill Design Manual), and *current* city plans (“Build II” plan for Third Lake Ridge). I did not just make up this material, but I did redraft it for clarity.
- Incorporate the district-specific material into the core standards, at appropriate locations, to complement the core standards and aid in their interpretation. I think you will find that the district-specific material adds clarity, based on the unique context of each district.
- Weed out and discard current district-specific material that merely duplicates the new core standards. This makes the district ordinances more readable and concise.
- Make consistent use of defined terms (see definitions attached), and identify defined terms with *italics* in the ordinance text. This helps to ensure clarity and internal consistency.

Again, these are just HYPOTHETICAL EXAMPLES designed to show “proof of concept.” I think they show that the Alliance framework can produce streamlined district ordinances based on a single set of core “preservation principles,” while also providing helpful district-specific guidance and a good “fit” for each of Madison’s diverse historic districts. The results are clear, concise, consistent and readable. In my view, this is a “win-win” solution.

I have shared these “hypothetical” drafts with other Alliance members, and incorporated the individual comments that I received. However, the Alliance has taken no position on the *district-specific content* of these hypothetical drafts. The drafts are merely a starting point, and can be adjusted as necessary based on city review and stakeholder input. The final content of each district ordinance would be hammered out during the district ordinance approval process, with input from district property owners and other stakeholders.

In my view, these “hypothetical” drafts show that the Alliance framework, if adopted, can produce state-of-the-art district ordinances in a short period of time, without an undue commitment of city resources. I hope that you, LORC and others will consider them carefully, and will find them useful. Alders who currently represent historic districts might wish to focus, especially, on the hypothetical draft ordinances for those districts.

I hope that you will post this email and the attached materials on Legistar, prior to the November 5 meeting, so that other stakeholders will have a chance to consider them.

Thank you for your consideration.

- James Matson

P.S. — I am not a paid representative of any individual or organization. I have no financial or property investment stake in this matter. I have lived at the same location in downtown Madison for nearly 40 years, but I do not live or own property in any current or proposed historic district.

UPDATING MADISON HISTORIC DISTRICTS: HOW NEW DISTRICT ORDINANCES MIGHT LOOK

Introduction

The Madison Alliance for Historic Preservation (“Alliance”) has proposed a comprehensive reorganization of Madison’s Historic Preservation Ordinance, Ch. 41, MGO (see Alliance proposal dated March 6, 2020). The reorganized framework will make it easier to update Madison’s 5 current historic districts, and create new historic districts in the future. It will also facilitate ordinance administration and improve transparency, for the benefit of property owners.

The Alliance framework provides a consistent set of definitions and “preservation principles” for all historic districts, to improve the clarity and consistency of district ordinances. But district ordinances may still be individually tailored, as necessary, to meet the diverse needs of individual districts.

*The following hypothetical examples show how district-specific ordinances, developed under the Alliance framework, might look. These hypothetical examples spell out **basic standards** for each district, based on the “preservation principles” that apply to all districts (just change “shoulds” to “shalls”). Current district-specific material [green type-face] is then added, in the form of supplementary standards or interpretive guidelines. The district-specific material is drawn from current district ordinances, current district design manuals (Mansion Hill), and current city plans (Third Lake Ridge “Build II” plan). The merged material is laid out in a clear, concise drafting format that reflects the organization of the **basic standards**. A common set of definitions ensures consistent use of terms. Redundant material is weeded out.*

***These are hypothetical examples only.** The Alliance has not taken a position on their substantive content. In order to ensure careful district-specific review and input, a district-specific process should be used to adopt each district-specific ordinance. Under the Alliance proposal (and current law), the Landmarks Commission and City Plan Commission must review each proposed district ordinance, prior to final approval by the Common Council. New district ordinances, when adopted, will be incorporated into Subchapter I of Chapter 41, MGO (per Alliance Ch. 41 reorganization proposal). Ordinance numbering reflects that organization.*

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DEFINITIONS (All Districts)

The following definitions apply to all of the district ordinances. Defined terms are *italicized* in the text of each district ordinance, to ensure consistency and ease of reference.

Accessory structure means a *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 separate from and incidental to the use of a *primary structure*.

Addition means a material exterior expansion of a *structure*.

Alteration means a material change to the exterior of a *structure*.

Architectural feature means 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*.

Block face means the *street facades* of all *structures* on a block whose addresses have the same street name.

Building means a roofed *structure*.

Building Inspector means the Director of the Building Inspection Division of the City Department of Planning, Community and Economic Development, or his or her or designee.

Bulk means a *structure's* size relative to its site and context, as reflected by all of the following:

(a) Its *height* and *gross volume*.

(b) The location of its exterior walls, at all levels, relative to *lot* lines, adjacent streets and adjacent *structures*.

(c) The sizes of its front, side and rear yards.

Certificate of appropriateness means a certificate issued under Subchapter F, authorizing a project that meets applicable historic preservation *standards* under this Chapter.

Character means 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.

City means the City of Madison.

City Plan Commission means the Commission created under Sec. 16.01, MGO.

City Planning Division means the Planning Division of the City Department of Planning, Community and Economic Development.

Demolition by neglect means 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.

Developed public right-of-way means 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.

District advisory committee means a committee appointed under Sec. 41.09(4)(a).

Guideline means a suggestion, example, graphic illustration or best practice tip that helps to interpret and implement a *standard* to which it is relevant, but that is not directly enforceable as a *standard*.

Gross volume means 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.

Height of a *structure* means 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.

Historic district means a district created pursuant to Sec. 41.09 or a comparable prior *City* ordinance. Current *historic districts* are identified in Subchapter I.

Historic district ordinance means an ordinance that defines and establishes *standards* for a *historic district*. Current *historic district ordinances* are contained in Subchapter I.

Historic resource means a *landmark*, or any structure or property that is designated as a *historic resource* in a *historic district* ordinance under Subchapter I.

Note: Under Sec. 41.10(1)(d), a *historic district ordinance* must designate "historic resources" in the *historic district*. These must include landmarks, landmark sites, and structures built during the district's "period of significance," and may include other structures or properties whose unique historic significance is clearly documented.

Historically representative means original to a *historic resource* or characteristic of structures of comparable style built during a *historic district's period of significance*.

HVAC equipment means external equipment related to the heating, ventilation, or air conditioning of a *structure*.

Landmark means any *structure*, *landscape feature*, or plot of land that has been designated as a *landmark* under Sec. 41.07 or a comparable prior *City* ordinance. *Landmark* does not include a property whose *landmark* designation has been rescinded.

Landmark site means the *lot* or *lots* on which a *landmark* is located.

Landmarks Commission means the Commission created under Sec. 33.19, MGO.

Landscape means the natural landscape and human modifications to it. *Landscape* includes land topography, *natural features*, *landscape features*, open spaces and the relationships between them.

Landscape feature means 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.

Lot means a tract of land, designated by metes and bounds, land survey, minor land division or plat recorded with the Dane County Register of Deeds.

Massing means 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.

Master means 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.

Natural feature means 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.

Owner of a property means 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.

Period of significance means the time period, specified in an ordinance creating or modifying 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.

Person means an individual, corporation, partnership, limited liability company, cooperative, trust, association, business entity, state, municipality or special purpose district organized under state law.

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.

Preservation Planner means the individual designated under Sec. 41.05(1).

Primary structure means a *structure* that accommodates the principal use of the *lot* on which the *structure* is located. *Primary structure* includes a residential, commercial, industrial, mixed-use, government or institutional *structure*, a parking facility or other *structure* attached to a *primary structure*, and a stand-alone parking facility that is itself the *primary structure* on a lot.

Secretary of Interior's Standards means 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.

Sign means a graphic display for which a permit is required under Chapter 31, MGO.

Standard means a legal requirement under this Chapter that applies to *landmarks*, *landmark sites*, or properties in a *historic district*.

Street façade means 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*. The *street façade* of a *structure* with a mansard roof includes the steep, street-facing lower pitch of the mansard roof that is visually equivalent to a wall.

Street façade area means the combined total area, in square feet, of all street-facing walls on a *street façade*.

Structure means a built form, designed for permanent or long-term use, which is attached to land and extends above grade. A *building* is an example of a *structure*.

Visible façade of a *structure* means 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, service alley, lake or river.

Visually compatible means harmonious in *character*. A *structure* need not convey a false impression of age, or directly mimic a historical style, in order to be *visually compatible* with a *historic resource* or *historic district*.

41.26 - MANSION HILL HISTORIC DISTRICT.

(1) **Creation.** There is hereby created a Mansion Hill *Historic District*. The boundaries of the district are shown in the attached map, and are further described in a legal description on file with the *City Planning Division*.

[Attach Map]

(2) **Purpose and Rationale.**

- (a) The purpose of the Mansion Hill *Historic District* is to preserve the historic *character* and *historic resources* of one of Madison's oldest and most historically prestigious neighborhoods. 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 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 its architectural gems. Famous political figures, land and timber speculators, 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.
- (b) Mansion Hill is closely associated with the early cultural, political, economic and social history of Madison and the State of Wisconsin. Many of its *historic resources* are associated with important *persons* or important events in national, state and local history. 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*.
- (c) In 1976, after several of the finest old homes in Mansion Hill were demolished to make way for large new *buildings* that were inconsistent in scale and *character* with historic *buildings* in the area, residents petitioned to designate Mansion Hill as Madison's first *historic district*. The Madison Common Council created the *historic district* in response to the citizen petition in 1976.

(3) **Historic Period of Significance.** The historic *period of significance* for the Mansion Hill *Historic District* is 1850 through 1930.

(4) **Historic Resources.** The following properties are hereby designated as *historic resources* within the Mansion Hill *Historic District*:

- (a) Designated *landmarks* and *landmark sites*.
- (b) *Structures* built during the district's *period of significance* under sub. (3).
- (c) The following additional *structures* or properties that are important to the *character* of the *historic district*, and whose historical significance has been clearly documented:

[List other specific individual structures or properties (e.g., historically significant parks) that are to be treated as historic resources within the district. All designated historic resources should be shown on the attached district map.]

(5) New Construction; Standards. New construction in the Mansion Hill *Historic District* shall comply with the following *standards*:

(a) New Primary Structures. A new *primary structure* shall be *visually compatible* with the *historic district*, and with each *historic resource* under sub. (4) that is located within 200 feet of the new *structure*, with respect to the following factors:

1. Its size as indicated by its *height*, number of stories above grade, *gross volume*, *bulk*, and *street facade area*.
2. Its relationship to the *lot* on which it is located, as indicated by its *lot coverage* and setbacks, and the size of its front, side and rear yards.
3. Its overall form as indicated by its shape, *massing*, ratio of width to *height*, symmetry or asymmetry, and roof shape.
4. The articulation of its *street façade* and other *visible facades*, including visual patterns created by building planes, wall recesses, wall protrusions, window and door openings, and *architectural features*.
5. The *character* of its roof, including roof shape, style, pitch and surface materials, as well as roof features such as dormers, skylights, chimneys, rooftop decks, green roofs, and attached appurtenances.
6. Its exterior wall and foundation surfaces, including surface materials, textures, detailing and trim.
7. The *character* of its doors, windows, and related features such as storm doors, storm windows, trim and shutters. Relevant considerations may include size, shape, style, proportion, materials and placement, as well as the patterns created by door and window openings on *visible facades*.
8. The nature, size, appearance and placement of exterior *architectural features* and appurtenances such as entryways, porches, decks, balconies, railings, stairways, rescue platforms, fire escapes, accessibility features, *signs*, awnings, lighting fixtures, *HVAC equipment*, electrical equipment, elevator equipment, solar equipment, telecommunications equipment and building mechanicals.
9. Its sensitivity to the site and surrounding *landscape*. Relevant considerations may include the nature, size, appearance and location of its parking accommodations, refuse storage facilities, *landscape features* and drainage systems, as well as its sensitivity to distinctive *natural features*, archaeological features, *historically representative landscape features*, and open spaces that materially contribute to the *character* of the *historic district*.
10. Its relationship to each *block face* of which it is part, including its effect on the collective visual pattern formed by the sizes of, shapes of, directional expression of, and distances between existing *structures* represented in the *block face*.

(b) New Accessory Structures. A new *accessory structure* shall be *visually compatible* with the *primary structure* to which it pertains, with the *historic district*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *accessory structure*. New *accessory structures* shall be as inconspicuous as reasonably possible, when viewed from a *developed public right-of-way*.

(c) New Signs. A *sign* constructed on a *lot* in the *historic district* shall be *visually compatible* with the *structures* on that *lot*, with the *historic district*, and with *historic resources* located within 200 feet of the *sign*.

(6) Additions and Alterations; Standards. Additions and alterations to structures in the Mansion Hill *Historic District* shall comply with the following standards:

- (a) Additions and Alterations to a Primary Structure. Additions and alterations to an existing *primary structure* shall not cause that *structure* to violate any standards applicable to new *primary structures* under sub. (5)(a), or aggravate any prior nonconformity with those standards.
- (b) Additions and Alterations to an Accessory Structure. Additions and alterations to an existing *accessory structure* shall not cause that *structure* to violate any standards applicable to new *accessory structures* under sub. 5(b), or aggravate any prior nonconformity with those standards.
- (c) Additions and Alterations to a Historic Resource. Additions and alterations to a *historic resource* designated under sub. (4) shall be *visually compatible* with that *historic resource* and shall aim to preserve its *historically representative* features. Additions and alterations to a *landmark* or *landmark site* shall comply with the *Secretary of Interior's Standards*, in addition to this subsection (6).

Guideline: Property owners are encouraged to restore previously altered historic resources to their documented original or historically representative appearance.

- (d) New or Altered Roofs.
 1. New or altered roof features shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
 2. Materials used to repair or replace an existing roof shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
 3. *Historically representative* roofing materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
- (e) New or Altered Exterior Surfaces.
 1. New or altered exterior surfaces shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
 2. Materials used to repair an existing exterior surface shall be *visually compatible* with that surface, and shall not make it more susceptible to deterioration.
 3. *Historically representative* exterior surfaces on *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
- (f) New or Altered Windows and Doors.
 1. New or altered windows and doors, including related features such as storm doors, storm windows, trim and shutters, shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
 2. *Historically representative* windows and doors on *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with windows and doors that are similar in design, color, scale, architectural appearance, and other visual qualities.

- (g) New or Altered Architectural Features.
 1. New or altered *architectural features* shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
 2. *Historically representative architectural features* of *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with features that are similar in design, color, scale, architectural appearance, and other visual qualities.
 - (h) New or Altered External Equipment. New or altered external *HVAC*, electrical, solar, telecommunications and mechanical equipment pertaining to a *structure* shall be as inconspicuous as possible, consistent with function.
 - (i) New or Altered Drainage Systems. New or altered drainage systems shall provide effective drainage, to prevent water damage to *structures*. Exterior drainage systems on a *structure* shall be *visually compatible* with that *structure*. Visible, *historically representative* drainage systems on *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with systems that are *visually compatible* with the *historic resource*.
 - (j) Landscape Alterations. *Landscape alterations* shall aim to preserve distinctive *natural features*, archaeological features, *historically representative landscape features*, and open spaces that materially contribute to the *character* of the *historic district*.
- (7) **Maintenance Standards.** Owners of property in the Mansion Hill *Historic District* shall comply with the following *standards*:
- (a) General. An owner shall:
 1. Comply with applicable provisions of Chapters 18 (Plumbing Code), 19 (Electrical Code), 27 (Housing and Property Maintenance Code), 29 (Building Code), 30 (HVAC Code) and 31 (*Sign Control Ordinance*), MGO.

[Note: The codes cited in par. (a)1. are enforced by the Building Inspector, not the Landmarks Commission.]
 2. Maintain the property according to the *Secretary of Interior's Standards*, if the property is a *landmark* or *landmark site*.
 3. Identify and aim to preserve *historically representative architectural features* of the property, if the property is a *historic resource* designated under sub. (4).
 4. Refrain from *demolition by neglect*, as provided in Sec. 41.13(1)(c), MGO.
 - (b) Maintaining Roofs. Roofs shall be maintained and repaired, as necessary, to prevent deterioration of the roof or the *building* that it covers. Materials used to repair a roof shall be *visually compatible* with that roof. *Historically representative* roofing materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

(c) Maintaining Exterior Surfaces.

1. Exterior surfaces of a *structure* shall be maintained and repaired, as necessary, to prevent deterioration of the surface and *structure*. Materials used to repair exterior surfaces shall be *visually compatible* with the existing surface, and shall not make it more susceptible to deterioration.
2. *Historically representative* surface materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
3. Best practices shall be used to clean *historically representative* exterior surfaces of *historic resources* designated under sub. (4).
4. Masonry shall be repaired and repointed with *visually compatible* materials that do not contribute to masonry deterioration.
5. Painted and other finished surfaces shall be refinished as needed to maintain their appearance and prevent deterioration.

(d) Maintaining Architectural Features.

1. *Architectural features* shall be maintained and repaired, as necessary, to prevent deterioration. Repairs shall be *visually compatible* with the existing *architectural feature*.
2. *Historically representative architectural features* on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

(e) Maintaining Drainage Systems. Drainage systems shall be maintained and repaired, as necessary, to prevent water damage to *historic resources*.

(f) Maintaining Landscapes. *Landscapes* shall be maintained in a manner consistent with the preservation of distinctive *natural features*, archaeological features, *historically representative landscape features* and open spaces that materially contribute to the *character* of the *historic district*.

(8) Mansion Hill Design Manual. For practical guidance in the construction, alteration and maintenance of properties in the Mansion Hill *Historic District*, property owners may consult the Mansion Hill Design Manual on file with the *City Planning Division* and available online at _____. Manual *guidelines* are not legally binding on property owners, unless adopted as *standards* under subs. (5) to (7). However, the *Landmarks Commission* may consider relevant guidelines when interpreting the *standards* under subs. (5) to (7).

41.27 – THIRD LAKE RIDGE HISTORIC DISTRICT.

(1) Creation.

- (a) There is hereby created a Third Lake Ridge *Historic District*. The boundaries of the district are shown in the attached map, and are further described in a legal description on file with the *City Planning Division*.

[Attach Map]

- (b) The Third Lake Ridge *Historic District* includes residential areas, as well as a commercial and mixed-use corridor along Williamson Street. This ordinance spells out historic preservation *standards* and *guidelines* for the entire Third Lake Ridge *Historic District*. However, some provisions are specific to the “Lower Williamson Street Corridor,” which includes the 600 to 1100 blocks of Williamson Street as shown on the attached map. The corridor is divided into 5 separate zones (I, Ia, II, III and IV), which are also shown on the attached map. These correspond to zones identified in the city plan referenced in sub. (2)(d).

(2) Purpose and Rationale.

- (a) The purpose of the Third Lake Ridge *Historic District* is to protect the historic *character* and *historic resources* of an early Madison community “melting pot.” The Third Lake Ridge area has long been noted for the diversity of its people, and the eclectic *character* of its built environment. It is a place where different cultures, social classes, businesses, industries and social institutions came together to create a rich social and cultural milieu that is unique to Madison. It is noted for the variety of its *building* types, including a railroad depot, a tobacco warehouse, churches, corner groceries, taverns, imposing mansions and tiny cottages. Historic business *signs* evoke the economy of a bygone era. It was and continues to be a place where a wide diversity of people, including Yankee settlers, German and Norwegian immigrants, and subsequent immigrant groups have lived, worked and shopped together. The Third Lake Ridge area provides a fine example of early “mixed use” and working class development in Madison.
- (b) The Third Lake Ridge *Historic District* is a unique Madison “melting pot” that reflects the formative cultural, social and economic history of Madison, the State of Wisconsin and the nation, including immigrant and working class history. A number of *historic resources* in the district are associated with important historical *persons* or events. The district’s *historic resources* exemplify a variety of historically significant styles, trends, methods of construction, indigenous materials and craftsmanship traditions.
- (c) The Third Lake Ridge *Historic District* was first created in 1979 as part of a revitalization campaign initiated by the Marquette Neighborhood Association.
- (d) Portions of this ordinance are based on the City’s “Design Guidelines & Criteria for Preservation: Williamson Street, 600-1100 Blocks,” otherwise known as the “Build II Plan,” approved by Common Council Resolution RES-05-00074 (2005).

- (3) **Historic Period of Significance.** The historic *period of significance* for the Third Lake Ridge *Historic District* is 1850 through 1945.

[Note: This draft changes the district’s historic period of significance (currently 1850 to 1929) to 1850 through 1945. This change is consistent with the city’s “Build II” plan for the Williamson Street area.]

- (4) **Historic Resources.** The following properties are hereby designated as *historic resources* within the Third Lake Ridge *Historic District*:
- (a) Designated *landmarks* and *landmark sites*.
 - (b) *Structures* built during the district's *period of significance* under sub. (3).
 - (c) The following additional *structures* or properties that are important to the *character* of the *historic district*, and whose historical significance has been clearly documented:

[List other specific individual structures or properties (e.g., historically significant parks) that are to be treated as historic resources within the district. All designated historic resources should be shown on the attached district map.]

- (5) **New Construction; Standards.** New construction in the Third Lake Ridge *Historic District* shall comply with the following *standards*:
- (a) *New Primary Structures.* A new *primary structure* shall be *visually compatible* with the *historic district*, and with each *historic resource* under sub. (4) that is located within 200 feet of the new *structure*, with respect to the following factors:
 1. Its size as indicated by its *height*, number of stories above grade, *gross volume*, *bulk*, and *street facade area*.

Guidelines for the Lower Williamson Street Corridor:

- *Zone I Building Height:* Buildings should not exceed 2-1/2 stories; except that, on the north side of the 800 and 900 block of Williamson Street, a flat-roofed building of up to 3 stories may be allowed subject to visual compatibility requirements and zoning limits.
- *Zone 1A Building Height:* Buildings should not exceed 4 stories, except that:
 - On the easterly 165 feet of the north side of the 600 block of Williamson Street, buildings should not exceed 3 stories.
 - On the south side of the 700 block of Williamson Street, up to 5 stories may be allowed, subject to visual compatibility requirements and zoning limits.
- *Zone II Building Height:* Buildings should not exceed 3 stories, except that 4 stories may be allowed subject to visual compatibility requirements and zoning limits. The fourth story, if allowed, should be stepped back so that it cannot be seen at sidewalk level from the opposite side of the street. In the 800 and 900 blocks of Williamson Street, the fourth story should also be set back at least 45 feet from the property line for residential structures and at least 30 feet for commercial or mixed use structures.
- *Zone III Building Height:* Buildings should not exceed 54 feet or 5 stories, whichever is less.
- *Zone IV Building Height:* Buildings should not exceed 54 feet or 5 stories, whichever is less; except that buildings up to the lesser of 85 feet or 7 stories may be allowed subject to visual compatibility requirements and zoning limits.
- *Street Façade Width:* A building's total street façade width should not exceed 60 feet.

- Corner Features: *Corner features on corner buildings may extend a reasonable distance above the allowed height of the building if the corner feature is appropriate to the building style and is comparable in scale to historically representative corner features.*

2. Its relationship to the *lot* on which it is located, as indicated by its *lot* coverage and setbacks, and the size of its front, side and rear yards.

Guidelines for the Lower Williamson Street Corridor:

Street Setbacks

- *The street façade of a residential structure, other than a mixed-use structure, should be set back at least 15 feet from the public right-of-way. A shorter setback of not less than 6 feet may be allowed if the setback is not less than the average setback of other residential structures on the block face. A one-story unenclosed porch, including stairs, may encroach up to 6 feet into the setback but may not be located less than 6 feet from the public right-of-way.*
- *The street façade of a commercial or mixed-use structure should be set back 2 feet from the public right-of-way, except that a setback of up to 8 feet may be allowed to accommodate an outdoor retail space.*

Side Yard Setbacks

- *Lots no more than 44 feet wide should have side yard setbacks of at least 4 feet per side, totaling at least 10 feet for both sides.*
- *Lots over 44 feet wide should have side yard setbacks of at least 6 feet per side, totaling at least 16 feet for both sides.*
- *Corner residential lots should have a side lot setback of at least 8 feet on the street-facing side. The combined total setback requirement for both sides is thus increased by 4 feet.*
- *Corner commercial and mixed-use lots should have a side lot setback of at least 2 feet on the street-facing side. The combined total setback requirement for both sides is thus decreased by 2 feet.*

Rear Yard Setbacks

- *Rear yard setbacks should be at least 35 feet, or 16 feet if the building has underground or structured parking.*
- *A rear yard setback of 10 feet may be allowed in the 700 block of Williamson Street, and in the back half of the 600 block of Williamson Street*

3. Its overall form as indicated by its shape, *massing*, ratio of width to *height*, symmetry or asymmetry, and roof shape.
4. The articulation of its *street façade* and other *visible facades*, including visual patterns created by building planes, wall recesses, wall protrusions, window and door openings, and *architectural features*.

Guidelines for the Lower Williamson Street Corridor:

Street Facade Articulation

- *Street façades more than 25 feet wide should be divided into visually distinct masses that are no more than 25 feet wide. The visually distinct masses should be separated from each other by at least 5 feet.*

- *Street facades should be articulated with dormers, bays, porches, recesses, or other architectural features to make the façade visually compatible with the block face. Porches are encouraged on single-family residences.*
- *A building's main entrance should be located on its street façade, and should be large enough to serve as a focal point of that façade.*
- *First floor storefronts should be broken into bays, similar in width to those on historically representative storefronts. Large storefront windows, low kick panels, transom windows, side pilasters and cornices are encouraged.*
- *Recessed entrances are encouraged on the street facades of commercial and mixed-use buildings. Angled corner entrances are encouraged on corner buildings.*
- *Parapet caps or cornices are encouraged on commercial or mixed-use buildings, at the top of the street façade.*
- *Street facades should be articulated to create a distinction between ground and upper stories.*

Street Façade Elevation

- *On residential structures, other than mixed-use structures, the finished first floor elevation of the street façade should be at least 18 and not more than 48 inches above grade.*
- *On commercial or mixed-use structures, the finished first floor elevation should be as close to grade as possible, and should meet ADA requirements for entrances.*

Street Façade Architectural Features

Historically representative architectural features, or contemporary interpretations of historically representative architectural features, are encouraged on street facades. However, a street façade should not convey a false impression of age.

5. The *character* of its roof, including roof shape, style, pitch and surface materials, as well as roof features such as dormers, skylights, chimneys, rooftop decks, green roofs, and attached appurtenances.

Guidelines:

Roof Shape, Style and Pitch

- *Commercial and mixed-use buildings should have flat roofs.*
- *Residential buildings, other than mixed-use buildings, should have moderate to steeply pitched roofs. Pitched roofs may be gabled or hipped.*

Roofing Materials

- *Rolled roofing, tar-and-gravel, rubberized membranes and like materials are inappropriate on pitched roofs, but may be used on flat roofs.*
- *Appropriate roofing materials for pitched roofs include asphalt shingles, sawn wood shingles, or fiberglass or other composition shingles that are similar in appearance to asphalt shingles. Shingles may include multilayered architectural shingles, 3-in-1 tab shingles, Dutch lap shingles, and French method or interlock shingles. Thick wood shakes are inappropriate.*

- *Roof vents should be as inconspicuous as possible and should be similar in color to the roof.*
6. Its exterior wall and foundation surfaces, including surface materials, textures, detailing and trim.
- Guidelines:**
- *Exterior walls of commercial and mixed-use buildings should be surfaced with stone, masonry, stucco, or other historically representative materials. Other visually compatible materials may be allowed in combination with these materials.*
 - *Residential buildings, other than mixed-use buildings, should be sided with stone, masonry, stucco or clapboards. Other visually compatible materials may be allowed in combination with these materials. Clapboards should be made of wood or high quality synthetic materials that resemble wood, and should have a visible width of no more than 5 inches. Upper stories may be sided with wood shingles or high quality synthetic shingles that resemble wood.*
7. The *character* of its doors, windows, and related features such as storm doors, storm windows, trim and shutters.
- Guidelines:**
- *Visual compatibility may depend on factors such as size, shape, style, proportion, materials and placement, as well as the patterns created by door and window openings on visible facades.*
 - *On commercial and mixed-use buildings:*
 - *Upper floor window openings should be vertically oriented and regularly spaced.*
 - *First floor window patterns should reflect historically representative patterns.*
 - *Window glass should be transparent.*
 - *Kick panels under first floor windows should feature design details and high quality stone, masonry or other historically representative materials.*
 - *First floor windowsills should be at least 18 inches and not more than 36 inches above grade.*
8. The nature, size, appearance and placement of exterior *architectural features* and appurtenances such as entryways, porches, decks, balconies, railings, stairways, rescue platforms, fire escapes, accessibility features, *signs*, awnings, lighting fixtures, *HVAC equipment*, electrical equipment, elevator equipment, solar equipment, telecommunications equipment and building mechanicals.
9. Its sensitivity to the site and surrounding *landscape*. Relevant considerations may include the nature, size, appearance and location of its parking accommodations, refuse storage facilities, *landscape features* and drainage systems, as well as its sensitivity to distinctive *natural features*, archaeological features, *historically representative landscape features*, and open spaces that materially contribute to the *character* of the *historic district*.

Guidelines:

- *Vehicle parking for commercial, mixed-use, and multi-unit residential buildings should meet the following guidelines:*
 - *Parking spaces should be located underground or within enclosed parking structures if possible.*
 - *Parking structures should comply with relevant standards for other structures, and should not detract from the character of the historic district.*
 - *Parking should be screened from street view and accessed from side streets or alleys to the maximum extent feasible.*
 - *If a parking entrance is incorporated into a street façade, it should be as inconspicuous as possible and should be visually compatible with the street façade and block face.*
 - *Surface parking, if any, should be located behind the building and should share access with adjoining buildings if possible.*
 - *Subject to traffic engineering requirements, access drives to open parking areas should not be wider than 10 feet for parking areas with 12 or fewer parking stalls, or 18 feet for parking areas with more than 12 stalls.*

10. Its relationship to each *block face* of which it is part, including its effect on the collective visual pattern formed by the sizes of, shapes of, directional expression of, and distances between existing *structures* represented in the *block face*.

(b) New Accessory Structures. A new *accessory structure* shall be *visually compatible* with the *primary structure* to which it pertains, with the *historic district*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *accessory structure*. New *accessory structures* shall be as inconspicuous as reasonably possible, when viewed from a *developed public right-of-way*.

Guidelines:

- *An accessory structure should not exceed 15 feet in height, and should be located in the rear yard if possible.*
- *Siding on an accessory structure should be visually compatible with that on the primary structure.*
- *The roof of an accessory structure should have a roof pitch and shape similar to the roof pitch and shape of the primary structure. Roofing material should be visually compatible with that on the primary structure.*

(d) New Signs. A *sign* constructed on a *lot* in the *historic district* shall be *visually compatible* with the *structures* on that *lot*, with the *historic district*, and with *historic resources* under sub. (4) that are located within 200 feet of the *sign*.

Guidelines: *On commercial and mixed-use buildings:*

- *Sign bands should be included, as appropriate.*
- *Externally illuminated signs are preferred over internally illuminated signs. Exterior illumination should originate from gooseneck or other unobtrusive, downward-facing fixtures.*
- *Internal sign illumination, if any, should be appropriately subdued and should illuminate only characters or letters – not background.*
- *Sign colors should complement building and awning colors.*

- (6) Additions and Alterations; Standards.** Additions and alterations to structures in the Third Lake Ridge *Historic District* shall comply with the following standards:
- (a) Additions and Alterations to a Primary Structure. Additions and alterations to an existing *primary structure* shall not cause that *structure* to violate any standards applicable to new *primary structures* under sub. (5)(a), or aggravate any prior nonconformity with those standards.
 - (b) Additions and Alterations to an Accessory Structure. Additions and alterations to an existing *accessory structure* shall not cause that *structure* to violate any standards applicable to new *accessory structures* under sub. 5(b), or aggravate any prior nonconformity with those standards.
 - (c) Additions and Alterations to a Historic Resource. Additions and alterations to a *historic resource* designated under sub. (4) shall be *visually compatible* with that *historic resource* and shall aim to preserve its *historically representative* features. Additions and alterations to a *landmark* or *landmark site* shall comply with the *Secretary of Interior's Standards*, in addition to this subsection (6).

Guideline: *Property owners are encouraged to restore previously altered historic resources to their documented original or historically representative appearance.*

- (d) New or Altered Roofs.
 1. New or altered roofs and roof features shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
 2. Materials used to repair or replace an existing roof shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
 3. *Historically representative* roofing materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Guidelines:

Roofing Materials

- *Rolled roofing, tar-and-gravel, rubberized membranes and like materials are inappropriate on pitched roofs, but may be used on flat roofs.*
- *Appropriate roofing materials for pitched roofs include asphalt shingles, sawn wood shingles, or fiberglass or other composition shingles similar in appearance to asphalt shingles. Shingles may include multilayered architectural shingles, 3-in-1 tab shingles, Dutch lap shingles, and French method or interlock shingles. Thick wood shakes are inappropriate.*

Roof Features

- *New or altered roofs should be visually compatible, in terms of shape, style and pitch, with the existing structure.*
- *New or altered roofs and roof features, if visible from a developed public right-of-way, should not increase the height of the roof above the main roof ridgeline of the existing structure.*
- *New or expanded dormers and roof features should be visually compatible with historically representative roof features. Relevant considerations include size, shape, location, style, roof overhangs, roof*

setbacks, window placement and design, roofing material, siding material and trim. A shed dormer may be installed behind an existing dormer or gable on a roof that does not face the street, provided that it matches the size, shape and appearance of the existing dormer or gable.

- *Historically representative chimneys should be preserved, if they are visible from a developed public right-of-way. New chimneys, if visible from a developed public right-of-way, should be constructed of brick, stone, stucco, or other historically representative material. New metal and wooden boxed chimneys are inappropriate if visible from a developed public right-of-way.*
- *Roof vents should be as inconspicuous as possible, and should match the roof color.*
- *Skylights, if any, should be designed and located to be unobtrusive. Skylights should be of the flat (not bubble) type. Skylight trim should be finished to blend with the color of the roof.*

(e) New or Altered Exterior Surfaces.

1. New or altered exterior surfaces shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
2. Materials used to repair an existing exterior surface shall be *visually compatible* with that surface, and shall not make it more susceptible to deterioration.
3. *Historically representative* exterior surfaces on *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Guidelines:

- *Exterior walls of commercial and mixed-use buildings should be surfaced with stone, masonry, stucco, or other historically representative materials. Other visually compatible materials may be allowed in combination with these materials.*
- *Residential buildings, other than mixed-use buildings, should be sided with stone, masonry, stucco, clapboards, or other historically representative materials. Other visually compatible materials may be allowed in combination with these materials. Clapboards should be made of wood or high quality synthetic materials that resemble wood, and should have a visible width of no more than 5 inches. Upper stories may be sided with wood shingles or high quality synthetic shingles that resemble wood.*
- *High quality synthetic clapboard siding, made of aluminum, vinyl or other suitable material, may be used to replace or cover wood clapboard siding if all of the following apply:*
 - *The synthetic clapboard is similar in width to the wood clapboard.*
 - *All architectural details, including window trim, wood cornices and other ornaments, remain uncovered or are replaced with details that are similar in design, color, scale, architectural appearance, and other visual qualities.*
 - *All trim continues to project out beyond the plane of the siding.*

- *New siding should not be applied over more than one layer of existing siding.*
- *If insulation is applied under new siding, all trim should be built up so that it projects from the new siding to the same extent it did from the original siding.*
- *Original brick, stone and stucco siding should be preserved or, if necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.*
- *Unpainted masonry should not be painted.*
- *Historically representative foundation masonry such as brick, stone or rusticated concrete block should be preserved or, if necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.*

(f) New or Altered Windows and Doors.

1. *New or altered windows and doors, including related features such as storm doors, storm windows, trim and shutters, shall be visually compatible with the existing structure, and with each historic resource under sub. (4) that is located within 200 feet of the structure.*
2. *Historically representative windows and doors on historic resources under sub. (4) shall be preserved or, when necessary, replaced with windows and doors that are similar in design, color, scale, architectural appearance, and other visual qualities.*

Guidelines:

Windows

- *Visual compatibility may depend on factors such as size, shape, style, proportion, materials and placement, as well as the patterns created by window openings on visible facades.*
- *If a window with muntins is replaced, the replacement window should have true muntins or high quality spacer bars that closely resemble true muntins.*
- *Historically representative window openings and configurations on visible facades of a historic resource should be preserved, except that a window sill on a façade other than a street façade may be raised to accommodate a new or remodeled bathroom or kitchen.*
- *Window frames and sash, including storm window frames, should be constructed of finished wood or materials that resemble finished wood. Raw aluminum and other metallic finishes are not appropriate.*
- *Window shutters, if any, should be visually compatible with the windows and structure to which they pertain. Their size and location should be such that, if they were workable, they would cover the window opening.*

Doors

- *Visual compatibility may depend on factors such as size, shape, style, proportion, materials and placement, as well as the patterns created by door openings on visible facades.*
- *Entrance doors and storm doors on visible facades should be made of finished wood, or materials that resemble finished wood, and should be of a historically representative style. Raw aluminum and other metallic finishes are not appropriate.*

- *Storm doors should not detract from the historically representative character of a door. Full view storm doors are allowed. Storm doors with metal grills or stylistic references are discouraged.*
- *Double or multiple doors on visible facades should be hinged rather than sliding doors, and should be of a historically representative style.*

(g) New or Altered Porches, Stairways and Decks.

1. *Historically representative porches and stairways on visible facades of historic resources shall be preserved or, if necessary, repaired or replaced to maintain their historically representative appearance. Additions and alterations shall not detract from the historically representative appearance of the porch or stairway.*

Guidelines: *Historically representative open porches on street facades should not be enclosed, except that they may be enclosed with wood-framed screens if the porch railing retains, or is restored to, its historically representative appearance.*

2. *Porches and stairways on visible facades shall have a finished appearance, and shall be visually compatible with historically representative porches and stairways.*

Guidelines:

- *Porch floor joists should be hidden from view.*
- *Porches should be finished with ceilings and frieze boards.*
- *Porch ceilings should have the appearance of narrow beaded boards.*
- *First floor porch flooring should consist of tongue-in-groove boards. Carpeting and two-by-four decking are inappropriate.*
- *Wood surfaces should be painted or opaque stained, except that flooring and stair treads may be clear finished.*
- *Porch railings should be constructed of wood, or another material that resembles wood. Railings should have top and bottom rails. Bottom rails should be raised above the floor level, but by no more than 3.5 inches. Balusters should extend from the top to the bottom rail, but not beyond. Siding on porch rails is inappropriate.*
- *Rails and balusters on stairway railings should be constructed of wood or a material that resembles finished wood, except that wrought iron railings with one-by-one inch plain vertical balusters are allowed. Twisted or other decorative wrought iron is inappropriate.*
- *Balusters on porch and stairway railings should be constructed so that a 4-inch ball cannot pass through the railing at any point.*
- *Porch posts should be trimmed with decorative molding at the top and bottom of the posts.*
- *Spaces beneath porches and stairways should be enclosed by framed lattice of cross-pattern design, narrowly spaced vertical boards or other openwork design. The enclosure should be constructed so that a 3" ball cannot pass through any portion of it.*
- *Stairways shall have solid wood risers.*

3. Decks shall be as unobtrusive as possible, and shall not replace *historically representative* porches. Decks shall not be constructed on *visible facades* unless they have a finished appearance comparable to that of porches and stairways under subd. 2.
4. Accessibility ramps are allowed if needed, but shall be as unobtrusive as possible. Accessibility ramps on *visible facades* shall, to the maximum extent feasible, have a finished appearance comparable to that of porches and stairways under subd. 2.
5. Fire escapes and rescue platforms shall be as unobtrusive as possible. They shall not be located on street facades, if other locations are practicable. They shall, to the maximum extent feasible, have a finished appearance comparable to that of porches and stairways under subd. 2.

(g) New or Altered Architectural Features.

1. New or altered *architectural features* shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
2. *Historically representative architectural features* of *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with features that are similar in design, color, scale, architectural appearance, and other visual qualities.

(h) New or Altered External Equipment. New or altered external HVAC, electrical, solar, telecommunications and mechanical equipment pertaining to a *structure* shall be as inconspicuous as possible, consistent with function.

(i) New or Altered Drainage Systems. New or altered drainage systems shall provide effective drainage, to prevent water damage to *structures*. Exterior drainage systems on a *structure* shall be *visually compatible* with that *structure*. Visible, *historically representative* drainage systems on *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with systems that are *visually compatible* with the *historic resource*.

(j) Landscape Alterations. Landscape alterations shall aim to preserve distinctive natural features, archaeological features, historically representative landscape features, and open spaces that materially contribute to the character of the historic district.

Guideline: Changes to existing parking areas should meet relevant guidelines for new parking areas under sub. (5)(a)9.

(7) Maintenance Standards. Owners of property in the Third Lake Ridge *Historic District* shall comply with the following *standards*:

(a) General. An owner shall:

1. Comply with applicable provisions of Chapters 18 (Plumbing Code), 19 (Electrical Code), 27 (Housing and Property Maintenance Code), 29 (Building Code), 30 (HVAC Code) and 31 (*Sign Control Ordinance*), MGO.

[Note: The codes cited in par. (a)1. are enforced by the Building Inspector, not the Landmarks Commission.]

2. Maintain the property according to the *Secretary of Interior's Standards*, if the property is a *landmark* or *landmark site*.
3. Identify and aim to preserve *historically representative architectural features* of the property, if the property is a *historic resource* designated under sub. (4).

4. Refrain from *demolition by neglect*, as provided in Sec. 41.13(1)(c), MGO.
- (b) Maintaining Roofs. Roofs shall be maintained and repaired, as necessary, to prevent deterioration of the roof or the *building* that it covers. Materials used to repair a roof shall be *visually compatible* with that roof. *Historically representative* roofing materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
- (c) Maintaining Exterior Surfaces.
1. Exterior surfaces of a *structure* shall be maintained and repaired, as necessary, to prevent deterioration of the surface and *structure*. Materials used to repair exterior surfaces shall be *visually compatible* with the existing surface, and shall not make it more susceptible to deterioration.
 2. *Historically representative* surface materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
 3. Best practices shall be used to clean *historically representative* exterior surfaces of *historic resources* designated under sub. (4).
 4. Masonry shall be repaired and repointed with *visually compatible* materials that do not contribute to masonry deterioration.
 5. Painted and other finished surfaces shall be refinished as needed to maintain their appearance and prevent deterioration.
- (d) Maintaining Architectural Features.
1. *Architectural features* shall be maintained and repaired, as necessary, to prevent deterioration. Repairs shall be *visually compatible* with the existing *architectural feature*.
 2. *Historically representative architectural features* on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
- (e) Maintaining Drainage Systems. Drainage systems shall be maintained and repaired, as necessary, to prevent water damage to *historic resources* designated under sub. (4).
- (f) Maintaining Landscapes. *Landscapes* shall be maintained in a manner consistent with the preservation of distinctive *natural features*, archaeological features, *historically representative landscape features* and open spaces that materially contribute to the *character* of the *historic district*.

41.28 – UNIVERSITY HEIGHTS HISTORIC DISTRICT.

- (1) **Creation.** There is hereby created a University Heights *Historic District*. The boundaries of the district are shown in the attached map, and are further described in a legal description on file with the *City Planning Division*.

[Attach Map]

(2) **Purpose and Rationale.**

- (a) The purpose of the University Heights *Historic District* is to preserve the historic *character* and *historic resources* of University Heights, a neighborhood that contains much distinguished architecture and has strong historical associations with the University of Wisconsin. University Heights, originally platted in 1893, featured innovative curvilinear streets and beautiful vistas. It is located near the University of Wisconsin, and supplements the historic *character* of the university campus. It has been home to many world famous university professors and Wisconsin business and government leaders. The official residence of the UW-Madison chancellor is currently located in University Heights.
- (b) Partly because of its connection to the University of Wisconsin, University Heights is strongly associated with the cultural, educational, political, economic and social history of Madison, the State of Wisconsin, and the nation. The district is associated with important *persons* and events in national, state and local history. It includes much distinguished architecture and craftsmanship, including many of Madison's most architecturally significant Queen Anne, prairie style and period revival houses designed by nationally known and leading local architects.
- (c) The district includes some high-density residential and commercial areas, as well as a range of lower density residential areas.
- (d) University Heights was first designated as a *historic district* in 1985 at the request of neighborhood residents.

(3) **Historic Period of Significance.** The historic *period of significance* for the University Heights *Historic District* is 1893 through 1928.

(4) **Historic Resources.** The following properties are hereby designated as *historic resources* within the University Heights *Historic District*:

- (a) Designated *landmarks* and *landmark sites*.
- (b) *Structures* built during the district's *period of significance* under sub. (3).
- (c) The following additional *structures* or properties that are important to the *character* of the *historic district*, and whose historical significance has been clearly documented:

[List other specific individual structures or properties (e.g., historically significant parks) that are to be treated as historic resources within the district. All designated historic resources should be shown on the attached district map.]

(5) **New Construction; Standards.** New construction in the University Heights *Historic District* shall comply with the following *standards*:

- (a) **New Primary Structures.** A new *primary structure* shall be *visually compatible* with the *historic district*, and with each *historic resource* under sub. (4) that is located within 200 feet of the new *structure*, with respect to the following factors:

1. Its size as indicated by its *height*, number of stories above grade, *gross volume*, *bulk*, and *street facade area*.

Guidelines:

- *New primary structures located in a TR-C2, TR-C3, TR-C4, TR-V1, or TR-V2 zoning district should not exceed 35 feet in height and should not exceed 2.5 stories.*
- *New primary structures located in a TR-U1, NMX, TSS, or LMX zoning district should not exceed 40 feet in height.*
- *New primary structures located in a TR-U2 zoning district should not exceed 50 feet in height.*
- *New primary structures should be at least 15 feet in height.*
- *The street facade area of a new primary structure should be no greater than 125 percent of the average street facade area of historic resources located within 200 feet of the new primary structure. This does not apply to a multi-unit residential structure whose street facade includes adequate setback variations, such that the street facade appears to repeat the proportions and rhythm of the block face and of historic resources located within 200 feet of the structure.*

2. Its relationship to the *lot* on which it is located, as indicated by its *lot coverage* and setbacks, and the size of its front, side and rear yards.
3. Its overall form as indicated by its shape, *massing*, ratio of width to *height*, symmetry or asymmetry, and roof shape.
4. The articulation of its *street facade* and other *visible facades*, including visual patterns created by building planes, wall recesses, wall protrusions, window and door openings, and *architectural features*.
5. The *character* of its roof, including roof shape, style, pitch and surface materials, as well as roof features such as dormers, skylights, chimneys, rooftop decks, green roofs, and attached appurtenances.

Guidelines:

- *Appropriate roofing materials include tile, slate, sawn wood shingles, and asphalt shingles.*
- *Inappropriate roofing materials include thick wood shakes, Dutch lap shingles, French method shingles and interlock shingles.*
- *Rolled roofing, tar and gravel, and like roofing materials are inappropriate except on flat roofs.*

6. Its exterior wall and foundation surfaces, including surface materials, textures, detailing and trim.

Guidelines:

- *Appropriate siding materials include brick, horizontal wood clapboards whose exposed width is no more than 4 inches, stone, stucco and smooth shingles.*
- *High quality synthetic clapboard siding, such as aluminum or vinyl siding, may be used if its exposed width is no more than 4 inches.*
- *Inappropriate siding materials include concrete block, clapboards with an exposed width of more than 4 inches, diagonal boards, vertical boards, rough sawn wood, rough split shingles, and shakes.*

- *Siding combinations should be reasonably consistent with combinations prevalent on historic resources in the historic district (e.g., brick on the first floor and clapboard on second floor of single-family residences).*
7. The *character* of its doors, windows, and related features such as storm doors, storm windows, trim and shutters.
- Guidelines:** *Visual compatibility of windows, doors and related features may depend on factors such as size, shape, style, proportion, materials and placement, as well as the patterns created by door and window openings on visible facades.*
8. The nature, size, appearance and placement of exterior *architectural features* and appurtenances such as entryways, porches, decks, balconies, railings, stairways, rescue platforms, fire escapes, accessibility features, *signs*, awnings, lighting fixtures, *HVAC equipment*, electrical equipment, elevator equipment, solar equipment, telecommunications equipment and building mechanicals.
- Guidelines:**
Rescue platforms and fire escapes:
- *Should not be located on street facades.*
 - *Should not be located on visible facades if city codes allow the use of automatic combustion products detection and alarm systems in place of rescue platforms and fire escapes.*
 - *Should be as unobtrusive as possible.*
9. Its sensitivity to the site and surrounding *landscape*. Relevant considerations may include the nature, size, appearance and location of its parking accommodations, refuse storage facilities, *landscape features* and drainage systems, as well as its sensitivity to distinctive *natural features*, archaeological features, *historically representative landscape features*, and open spaces that materially contribute to the *character* of the *historic district*.
10. Its relationship to each *block face* of which it is part, including its effect on the collective visual pattern formed by the sizes of, shapes of, directional expression of, and distances between existing *structures* represented in the *block face*.
- (b) **New Accessory Structures.** A new *accessory structure* shall be *visually compatible* with the *primary structure* to which it pertains, with the *historic district*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *accessory structure*. New *accessory structures* shall be as inconspicuous as reasonably possible, when viewed from a *developed public right-of-way*.
- Guidelines:**
- *New accessory structures should be confined to rear yards, and should not exceed 15 feet in height.*
 - *An accessory structure should be visually compatible with the primary structure with respect to relevant factors identified under par. (a).*
 - *Roofing and siding materials for secondary structures should conform to guidelines for primary structures under pars. (a)5. and 6.*

- (c) New Parking Areas. Parking areas for more than 2 vehicles are prohibited unless they are accessory to a commercial or multi-unit residential *structure* on the same *lot*. Parking areas shall be as inconspicuous as possible, and shall be appropriately placed and screened to make them *visually compatible* with the *historic district*.
- (d) New Signs. A sign constructed on a *lot* in the *historic district* shall be *visually compatible* with the *structures* on that *lot*, with the *historic district*, and with *historic resources* located within 200 feet of the *sign*.
- (6) **Additions and Alterations; Standards**. Additions and alterations to structures in the University Heights *Historic District* shall comply with the following standards:
- (a) Additions and Alterations to a Primary Structure. Additions and alterations to an existing *primary structure* shall not cause that *structure* to violate any standards applicable to new *primary structures* under sub. (5)(a), or aggravate any prior nonconformity with those standards.
- (b) Additions and Alterations to an Accessory Structure. Additions and alterations to an existing *accessory structure* shall not cause that *structure* to violate any standards applicable to new *accessory structures* under sub. 5(b), or aggravate any prior nonconformity with those standards.
- (c) Additions and Alterations to a Historic Resource. Additions and alterations to a *historic resource* designated under sub. (4) shall be *visually compatible* with that *historic resource* and shall aim to preserve its *historically representative features*. Additions and alterations to a *landmark* or *landmark site* shall comply with the *Secretary of Interior's Standards*, in addition to this subsection (6).

Guideline: *Property owners are encouraged to restore previously altered historic resources to their documented original or historically representative appearance.*

- (d) New or Altered Roofs.
1. New or altered roofs and roof features shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
 2. Materials used to repair or replace an existing roof shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
 3. *Historically representative* roofing materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Guidelines:

- *Roofing materials on additions and alterations should conform to guidelines for roofing materials on new construction under sub. (5)(a)5.*
- *Additions and alterations to the roof of a historic resource should preserve the historic character of the roof. Historically representative roof features should be preserved. The shape, style, pitch and surface materials of the altered roof should be visually compatible with the historically representative roof. New or altered roof features, such as dormers, skylights, chimneys and attached appurtenances, should not detract from the historically representative character of the roof.*

(e) New or Altered Exterior Surfaces.

1. New or altered exterior surfaces shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
2. Materials used to repair an existing exterior surface shall be *visually compatible* with that surface, and shall not make it more susceptible to deterioration.
3. *Historically representative* exterior surfaces on *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Guidelines:

- *Siding materials used on additions and alterations should conform to guidelines for siding on new construction under sub. (5)(a)6.*
- *New siding should not be applied over more than one layer of existing siding.*
- *If insulation is applied under new siding, trim should be built up so that it projects from the new siding to the same extent that it did from the existing siding.*

(f) New or Altered Windows and Doors.

1. New or altered windows and doors, including related features such as storm doors, storm windows, trim and shutters, shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.

Guidelines: *Visual compatibility may depend on factors such as size, shape, style, proportion, materials and placement, as well as the patterns created by door and window openings on visible facades.*

2. *Historically representative* windows and doors on *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with windows and doors that are similar in design, color, scale, architectural appearance, and other visual qualities.

(g) New or Altered Architectural Features.

1. New or altered *architectural features* shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
2. *Historically representative architectural features* of *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with features that are similar in design, color, scale, architectural appearance, and other visual qualities.

(h) New or Altered External Equipment. New or altered external HVAC, electrical, solar, telecommunications and mechanical equipment pertaining to a *structure* shall be as inconspicuous as possible, consistent with function.

- (i) New or Altered Drainage Systems. New or altered drainage systems shall provide effective drainage, to prevent water damage to *structures*. Exterior drainage systems on a *structure* shall be *visually compatible* with that *structure*. Visible, *historically representative* drainage systems on *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with systems that are *visually compatible* with the *historic resource*.
 - (j) Landscape Alterations. Landscape alterations shall aim to preserve distinctive natural features, archaeological features, historically representative landscape features, and open spaces that materially contribute to the character of the historic district. **Changes to existing parking areas shall not cause them to violate standards for new parking areas under sub. (5)(c), or aggravate any prior nonconformity with those standards.**
- (7) **Maintenance Standards**. Owners of property in the University Heights Historic District shall comply with the following standards:
- (a) General. An owner shall:
 1. Comply with applicable provisions of Chapters 18 (Plumbing Code), 19 (Electrical Code), 27 (Housing and Property Maintenance Code), 29 (Building Code), 30 (HVAC Code) and 31 (*Sign Control Ordinance*), MGO.

[Note: The codes cited in par. (a)1. are enforced by the Building Inspector, not the Landmarks Commission.]
 2. Maintain the property according to the *Secretary of Interior's Standards*, if the property is a *landmark* or *landmark site*.
 3. Identify and aim to preserve *historically representative architectural features* of the property, if the property is a *historic resource* designated under sub. (4).
 4. Refrain from *demolition by neglect*, as provided in Sec. 41.13(1)(c), MGO.
 - (b) Maintaining Roofs. Roofs shall be maintained and repaired, as necessary, to prevent deterioration of the roof or the *building* that it covers. Materials used to repair a roof shall be *visually compatible* with that roof. *Historically representative* roofing materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
 - (c) Maintaining Exterior Surfaces.
 1. Exterior surfaces of a *structure* shall be maintained and repaired, as necessary, to prevent deterioration of the surface and *structure*. Materials used to repair exterior surfaces shall be *visually compatible* with the existing surface, and shall not make it more susceptible to deterioration.
 2. *Historically representative* surface materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
 3. Best practices shall be used to clean *historically representative* exterior surfaces of *historic resources* designated under sub. (4).
 4. Masonry shall be repaired and repointed with *visually compatible* materials that do not contribute to masonry deterioration.

5. Painted and other finished surfaces shall be refinished as needed to maintain their appearance and prevent deterioration.
- (d) Maintaining Architectural Features.
1. *Architectural features* shall be maintained and repaired, as necessary, to prevent deterioration. Repairs shall be *visually compatible* with the existing *architectural feature*.
 2. *Historically representative architectural features* on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
- (e) Maintaining Drainage Systems. Drainage systems shall be maintained and repaired, as necessary, to prevent water damage to *historic resources*.
- (f) Maintaining Landscapes. *Landscapes* shall be maintained in a manner consistent with the preservation of distinctive *natural features*, archaeological features, *historically representative landscape features* and open spaces that materially contribute to the *character* of the *historic district*.

41.29 MARQUETTE BUNGALOWS HISTORIC DISTRICT.

(1) **Creation.** There is hereby created a *Marquette Bungalows Historic District*. The boundaries of the district are shown on the attached map, and are further described in a legal description on file with the *City Planning Division*. **[Attach Map.]**

(2) **Purpose and Rationale.**

(a) The purpose of the *Marquette Bungalows Historic District* is to preserve the cohesive historic and stylistic *character* of 47 bungalow-style houses located together on just 2 blocks on Madison's near east side. All of the bungalows were built between 1924 and 1930. 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.

(b) The *Marquette Bungalows Historic District* is a unique, compact, and cohesive example of a key architectural movement affecting the social, cultural, and aesthetic history of Madison, the State of Wisconsin and the nation. The district embodies the distinguishing characteristics of an important architectural style that is strongly associated with a specific historical period, and embodies the ideals of style, high quality construction and craftsmanship in middle class homes.

(c) The *Marquette Bungalows Historic District* was first created in 1993 at the request of neighborhood residents.

(3) **Historic Period of Significance.** The historic *period of significance* for the *Marquette Bungalows Historic District* is 1923 through 1930.

(4) **Historic Resources.** The following properties are hereby designated as *historic resources* within the *Marquette Bungalows Historic District*:

(a) Designated *landmarks* and *landmark sites*.

(b) *Structures* built during the district's *period of significance* under sub. (3).

(c) The following additional *structures* or properties that are important to the *character* of the *historic district*, and whose historical significance has been clearly documented:

[List other specific individual structures or properties (e.g., historically significant parks) that are to be treated as historic resources within the district. All designated historic resources should be shown on the attached district map.]

(5) **New Construction; Standards.** New construction in the *Marquette Bungalows Historic District* shall comply with the following *standards*:

(a) **New Primary Structures.** A new *primary structure* shall be *visually compatible* with the prevailing bungalow style of the *historic district*, and shall match that style to the maximum extent feasible. A new *primary structure* shall be *visually compatible* with other *primary structures* in the *historic district* with respect to the following factors:

1. Its size as indicated by its *height*, number of stories above grade, *gross volume*, *bulk*, and *street facade area*.
2. Its relationship to the *lot* on which it is located, as indicated by its *lot coverage* and setbacks, and the size of its front, side and rear yards.
3. Its overall form as indicated by its shape, *massing*, ratio of width to *height*, symmetry or asymmetry, and roof shape.

4. The articulation of its *street façade* and other *visible facades*, including visual patterns created by building planes, wall recesses, wall protrusions, window and door openings, and *architectural features*.
 5. The *character* of its roof, including roof shape, style, pitch and surface materials, as well as roof features such as dormers, skylights, chimneys, rooftop decks, green roofs, and attached appurtenances.
 6. Its exterior wall and foundation surfaces, including surface materials, textures, detailing and trim.
 7. The *character* of its doors, windows, and related features such as storm doors, storm windows, trim and shutters. Relevant considerations may include size, shape, style, proportion, materials and placement, as well as the patterns created by door and window openings on *visible facades*.
 8. The nature, size, appearance and placement of exterior *architectural features* and appurtenances such as entryways, porches, decks, balconies, railings, stairways, rescue platforms, fire escapes, accessibility features, *signs*, awnings, lighting fixtures, *HVAC equipment*, electrical equipment, elevator equipment, solar equipment, telecommunications equipment and building mechanicals.
 9. Its sensitivity to the site and surrounding *landscape*. Relevant considerations may include the nature, size, appearance and location of its parking accommodations, refuse storage facilities, *landscape features* and drainage systems, as well as its sensitivity to distinctive *natural features*, archaeological features, *historically representative landscape features*, and open spaces that materially contribute to the *character* of the *historic district*.
 10. Its relationship to each *block face* of which it is part, including its effect on the collective visual pattern formed by the sizes of, shapes of, directional expression of, and distances between existing *structures* represented in the *block face*.
- (b) New Accessory Structures. A new *accessory structure* shall meet the following standards:
1. It shall be *visually compatible* with the *primary structure* to which it pertains, and with the prevailing bungalow style of the *historic district*.
 2. It shall be located in the rear yard, and shall be as inconspicuous as reasonably possible, when viewed from a *developed public right-of-way*.
 3. It shall not exceed 15 feet in *height*.

Guidelines:

- *Siding on garages and other accessory structures should match the appearance of siding on the primary structure, to the maximum extent feasible.*
- *Garage door designs should be consistent with the bungalow style of the historic district. Horizontally paneled and flat paneled garage doors are inappropriate.*
- *Windows and pedestrian doors on garages and other accessory structures should be similar in style and proportion to historically representative windows and doors on the primary structure.*

- *The roof of a garage or other accessory structure should be visually compatible in shape, style and appearance with that of the primary structure. Single slope roofs are inappropriate. Roofing materials should match the appearance of roofing materials on the primary structure, to the maximum extent feasible.*

- (c) **Fences.** Front yard fences shall be *visually compatible* with the *primary structure* and with the bungalow style of the *historic district*. Front yard fences may be no more than 3 feet tall.

Guidelines: *Chain link fences, metal mesh fences, and rustic style fences such as rough sawn wood or split-rail fences are not appropriate in front yards.*

- (d) **Signs.** A sign constructed on a lot in the *historic district* shall be *visually compatible* with the *structures* on that lot, with the *historic district*, and with *historic resources* located within 200 feet of the sign.

- (6) **Additions and Alterations; Standards.** Additions and alterations to structures in the Marquette Bungalows *Historic District* shall comply with the following standards:

- (a) **Additions and Alterations to a Primary Structure.**

1. Additions and alterations to an existing *primary structure* shall not cause that structure to violate any standards applicable to new *primary structures* under sub. (5)(a), or aggravate any prior nonconformity with those standards.

2. *Additions to the street façade of a primary structure are prohibited.*

- (b) **Additions and Alterations to an Accessory Structure.** Additions and alterations to an existing *accessory structure* shall not cause that structure to violate any standards applicable to new *accessory structures* under sub. 5(b), or aggravate any prior nonconformity with those standards.

- (c) **Additions and Alterations to a Historic Resource.** Additions and alterations to a *historic resource* designated under sub. (4) shall be *visually compatible* with that *historic resource* and shall aim to preserve its *historically representative features*. Additions and alterations to a *landmark* or *landmark site* shall comply with the *Secretary of Interior's Standards*, in addition to this subsection (6).

Guideline: *Property owners are encouraged to restore previously altered structures to their documented original or historically representative appearance.*

- (d) **New or Altered Roofs.**

1. New or altered roofs and roof features shall be *visually compatible* with the existing structure, and with each *historic resource* under sub. (4) that is located within 200 feet of the structure.

Guideline: *Relevant visual compatibility factors for roofs and roof features include size; shape; style; proportion; placement; roof edge setbacks; roof overhangs; roofing materials; siding materials; and window design, placement and trim.*

2. New or altered roof features on a *primary structure* may not extend above the ridgeline of the existing structure's main roof.

3. New dormers may not be added to roofs over *street façades*, but may be added to roofs over other facades. Dormers shall be set back at least 3 feet from the edge of the roof. Dormer walls may not extend beyond the plane of the façade below the roof. An existing dormer or gable on a side or rear façade may be extended toward the rear to create a shed dormer that is *visually compatible* with the existing dormer or gable.
4. New skylights may not be added to roofs over *street façades*, but may be added to roofs over other facades. Skylights shall be set back at least 10 feet from the edge of the roof. Skylights shall be simple in design, and shall be of the flat (not bubble) type. Skylight trim colors shall be visually compatible with roof colors.
5. *Historically representative* chimneys shall be preserved, except that chimneys not visible from a *developed public right-of-way* may be removed. New chimneys visible from a *developed public right-of-way* shall be constructed of brick that matches the appearance of *historically representative* brick used on *historic resources* in the district.
6. Roofing materials shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*. *Historically representative* roofing materials shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

Guidelines:

- *Roofing materials should be consistent in appearance with historically representative roofing materials.*
- *Acceptable roofing materials include asphalt shingles, fiberglass shingles, or other rectangular composition shingles that are similar in appearance to 3-in-1 tab asphalt shingles.*
- *Sawn wood shingles may be used where visually compatible.*
- *Thick wood shakes and Dutch lap, French method and interlock shingles are inappropriate.*
- *Rolled roofing, tar and gravel, and like roofing materials are inappropriate, except on flat roofs.*
- *Roof vents should be as inconspicuous as possible and should match the color of the roof.*

(e) New or Altered Exterior Surfaces.

1. New or altered exterior surfaces shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
2. Materials used to repair an existing exterior surface shall be *visually compatible* with that surface, and shall not make it more susceptible to deterioration.
3. *Historically representative* exterior surfaces on *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
4. Exterior brick or stone may not be painted, or covered with cement or other opaque surface materials.

5. *Historically representative* exterior finishes on foundations of *primary structures* shall be preserved if possible, or replaced with a matching finish. Insulation may not be applied to the exterior side of a foundation.
6. Mortar and other materials used in repointing and brick repair shall match the original material in color, hardness and appearance.

Guidelines:

- *High quality synthetic clapboard siding made of aluminum, vinyl or other suitable material, may be used to replace or cover wood clapboard siding if all of the following apply:*
 - *The synthetic clapboard is similar in width and finish to wood clapboard.*
 - *All architectural details, including window trim, wood cornices and other ornaments, remain uncovered or are replaced with details that are similar in design, color, scale, architectural appearance, and other visual qualities.*
 - *All trim continues to project out beyond the plane of the siding.*
- *Historically representative brick, stucco and half-timber details on historic resources should be preserved or, when necessary, replaced with details that are similar in design, color, scale, architectural appearance, and other visual qualities. New brick, stucco, and half-timber details should match the appearance of historically representative details.*
- *Historically representative wood shingle siding on historic resources should be preserved or, when necessary, replaced with siding that is similar in design, color, scale, architectural appearance, and other visual qualities.*

(f) New or Altered Windows and Doors.

1. New or altered windows and doors, including related features such as storm doors, storm windows, trim and shutters, shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
2. *Historically representative* windows and doors on *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with windows and doors that are similar in design, color, scale, architectural appearance, and other visual qualities.

Guidelines:

- *Historically representative leaded glass and non-rectangular (e.g., curved top) decorative windows on historic resources should be preserved or, when necessary, replaced with windows that are similar in design, color, scale, architectural appearance, and other visual qualities.*
- *Picture windows are inappropriate.*
- *Bay windows are discouraged but allowed if they are visually compatible with the existing structure and the prevailing bungalow style of the historic district. Bay windows should not extend beyond the roof eaves, and their sides should be perpendicular to the façade.*

- *If a window divided by muntins is replaced, the replacement window should be divided by true muntins or by high quality spacers that closely resemble true muntins.*
- *If a window is installed in a newly created window opening that is more than 4 feet square, the window should be divided by true muntins or by high quality spacers that closely resemble true muntins.*
- *Historically representative window and door openings should be preserved if possible. A basement window opening may be removed if the space is filled with a material that matches the appearance of the surrounding foundation, and the new material is inset at least one inch from the existing wall plane.*
- *Storm window and storm door trim should be enameled, painted or otherwise finished. Raw aluminum and other metal finishes are not appropriate. Storm doors trimmed in wood, to match historically representative designs, are encouraged. Storm doors of simple design, having no stylistic references such as colonial crossbars, are allowed. Storm doors with metal grilles, while not recommended, are allowed if visually compatible with the bungalow style of the structure.*

(g) New or Altered Porches, Railings, Stairways and Decks.

1. *New or altered porches, railings and stairways shall be visually compatible with the primary structure, and shall be consistent with the prevailing bungalow style of the historic district.*
2. *Historically representative porches, railings and stairways shall be preserved or, when necessary, replaced with porches, railings and stairways that are similar in design, color, scale, architectural appearance, and other visual qualities.*
3. *Decks shall be confined to rear yards, shall be unobtrusive when viewed from any developed public right-of-way, and shall be visually compatible with the existing primary structure.*
4. *Added exit platforms and stairways shall be unobtrusive, when viewed from a developed public right-of-way. New platforms and stairways may not be added to street facades.*

Guidelines:

- *Acceptable railing designs include wrought iron railings with vertical balusters at least one-half inch in width, wood railings with vertical square balusters spaced no more than 3 inches apart, and railings sided to match the appearance of existing siding on the primary structure.*
- *Porches may be enclosed with visually compatible windows or screens. Windows should be casement or double-hung units that are similar in proportion and style to other windows on the structure.*
- *Steps should be constructed of wood, concrete or brick. Wood steps, except on backyard decks and stairways, should have risers and should be enclosed on the sides by lattice or a wing wall.*

- *Deck railings should meet guidelines for porch and stairway railings. The space beneath a deck should be screened with lattice or evergreens. All parts of a deck, except the deck floor and stair treads, should be painted or opaque-stained. Deck colors should be visually compatible with those of the primary structure.*
- *Accessibility ramps may be added if needed, but should be as unobtrusive as possible when viewed from a developed public right-of-way.*

(h) New or Altered Architectural Features.

1. New or altered *architectural features* shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
2. *Historically representative architectural features* of *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with features that are similar in design, color, scale, architectural appearance, and other visual qualities.

(i) New or Altered External Equipment. New or altered external HVAC, electrical, solar, telecommunications and mechanical equipment pertaining to a *structure* shall be as inconspicuous as possible, consistent with function.

(j) New or Altered Drainage Systems. New or altered drainage systems shall provide effective drainage, to prevent water damage to *structures*. Exterior drainage systems on a *structure* shall be *visually compatible* with that *structure*. Visible, *historically representative* drainage systems on *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with systems that are *visually compatible* with the *historic resource*.

(k) Landscape Alterations.

1. *Landscape alterations* shall aim to preserve distinctive *natural features*, archaeological features, *historically representative landscape features*, and open spaces that materially contribute to the *character* of the *historic district*.
2. *Alterations to an existing fence may not cause that fence to violate standards for new fences under sub. (5)(c), or aggravate any prior nonconformity with those standards.*

(7) **Maintenance Standards.** Owners of property in the Marquette Bungalows Historic District shall comply with the following maintenance standards:

(a) General. An owner shall:

1. Comply with applicable provisions of Chapters 18 (Plumbing Code), 19 (Electrical Code), 27 (Housing and Property Maintenance Code), 29 (Building Code), 30 (HVAC Code) and 31 (*Sign Control Ordinance*), MGO.

[Note: The codes cited in par. (a)1. are enforced by the Building Inspector, not the Landmarks Commission.]

2. Maintain the property according to the *Secretary of Interior's Standards*, if the property is a *landmark* or *landmark site*.
3. Identify and aim to preserve *historically representative architectural features* of the property, if the property is a *historic resource* designated under sub. (4).
4. Refrain from *demolition by neglect*, as provided in Sec. 41.13(1)(c), MGO.

- (b) Maintaining Roofs. Roofs shall be maintained and repaired, as necessary, to prevent deterioration of the roof or the *building* that it covers. Materials used to repair a roof shall be *visually compatible* with that roof. *Historically representative* roofing materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
- (c) Maintaining Exterior Surfaces.
1. Exterior surfaces of a *structure* shall be maintained and repaired, as necessary, to prevent deterioration of the surface and *structure*. Materials used to repair exterior surfaces shall be *visually compatible* with the existing surface, and shall not make it more susceptible to deterioration.
 2. *Historically representative* surface materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
 3. Best practices shall be used to clean *historically representative* exterior surfaces of *historic resources* designated under sub. (4).
 4. Masonry shall be repaired and repointed with *visually compatible* materials that do not contribute to masonry deterioration.
 5. Painted and other finished surfaces shall be refinished as needed to maintain their appearance and prevent deterioration.
- (d) Maintaining Architectural Features.
1. *Architectural features* shall be maintained and repaired, as necessary, to prevent deterioration. Repairs shall be *visually compatible* with the existing *architectural feature*.
 2. *Historically representative architectural features* on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
- (e) Maintaining Drainage Systems. Drainage systems shall be maintained and repaired, as necessary, to prevent water damage to *historic resources*.
- (f) Maintaining Landscapes. *Landscapes* shall be maintained in a manner consistent with the preservation of distinctive *natural features*, archaeological features, *historically representative landscape features* and open spaces that materially contribute to the *character* of the *historic district*.

41.30 FIRST SETTLEMENT *HISTORIC DISTRICT*

- (1) **Creation.** There is hereby created a First Settlement *Historic District*. The boundaries of the district are shown on the attached map, and are further described in a legal description on file with the *City Planning Division*.

[Attach Map]

(2) **Purpose and Rationale.**

- (a) The purpose of the First Settlement *Historic District* is to preserve the historic *character* and *historic resources* of Madison's first non-indigenous residential settlement area. Madison's first occupied non-indigenous residence (no longer in existence) was built in this area in 1837, and others followed. The area 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. Downtown development began to encroach on the area after World War II, especially in the 1960s and 1970s. In the late 1970s, a renewed interest in downtown living sparked a rejuvenation of the old residential area.
- (b) The First Settlement *Historic District* is important to state and local history, because it was the first area of non-indigenous residential settlement in what was to become the capital of the State of Wisconsin. Its current structures also represent architectural styles, construction methods and streetscapes characteristic of 19th Century and early 20th Century Madison.
- (c) The area was first designated as a *historic district* in 2002, at the request of district residents.

(3) **Historic Period of Significance.** The historic *period of significance* for the First Settlement *Historic District* is 1850 through 1929.

(4) **Historic Resources.** The following properties are hereby designated as *historic resources* within the First Settlement *Historic District*:

- (a) Designated *landmarks* and *landmark sites*.
- (b) *Structures* built during the district's *period of significance* under sub. (3).
- (c) The following additional *structures* or properties that are important to the *character* of the *historic district*, and whose historical significance has been clearly documented:

[List other specific individual structures or properties (e.g., historically significant parks) that are to be treated as historic resources within the district. All designated historic resources should be shown on the attached district map.]

(5) **New Construction; Standards.** New construction in the First Settlement *Historic District* shall comply with the following *standards*:

- (a) **New Primary Structures.** A new *primary structure* shall be *visually compatible* with the *historic district*, and with each *historic resource* under sub. (4) that is located within 200 feet of the new *structure*, with respect to the following factors:
1. Its size as indicated by its *height*, number of stories above grade, *gross volume*, *bulk*, and *street facade area*.
 2. Its relationship to the *lot* on which it is located, as indicated by its *lot coverage* and setbacks, and the size of its front, side and rear yards.
 3. Its overall form as indicated by its shape, *massing*, ratio of width to *height*, symmetry or asymmetry, and roof shape.
 4. The articulation of its *street facade* and other *visible facades*, including visual patterns created by building planes, wall recesses, wall protrusions, window and door openings, and *architectural features*.

Guidelines: *Street facades should be modulated with porches or setbacks on the first floor level. Street facades should reflect the proportions, rhythm and directional expression of historic resource facades on the block face. The main entrance to a structure should be on the street facade, and it should be inset or projected from the plane of the street facade. On street facade entrances to single-family residential structures, covered porches are encouraged.*

5. The *character* of its roof, including roof shape, style, pitch and surface materials, as well as roof features such as dormers, skylights, chimneys, rooftop decks, green roofs, and attached appurtenances.

Guidelines:

- *Flat roofs are allowed if they meet the visual compatibility standard under par. (a)5.*
- *Pitched roofs should have a pitch of not less than 4-in-12.*
- *Pitched roofs may be shingled with asphalt shingles, or with fiberglass or other composition shingles that resemble asphalt shingles. Sawn wood shingles and other materials are not recommended, but are allowed if they meet the visual compatibility standard under par. (a)5. Thick wood shakes are inappropriate.*
- *Rolled roofing, tar-and-gravel, rubberized membranes and like materials are inappropriate, except on flat roofs.*
- *Roof vents should be as inconspicuous as possible, and should match the roof color.*

6. Its exterior wall and foundation surfaces, including surface materials, textures, detailing and trim.

Guidelines:

- *Stucco panel, concrete block and pebbledash siding materials are inappropriate.*
- *High quality synthetic clapboard siding may be used if all of the following apply:*
 - *The siding and related elements such as j-channel trim are visually compatible in color, sheen, and other respects with the historic district and with each historic resource located within 200 feet of the primary structure.*
 - *The siding is the highest grade offered by the manufacturer.*
 - *The gauge of the siding is at least .042.*
 - *The siding does not have a false wood grain.*
 - *The visible width of the clapboard does not exceed 4 inches.*

7. The *character* of its doors, windows, and related features such as storm doors, storm windows, trim and shutters. Relevant considerations may include size, shape, style, proportion, materials and placement, as well as the patterns created by door and window openings on *visible facades*.

Guidelines:

- *Window styles and trim on residential structures should be similar in appearance to historically representative styles and trim found other residential structures in the district.*

- *Windows and doors on residential structures should be inset at least one inch from the exterior trim.*
- *Vehicle doors on attached garages should be located on side or rear facades to the maximum extent feasible. A one-car garage door may be located on the street facade if it is not feasible to locate it on another facade.*

8. The nature, size, appearance and placement of exterior *architectural features* and appurtenances such as entryways, porches, decks, balconies, railings, stairways, rescue platforms, fire escapes, accessibility features, *signs*, awnings, lighting fixtures, *HVAC equipment*, electrical equipment, elevator equipment, solar equipment, telecommunications equipment and building mechanicals.
9. Its sensitivity to the site and surrounding *landscape*. Relevant considerations may include the nature, size, appearance and location of its parking accommodations, refuse storage facilities, *landscape features* and drainage systems, as well as its sensitivity to distinctive *natural features*, archaeological features, *historically representative landscape features*, and open spaces that materially contribute to the *character* of the *historic district*.
10. Its relationship to each *block face* of which it is part, including its effect on the collective visual pattern formed by the sizes of, shapes of, directional expression of, and distances between existing *structures* represented in the *block face*.

(b) New Accessory Structures.

1. A new *accessory structure* shall be *visually compatible* with the *primary structure* to which it pertains, with the *historic district*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *accessory structure*. New *accessory structures* shall be as inconspicuous as reasonably possible, when viewed from a *developed public right-of-way*.
2. *New accessory structures* may not exceed 15 feet in *height*, and shall be as unobtrusive as possible.
3. Siding on a new *accessory structure* shall be *visually compatible* with that used on the *primary structure*.
4. The roof of a new *accessory structure* shall have a pitch and style similar to the roof of the *primary structure*. Roof materials shall match the appearance of roof materials on the *primary structure*.
5. Windows and pedestrian doors on an *accessory structure* shall be similar in style, proportion and appearance to those on the *primary structure*.
6. Vehicle doors on garages shall be *visually compatible* with the *primary structure*.

Guidelines:

- *Vehicle doors on garages should have flat surfaces or approximately square panels. Garage doors with horizontal panels are inappropriate.*
- *Garage door windows should consist of arrays of multiple small panes, such as the 6-pane arrays (3 panes across and 2 panes high) commonly found on garages from the 1920s.*

- (c) New Signs. A sign constructed on a lot in the historic district shall be *visually compatible* with the structures on that lot, with the historic district, and with historic resources located within 200 feet of the sign.
- (d) New Fences and Retaining Walls.
1. Chain link and rustic style fences, such as rough sawn wood or split rails, may not be installed in front yards.
 2. Retaining walls in front yards may not be constructed of railroad ties, landscape timbers, boulders, or plain concrete blocks. Retaining walls in front yards may be constructed of flagstone, wall stone, high quality concrete blocks that closely resemble natural stone, or other natural or natural-appearing materials. Poured concrete walls up to 2 feet high, having a smooth rubbed finish, are also allowed.
- (6) **Additions and Alterations; Standards**. Additions and alterations to structures in the First Settlement Historic District shall comply with the following standards:
- (a) Additions and Alterations to a Primary Structure. Additions and alterations to an existing primary structure shall not cause that structure to violate any standards applicable to new primary structures under sub. (5)(a), or aggravate any prior nonconformity with those standards.
- (b) Additions and Alterations to an Accessory Structure. Additions and alterations to an existing accessory structure shall not cause that structure to violate any standards applicable to new accessory structures under sub. 5(b), or aggravate any prior nonconformity with those standards.
- (c) Additions and Alterations to a Historic Resource.
1. Additions and alterations to a historic resource designated under sub. (4) shall be *visually compatible* with that historic resource and shall preserve, to the maximum extent feasible, its *historically representative* features. Additions and alterations to a landmark or landmark site shall comply with the Secretary of Interior's Standards, in addition to this subsection (6).
 2. Additions to the street façades of historic resources are prohibited, except that *historically representative* open porches and porch restorations are allowed.
- Guideline:** Property owners are encouraged to restore previously altered historic resources to their documented original or historically representative appearance.
- (d) New or Altered Roofs.
1. New or altered roof features shall be *visually compatible* with the existing structure, and with each historic resource under sub. (4) that is located within 200 feet of the structure.
 2. Materials used to repair or replace an existing roof shall be *visually compatible* with the existing structure, and with each historic resource under sub. (4) that is located within 200 feet of the structure.
- Guidelines:** Materials used to repair, alter or replace an existing roof should conform to relevant guidelines for new roofs under sub. (5)(a)5. Roof vents should be as inconspicuous as possible, and should match the roof color.

3. *Historically representative* roofing materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
4. New or altered roofs and roof features, if visible from a developed public right-of-way, may not increase the height of the roof above the main roof ridgeline of the existing *structure*.
5. New or expanded dormers shall be set back at least 12 feet from the edge of the roof. Dormers may not be added to *street façade* roofs on *historic resources*.

Guidelines: *An existing dormer or gable on a non-street-facing roof may be extended to the rear to create a shed dormer if the shed dormer matches the appearance of the existing dormer or gable.*

6. Skylights may not be added to *street façade* roofs if they are visible from the developed public right-of-way. Skylights may be added to other roofs if they are *visually compatible* with the existing *structure*. All skylights shall be set back at least 10 feet from the edge of the roof. Skylights shall be simple in design, and of the flat (not bubble) type. Skylight trim shall be finished to match the color of the roof.
7. *Historically representative* chimneys, if visible from a developed public right-of-way, shall be preserved. New chimneys shall be constructed of brick, stone, stucco, or other material that is *visually compatible* with the existing *structure*. New metal chimneys are prohibited on chimneys that are visible from a developed public right-of-way.

(e) New or Altered Exterior Surfaces

1. New or altered exterior surfaces shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.

Guideline: *Narrow gauge clapboards may be used on an addition to a structure that has masonry siding.*

2. Materials used to repair an existing exterior surface shall be *visually compatible* with that surface, and shall not make it more susceptible to deterioration. Mortar and other materials used for repointing and brick repair shall match original materials in color, hardness, and appearance.
3. *Historically representative* exterior surfaces on structures designated as *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
4. Unpainted brick may not be painted.
5. *Historically representative* foundation masonry on a *historic resource* identified under sub. (4) shall be preserved or, when necessary, replaced with masonry that is similar in design, color, scale, architectural appearance, and other visual qualities.

(f) New or Altered Windows and Doors

1. New or altered windows and doors, including related features such as storm doors, storm windows, trim and shutters, shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.

2. *Historically representative windows and doors on historic resources under sub. (4) shall be preserved or, when necessary, replaced with windows and doors that are similar in design, color, scale, architectural appearance, and other visual qualities.*

Guidelines:

Windows

- *If a window with muntins is replaced, the replacement window should have true muntins or high quality spacer bars that closely resemble true muntins.*
- *Historically representative window openings and configurations on visible facades of a historic resource should not be altered, except that a window sill on a façade other than a street façade may be raised to accommodate a new or remodeled bathroom or kitchen.*
- *New or replacement shutters should be visually compatible with the existing structure. Shutters should be large enough so that, if they were workable, they would cover the window opening.*
- *Owners of historic resources are encouraged to restore previously altered windows to a documented original or historically representative appearance.*

Doors

- *Unpaneled doors and doors with fake wood grain are inappropriate.*
- *All doors should be painted, enameled or varnished. Raw aluminum or other metallic finishes are inappropriate.*
- *Double or multiple doors on visible facades should be hinged doors, rather than sliding doors, and should have frames that resemble historically representative doorframes in the district.*

Storm Windows and Doors.

- *Storm windows and doors should be painted, enameled or varnished. Raw aluminum or other metallic finishes are inappropriate.*
- *Varnished wood and glass storm doors that match historically representative doors found on historic resources in the district are encouraged.*
- *Full view storm doors and simple storm doors with no stylistic references are appropriate. Storm doors with metal grills are inappropriate.*

(g) New or Altered Porches, Railings, Stairways and Ramps.

1. *Historically representative porches on visible facades of historic resources shall be preserved or, when necessary, replaced with porches that are similar in design, color, scale, architectural appearance, and other visual qualities.*
2. *New or altered porches, porch railings, and entrance stairways on visible facades shall be visually compatible with the existing structure, and with each historic resource under sub. (4) that is located within 200 feet of the structure.*
3. *Accessibility ramps, fire escapes and rescue platforms may be installed if necessary, but shall be as inconspicuous and as visually compatible with the existing structure as possible, consistent with function. They shall not be installed on street facades if other locations are practicable.*

Guidelines:

- *Porches on visible facades should have a finished appearance. Decks are inappropriate on visible facades. Decks, regardless of location, should be visually compatible with the existing structure.*
- *Covered porches may be enclosed with insect screens, storm windows and storm doors that comply with the standards under par. (g). However, historically representative porches on visible facades should not be enclosed as heated spaces.*
- *Storm windows added to a porch located on a visible façade should have the appearance of double-hung windows, with or without a transom, and should fill the space between the top of the porch railing and the upper frieze board.*
- *Covered porches should have ceilings and frieze boards, and their floor joists should be hidden from view. Porch ceilings should have the appearance of narrow beaded boards or other historically representative materials.*
- *Flooring on covered first floor porches should consist of tongue-in-groove wooden boards. It should not consist of carpeting, open decking or synthetic materials.*
- *Porch posts should be trimmed with decorative molding at top and bottom.*
- *Porch railings should be constructed of finished wood, or materials that closely match the appearance of finished wood. Railings should have top and bottom rails. Bottom rails should be raised above the floor, but by no more than 3.5 inches. Balusters should extend from the top to the bottom rail, but not beyond. All balusters should be square posts, unless the owner documents that a different design is original to the porch.*
- *A porch railing should not include siding, except that a railing may be sided with solid framed panels if a city code requires a railing at least 42 inches high or if the porch is enclosed with storm windows.*
- *Stairways should have solid wood or wrought iron railings that match the porch. Stairway railings should have square one-by-one inch plain vertical balusters. Twisted or other decorative wrought iron is inappropriate. Balusters should be constructed so that a 4-inch diameter ball cannot pass through the stairway railing at any point. Balusters should extend from the top to the bottom rail, but not beyond.*
- *All wood surfaces on porches and stairways should be painted or opaque stained, except that wood porch floors and wood stair treads may be clear finished.*
- *Spaces beneath porches and stairways should be enclosed with framed lattice, or with narrow vertical boards spaced to the approximate width of the boards. The enclosure should be designed so that a 3-inch diameter ball cannot pass through any portion of it.*
- *Railings on accessibility ramps, fire escapes and rescue platforms should meet relevant guidelines for porch and stairway railings (see above). Landscaping should screen accessibility ramps, fire escapes and rescue platforms where possible.*

- (h) New or Altered Architectural Features.
1. New or altered *architectural features* shall be *visually compatible* with the existing *structure*, and with each *historic resource* under sub. (4) that is located within 200 feet of the *structure*.
 2. *Historically representative architectural features* of *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with features that are similar in design, color, scale, architectural appearance, and other visual qualities.
- (i) New or Altered External Equipment. New or altered external HVAC, electrical, solar, telecommunications and mechanical equipment pertaining to a *structure* shall be as inconspicuous as possible, consistent with function.
- Guideline:** *New exterior lighting fixtures, if visible from the street, should be visually compatible with historically representative lighting fixtures found on historic resources in the historic district.*
- (j) New or Altered Drainage Systems. New or altered drainage systems shall provide effective drainage, to prevent water damage to *structures*. Exterior drainage systems on a *structure* shall be *visually compatible* with that *structure*. Visible, *historically representative* drainage systems on *historic resources* under sub. (4) shall be preserved or, when necessary, replaced with systems that are *visually compatible* with the *historic resource*.
- (k) Landscape Alterations.
1. *Landscape alterations* shall aim to preserve distinctive *natural features*, archaeological features, *historically representative landscape features*, and open spaces that materially contribute to the *character* of the *historic district*.
 2. *Alterations* to a fence or retaining wall may not cause the fence or retaining wall to violate any *standards* applicable to new fences and retaining walls (5)(d), or aggravate any prior nonconformity with those *standards*.
- (7) **Maintenance Standards.** Owners of property in the First Settlement *Historic District* shall comply with the following *standards*:
- (a) General. An owner shall:
1. Comply with applicable provisions of Chapters 18 (Plumbing Code), 19 (Electrical Code), 27 (Housing and Property Maintenance Code), 29 (Building Code), 30 (HVAC Code) and 31 (*Sign Control Ordinance*), MGO.
- [Note: The codes cited in par. (a)1. are enforced by the Building Inspector, not the Landmarks Commission.]**
2. Maintain the property according to the *Secretary of Interior's Standards*, if the property is a *landmark* or *landmark site*.
 3. Identify and aim to preserve *historically representative architectural features* of the property, if the property is a *historic resource* designated under sub. (4).
 4. Refrain from *demolition by neglect*, as provided in Sec. 41.13(1)(c), MGO.
- (b) Maintaining Roofs. Roofs shall be maintained and repaired, as necessary, to prevent deterioration of the roof or the *building* that it covers. Materials used to repair a roof shall be *visually compatible* with that roof. *Historically representative* roofing materials on *historic resources* designated under

sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

(c) Maintaining Exterior Surfaces.

1. Exterior surfaces of a *structure* shall be maintained and repaired, as necessary, to prevent deterioration of the surface and *structure*. Materials used to repair exterior surfaces shall be *visually compatible* with the existing surface, and shall not make it more susceptible to deterioration.
2. *Historically representative* surface materials on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.
3. Best practices shall be used to clean *historically representative* exterior surfaces of *historic resources* designated under sub. (4).
4. Masonry shall be repaired and repointed with *visually compatible* materials that do not contribute to masonry deterioration.
5. Painted and other finished surfaces shall be refinished as needed to maintain their appearance and prevent deterioration.

(d) Maintaining Architectural Features.

1. *Architectural features* shall be maintained and repaired, as necessary, to prevent deterioration. Repairs shall be *visually compatible* with the existing *architectural feature*.
2. *Historically representative architectural features* on *historic resources* designated under sub. (4) shall be preserved or, when necessary, replaced with materials that are similar in design, color, scale, architectural appearance, and other visual qualities.

(e) Maintaining Drainage Systems. Drainage systems shall be maintained and repaired, as necessary, to prevent water damage to *historic resources*.

(f) Maintaining Landscapes. *Landscapes* shall be maintained in a manner consistent with the preservation of distinctive *natural features*, archaeological features, *historically representative landscape features* and open spaces that materially contribute to the *character* of the *historic district*.

(End)