

Draft Historic District Design Guidelines

September 1, 2021

District Specific Guidelines

Mansion Hill

(a) Architectural Character.

Mansion Hill features mansions, apartment buildings, and fraternal/sorority housing with some smaller single-family residences interspersed. The historic resources are predominantly high-style expressions of popular architectural styles. The significant architectural styles found in the district include:

1. Art/Streamline Moderne
2. Colonial Revival
3. Dutch Colonial Revival
4. Italianate
5. Mediterranean Revival
6. NeoClassical
7. Prairie
8. Queen Anne
9. Second Empire
10. Tudor Revival

(b) Historic Materials

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

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

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

Third Lake Ridge

(a) Architectural Character.

Third Lake Ridge is notable for its diversity of resources, which include neighborhoods that showcase different periods of population growth, commercial resources, and the span of socio-economic status. Many of the structures typify the crafts traditions of vernacular architecture and there are groupings of mail order housing on the eastern edge of the district. The majority of resources are vernacular expressions of Victorian residential architecture. The significant architectural styles found in the district include:

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

(b) Historic Materials

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

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3. Stone
4. Stucco

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

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

University Heights

(a) Architectural Character.

University Heights was a neighborhood that primarily housed faculty and staff employed at the University of Wisconsin. The neighborhood features high style structures, some of which were designed by noted architects. There are a diversity of architectural styles with most of the resources being single-family residences, interspersed with apartments and limited commercial. The significant architectural styles found in the district include:

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

(b) Historic Materials

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

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

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

Marquette Bungalows

(a) Architectural Character.

Marquette Bungalows is a two block development featuring homes with a variety of architectural styles within the bungalow form. The significant architectural styles found in the district include:

1. Arts & Crafts
2. Colonial Revival
3. Mediterranean Revival
4. Tudor Revival

(b) Historic Materials

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

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

Historic Resources in the Marquette Bungalows Historic District .

1. Landmarks.
2. Landmarks sites.
3. Properties constructed during the period of significance. 1924-1930.

First Settlement

(a) Architectural Character.

First Settlement features mostly residential structures with a few religious buildings. This district represents working and professional class neighborhood of the last half of the 19th century and the early 20th century, with vernacular interpretations of popular architectural styles. The significant architectural styles found in the district include:

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

(b) Historic Materials

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

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

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

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General Guidelines

I. GUIDELINES FOR MAINTENANCE

(1) Building Site

- (a) Materials and features should be protected and maintained by ensuring that drainage features and systems that divert rainwater from surfaces (such as roof overhangs, gutters and downspouts) are intact and functioning properly.
- (b) Irrigation systems should not wet the building excessively.

(2) Exterior Walls

(a) Masonry

1. Masonry is susceptible to damage by allowing water to pool on surfaces, improper maintenance or repairs, abrasive cleaning, or application of nonpermeable coatings.
2. Masonry should only be cleaned when necessary to halt deterioration or remove heavy soiling.
3. Soiled masonry surfaces should be cleaned with the gentlest method possible, such as low-pressure water and detergent and natural bristle or other soft-bristle brushes and tested on a small area to ensure that no damage has resulted.
4. Joints in concrete should be sealed with appropriate flexible sealants and backer rods, when necessary.
5. If approved by the Preservation Planner and Building Inspection Division, or the Landmarks Commission, masonry that was not historically painted may have paint removed by allowing the property owner to remove peeling paint over time or by other nonabrasive means, such as low-pressure water and detergent and natural bristle or other soft-bristle brushes.

(b) Wood

1. Wood can be damaged by allowing water to pool on surfaces, not addressing sources of moisture, and failing to maintain a protective coating of paint or chemical preservatives.
2. Repainting a surface to encapsulate lead paint or removal of the lead paint and repainting of the surface are recommended methods of mitigation or remediation of lead paint. All work should follow lead-safe procedures.
3. Historically painted or stained wood features, including but not limited to siding, exposed beam ends, outriggers, and rafter tails should be repainted or restained.

(c) Metals

1. Metals are prone to corrosion by allowing water to pool on surfaces, not maintaining protective coatings, and using abrasive cleaning methods.
2. Metals should be cleaned to remove corrosion prior to repainting or applying appropriate protective coatings.
3. The metal should be identified prior to any cleaning procedure and then tested to ensure that the gentlest cleaning method possible is selected; or, alternatively, determining that cleaning is inappropriate for the particular type of metal.
4. Appropriate paint or other coatings should be applied to historically-coated metals after cleaning to protect them from corrosion.

(d) Vegetation

1. Vegetation can damage a structure by trapping moisture against building surfaces, and allowing vines to bore into exterior materials.
2. New vegetation supported by trellises may be approved.
3. When vegetation is introducing deterioration to a building surface, the surface may be repaired and monitored for additional damage or the vegetation removed to prevent further deterioration.

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(3) Windows and Doors

(a) Windows and Doors

1. Appropriate treatments for wood and metal window or door components typically involve cleaning, paint removal, and reapplication of protective coating systems.
2. Windows and doors should be made weathertight by re-caulking gaps in fixed joints and replacing or installing weather-stripping.
3. The historic operability of windows or doors should be sustained by lubricating friction points, replacing broken components of the operating system (such as hinges, latches, sash chains or cords), and replacing deteriorated gaskets or insulating units.

(4) Porches, Balconies and Decks

(a) Entrances and Porches

1. Appropriate treatments for wood, metal, and masonry components typically involve cleaning, paint removal, and reapplication of protective coating systems on wood and metal.

II. GUIDELINES FOR REPAIRS

(1) General

- (a) Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing components when there are surviving prototypes.
- (b) Areas and features to be repaired should blend seamlessly with the adjacent areas of the building and features.

(2) Building Site

(a) General

1. Repairs may include limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of site features when there are surviving prototypes, such as walls, paving, or railings.

(3) Walls

(a) Masonry

1. Exterior insulation and finish system (EIFS) is not an acceptable new material unless it is able to replicate historic profiles and textures.

(b) Wood

1. Deteriorated wood surfaces may be repaired with epoxy, Dutchman repairs, or other methods as approved by the Preservation Planner
2. Compatible substitute materials should be similar in design, color, scale, architectural appearance, and other visual qualities.

(4) Roofs

(a) General

1. Repair may include the limited replacement in kind, or with a compatible substitute material, of missing materials (such as wood shingles, slates, or tiles) on a roof visible from the street.
2. Missing or damaged individual roofing shingles, tiles or slates should be replaced rather than replacing large sections of the roof covering.

(5) Windows and Doors

(a) Windows & Doors

1. Replacement materials should match any surviving prototypes, such as sash, sills, hardware, or shutters, and be of similar design, color, scale, architectural appearance, and other visual qualities.

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2. Glazing putty that has failed should be removed, and new putty should be applied; or, if glass is broken, all putty should be carefully removed, the glass replaced, and re-puttied.
3. Weather-stripping, jamb liners, and floor sweeps need to be periodically replaced to keep windows and doors as energy efficient as possible.

(6) Porches, Balconies and Decks

(a) Entrances and Porches

1. Replacement materials should match any surviving prototypes, such as balustrades, columns, and stairs and be of similar design, color, scale, architectural appearance, and other visual qualities.

III. GUIDELINES FOR ALTERATIONS

(1) General

(a) Materials and Features

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

(b) Replacement

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

(c) Accessibility

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

(2) Building Site

(a) General

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

(3) Exterior Walls

(a) Masonry

1. Maintaining elastomeric caulking between masonry and other building materials will assist with keeping a building weather tight.

(b) Wood

1. Re-siding with siding that replicates the historic siding in profile exposure and detail is preferred.
2. In the event of partial replacement, transitions from historic wood siding to replacement siding should occur at corners or transitions in the building mass where feasible.
3. When transitions occur along a flat wall plane, each course of siding should be "toothed in" or offset at least 16" from the course above or below.
4. The color of the replacement siding should match the siding not being replaced.
5. Compatible substitute materials should be similar in design, color, scale, architectural appearance, and other visual qualities.

(c) Metals

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

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(4) Roofs

(a) General

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

(b) Materials

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

(c) Skylights

1. Skylight trim should match the roof color.

(d) Chimneys

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

(5) Windows and Doors

(a) Openings

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

(b) Sill and Head Height

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

(c) Windows

1. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, sash horns, glazing, pane configuration, sills, mullions, casings, brick molds, or trim) and related features, such as shutters should inform compatible window alterations.
2. Sash locks, window guards, removable storm windows, and other reversible treatments, such as safety film, may be installed to meet safety, security, or energy conservation requirements.
3. Storm windows improve energy efficiency and are especially beneficial when installed over wood windows because they also protect them from accelerated deterioration. Interior storm windows can provide energy efficiency while not altering the exterior appearance of the windows on the building.
4. Patterned glass may be used for privacy in bathrooms or added to the interior of window glass to provide the appearance of patterned glass.
5. Reversible window treatments may be installed to meet safety, security, or energy conservation requirements.

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(d) Pedestrian Doors

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

(6) Porches, Balconies and Decks

(a) Replacement

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

(b) Porch Elements

1. Other porch designs may be permitted if they are compatible with the character of the structure and the district.
2. A simple railing design with 2-inch by 2-inch square balusters is often acceptable.
3. New accessible railings should be painted to match the existing porch railings and trim.

(7) Building Systems

(a) Mechanical Systems

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

(b) Solar

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

(c) Lighting and Electrical Systems

1. More contemporary lighting styles may be considered if they are simple in style and design and should not read as faux or overly ornamental.

IV. GUIDELINES FOR ADDITIONS

(1) General

(a) General

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

(b) Materials and Features

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

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(c) Accessibility

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

(2) Building Site

(a) General

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

(3) Roofs

(a) General

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

(b) Chimneys

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

(c) Dormers

1. If matching the dormer form to the historic roof form is not practical, another roof form may be approved if it does not detract from the historic character of the building or the historic district.
2. New dormers should not be added to the front elevation of a structure.

(4) Windows and Doors

(a) General

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

(b) Windows and Storm Windows

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

(c) Entrance Doors and Storm Doors

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

(d) Garage Doors

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

(5) Building Systems

(a) Mechanical Systems

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

(b) Solar

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

(c) Lighting and Electrical Systems

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

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V. GUIDELINES FOR NEW STRUCTURES

(1) General

(a) Primary Structures

1. New structures should have a complementary and similar architectural vocabulary to the historic resources while still reading as new structures.
2. 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. Entrances should meet ADA accessibility requirements in a way that is visually compatible with the historic district.
3. Parking accommodations should be located and screened to be as inconspicuous as possible, when viewed from a developed public right-of-way. Screening should be visually compatible with the historic district.

(b) Accessory Structures

1. New accessory structures should be of a similar architecture style as the primary structure while clearly being a new building so as not to create a false sense of history.
2. New accessory structure should be of a similar size, scale, and character of other historic accessory structures in the district.

(3) Exterior Walls

(a) General

1. New siding should imitate the original siding of historic resources within 1 inch of historic exposure/reveal.

(2) Roofs

(a) Form

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

(3) Windows and Doors

(a) General

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

(4) Building Systems

(a) Mechanical Systems

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

(b) Lighting and Electrical Systems

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