Draft Historic District Design Guidelines
October 6, 2021

Process for Obtaining a Certificate of Appropriateness (CoA)
Residents and property owners are required to obtain a Certificate of Appropriateness (CoA) prior to the initiation of preservation or rehabilitation work, changes in a property's site and setting, new construction, and demolition. No exterior feature of any historic district property shall be altered, added to, relocated, or demolished until after an application for a Certificate of Appropriateness of such work has been approved by the commission or staff designee. Likewise, no construction that affects a resource shall be undertaken without a CoA.

For some projects, staff can approve the work administratively. For larger projects, the project must be reviewed by the Madison Landmarks Commission. Applicants should fill out the application form and submit a narrative scope of work/letter of intent, pictures of existing conditions, plans showing proposed work, and any additional details as necessary to describe the project. Applicants can find the application form and submittal instructions on our webpage at:
https://www.cityofmadison.com/dpced/planning/historic-preservation-planning/1589/

Madison's Historic Districts

Mansion Hill

(a) Architectural Character.
Mansion Hill features mansions, apartment buildings, and fraternal/sorority housing with some smaller single-family residences interspersed. The district was designated for its high style structures, which were the homes of the elite in 19th Century Madison. Its proximity to the State Capitol allowed politicians and business leaders to have easy access to the heart of downtown. The larger mansions features substantial and often well-landscaped yards. 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 in the city, commercial resources, and the span of socio-economic status. The district includes a power plant, two railroad depots, a tobacco warehouse, historic factories, commercial buildings, churches, corner groceries, taverns, imposing mansions, tiny cottages, and a host of mixed-use structures. 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 area include the Williamson Street commercial corridor, which features a mix of commercial, residential, and mixed-use structures. The majority of resources in the rest of the district are vernacular expressions of Victorian and early Arts & Crafts Movement 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)
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. Originally platted in 1893, the neighborhood features curvilinear streets, which were innovative at the time. The district features high style structures, some of which were designed by noted architects. While there are predominantly single-family residences in the district, there are also several historic multi-unit and commercial buildings. There is 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. All 47 bungalows were constructed between 1924 and 1930, and the development typifies a middle-class neighborhood of the 1920s. 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)

(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. Historically this was the first Anglo established-neighborhood in the Madison area. The existing structures represent a working and professional class neighborhood of the last half of the 19th century and the early 20th century, with vernacular interpretations of popular architectural styles. The significant architectural styles found in the district include:

1. Dutch Colonial Revival
2. Gothic Revival
3. Italianate
4. Romanesque Revival

5. Queen Anne

(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.

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.

(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.
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 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

(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 insetting 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.

(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.

(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.

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.

Glossary of Terms

Aluminum Siding
Sheets of exterior architectural covering, usually with a colored finish, fabricated of aluminum to approximate the appearance of wooden siding. Aluminum siding was developed in the early 1940s and became increasingly common in the 1950s and the 1960s.

Arch
A structure formed of wedge-shaped stones, bricks, or other objects laid so as to maintain one another firmly in position. A rounded arch generally represents classical or Romanesque influence whereas a pointed arch denotes Gothic influence.

Asbestos Siding
Dense, rigid board containing a high proportion of asbestos fibers bonded with Portland cement; resistant to fire, flame, or weathering and having a low resistance to heat flow. It is usually applied as large overlapping shingles. Asbestos siding was applied to many buildings in the 1950s.

Ashlar
A squared building stone.

Asphalt Shingle
A shingle manufactured from saturated roofing felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to weather.

Asphalt Siding
Siding manufactured from saturated construction felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to weather. It sometimes displays designs seeking to imitate brick or stone. Asphalt siding was applied to many buildings in the 1950s.

Attic Ventilator
In houses, a screened or louvered opening, sometimes in decorative shapes, located on gables or soffits. Victorian styles sometimes feature sheet soffits or metal ventilators mounted on the roof ridge above the attic.

Awning
A roof-like covering of canvas, often adjustable, over a window, a door, etc., to provide protection against sun, rain, and wind. Aluminum awnings were developed in the 1950s.

Baluster
Vertical member under a railing. It fills the opening between a handrail and the stair or floor.

Balustrade
Series of balusters connected on top by a handrail. Used on staircases, balconies, porches, etc. Balusters are short pillars or other uprights that support a handrail, such as pickets or spindles.

Bargeboard (also Vergeboard)
A wooden member, usually decorative, suspended from and following the slope of a gable roof. Bargeboards are used on buildings inspired by Gothic forms.

Bay
Within a structure a regularly repeated spatial element usually defined in plan by beams and their supports, or in elevation by repetition of windows and doors in the building facade.

Bonding Pattern
Repeating arrangement of masonry (such as brick or stone) into various patterns.

Bracket
Projecting support member found under eaves or other overhangs. May be only decorative or may be used to support weight.

Bulkhead
The area below the display windows on the front facade of a commercial storefront.

Capillary Action
Pulling of water through a small opening or fibrous material by the adhesive force between the water and the material.

Capital
The upper, decorated portion of a column or pilaster.

Casement Window
A window that swings open along its entire length, usually on hinges fixed to the sides of the opening into which it is fitted.

Casing
The exposed trim molding, framing, or lining around a door or a window; may be either flat or molded.

Cast Iron
Iron/carbon alloy that is poured, while a hot liquid, into molds to give it form. It can easily be cast into almost any shape, but it is too hard and brittle to be shaped by hammering.

Caulking
Method of filling with an elastic compound all of the small crevices, holes, and joints between different materials that cannot be sealed by any other method.

Certificate of Appropriateness
Permit to proceed with new construction or alterations to property within an historic district, requiring approval by the Landmarks Commission.

Chamfer
A beveled edge on the corner of a porch post.

Clapboard
Twelve to fourteen inch hand split boards used as overlapping horizontal siding.

Clerestory
An upper portion of a wall containing windows for supplying natural light to a building.

Column
Pillar that may be square, truncated, patterned or circular and serves as a support for something resting on its top.

Composition Board
A building board, usually intended to resemble clapboard, fabricated from wood or paper fabric under pressure and at an elevated temperature, usually with a binder.

Coping
The cap or the top course of a masonry wall.

Corbel
Projecting brick or stone that forms a decorative band or is used as overlapping horizontal siding.

Cornice
Projecting decorative molding along the top of a building or wall. It is the upper section of an entablature. (See entablature)

Cresting
Decorative work forming the top of a wall, or a decorative railing running along the ridge of a roof.

Cupola
Small structure built on top of a roof, originally providing ventilation.

Dentil
A repetitive cubical element at the base of a classical cornice. Dentils resemble teeth.

Dormer
Vertical window projecting from the slope of a roof, usually with its own roof.

Double-hung Window
A window composed of two movable sashes.

Dressed
Descriptive of stone, brick, or lumber that has been prepared, shaped, or finished by cutting, planing, rubbing, or sanding one or more of its faces.

Eaves
Lower part of a roof that overhangs a wall.

Elevation
View of a vertical face of a building.

Façade
Front or face of a building. The main view of a building.

Fanlight
Semicircular or fan-shaped window set above a door or window.

Fascia
A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or eave side of a pitched roof. The rain gutter is often mounted on it.

Fenestration
The arrangement of windows on a building.

Finial
A formal ornament at the top of a canopy, gable, pinnacle, streetlight, etc.

Flashing
Thin, continuous sheet of metal, plastic, or waterproof paper used to prevent water passing through a joint in a wall, roof, or chimney.

Foundation
The supporting portion of a structure below the first- floor construction, or below grade, including footings.

Fretwork
A geometrically meandering strap pattern; a type of ornament consisting of a narrow fillet or band that is folded, crossed, and interlaced.

Gable
Triangular end of a wall under a roof, formed by two sloping sides. (See roof.)

Gambrel Roof
A gable roof more or less symmetrical, having four inclined surfaces, the pair meeting at the ridge having a shallower pitch. This roof form is often found on Dutch Colonial and Cape Cod style houses.

Gingerbread (see Sawnwork)
Thin, curvilinear ornamentation produced with machine-powered saws.

Glazing
Fitting glass into windows or doors, often secured with a putty called glazing compound.

Header
A brick laid across the thickness of a wall to bond together different wythes of a wall; the exposed end of a brick.

Hipped Roof
A roof without gables, each of whose sides, generally four, lies in a single plane and joins the others at an apex or ridge.

Infill
Buildings that have been designed and built to replace missing structures or buildings so they fill gaps in the streetscape.

In Kind
Staying with the same material or items used originally.

Jamb
The vertical sides of an opening, usually for a door or a window.

Jerkin Head Roof/Clipped Gable
A roof whose end has been formed into a shape midway between a gable and a hip, resulting in a truncated or "clipped" appearance; sometimes called clipped gable.

Joint
Junction at which two surfaces meet.

Lattice
A network, often diagonal, of interlocking lath or other thin strips used as screening, especially in the base of a porch.

Light
A pane of glass.

Lime
Calcium oxide, which comes from burning limestone.

Lintel
Horizontal structural member that supports a load over an opening. May be covered by ornamental or trim board.

Mansard Roof
A modification of the hipped roof in which each side has two planes, the upper being shallower. This roof is characteristic of the Second Empire style.

Massing
Physical volume or bulk of a building, and the building's arrangement and organization in relation to the physical site and other buildings.

Molding
A decorative band having a constant profile or having a pattern in low relief, generally used in cornices or as trim around openings.

Mortar
Substance used in bricklaying to join masonry units. It is usually made of cement or lime mixed with sand and water. It dries hard and firm.

Mullion
The vertical bar between coupled windows or multiple windows.

Muntin
Strips separating panes of glass in a window sash.

Newel Post
A vertical member or post, usually at the start of a stair or at any place a stair changes direction. Usually large and ornate, it is the principal support for the handrail.

Ogee
A double curve formed by the combination of a convex and concave line, similar to an s- shape.

Oriel Window
A bay window located above the first floor level supported by brackets or corbels.

Pane
A single piece of window glass.

Parapet
A low wall along a roof, directly above an outer wall.

Patina
Mellowing or aging on any material due to exposure to the elements. This causes the material to look different than the day it was installed. Example: over time a greenish coating will appear on the surface of copper.

Pediment
Triangular part of a gabled roof often used as a crowning element above doors or windows.

Pilaster
Flattened or half-column attached to a wall for decoration.

Pitch
Slope of a roof.

Porte Cochere
A roofed passageway large enough for wheeled vehicles to pass through.

Portico
A small entrance porch or covered walk consisting of a roof supported by open columns.

Portland Cement
A very hard and strong hydraulic cement (one that hardens under water) made by heating a slurry of clay and limestone in a kiln.

Quarter Round
A small molding that has the cross-section of a quarter circle.

Quoin
In masonry, a hard stone or brick used, with similar ones, to reinforce an external corner or edge of a wall or the like; often distinguished decoratively from adjacent masonry.

Rail
When referring to a window, the horizontal members that meet in the center of two sashes.

Railing
Top member of a balustrade.

Rake
Trim members that run parallel to a roof slope and form the finish between the wall and a gable roof extension.

Recessed Light
A light that has been placed into a surface so that its face is flush with the surface of a ceiling or a wall.

Rehabilitation
The act or the process of making possible a compatible use for a property through repair, alterations, and additions while preserving the portions or the features that convey the property's historical, cultural, or architectural values.

Re-pointing
The process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar.

Restoration
The act or the process of making possible a compatible use for a property through repair, alterations, and additions while preserving the portions or the features that convey the property's historical, cultural, or architectural values.

Rhythm
Sense of movement created by the regular recurrence of elements across the face of a building, as in the spacing of doors and windows.

Riser
The vertical portion of a stair, connecting two steps.

Roof
The part of the structure which covers and protects it from weather, together with decorative elements such as cresting, coverings, chimneys, and other elements.

Roof Coverings
Materials used to cover the roof, such as asphalt shingles, concrete or terra cotta tiles, slate, or others.

Roofing Tile
A tile for roofing, usually of burnt clay; available in many configurations and types, such as plain tiles, single-lap tiles, and interlocking tiles.

Sandblasting
An extremely abrasive method of cleaning brick, masonry, or wood that involves directing high-powered jets of sand against a surface. Sanding, flattening down, rubbing—Smoothing a surface with abrasive paper or cloth, either by hand or by machine.

Sash
The framework into which window panes are set.

Sawnwork
Ornamentation in cutout planking, formed with a bandsaw. Popular in the 1880s and the 1890s, this decorative detailing is flat.

Scale
Absolute height and width in relation or proportion to neighboring buildings.

Setback
Distance from the front any part of a building to the street right of way.

Shadowline
Markings left from an original element that has been removed.

Shingle
A roofing unit of wood, asphalt, slate, tile, or other material cut to stock lengths, widths, and thicknesses; used as an exterior covering on roofs and applied in an overlapping fashion. They may be laid in patterns (imbricated).

Shutters
Small wooden louvered or solid panels hinged on the exterior of windows, and sometimes doors, to be operable.

Sidelight
Narrow, vertical windows on each side of a door.

Sightline
A line extending from an observer's eye to a viewed object or area.

Sill
The lowest horizontal member in a wall opening.

Soffit
The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

Streetscape
View of a specific street and its distinguishing characteristics.

Stretcher
A brick or a stone laid with its length parallel to the length of the wall.

Stucco
Plaster or cement applied to exterior walls. It can be decoratively textured. Much of the contemporary stucco on the market today is not compatible with historic stucco.

Surround
The molded trim around a door or window opening.

Terne Plate
Metal plate that must be painted, or it will corrode. It is sheet metal coated with terne metal, which is an alloy of lead containing up to 20 percent tin. Placing terne plate next to copper or aluminum will also cause corrosion.

Terra Cotta
Fine-grained, fired clay product used as on the exterior building ornamentation or as roofing tiles.

Textured Siding
Wood cut in various flat patterns, such as half- rounds or scallops, and applied to portions of facades to create a picturesque or romantic look. This treatment was generally used in Queen Anne– style buildings. Surface textures are often found in diamond, scallop, staggered butt, or composite patterns.

Tongue and Groove
A joinery system in which boards are milled with a tongue on one side and a groove on the other so that they can be tightly joined with a flush surface alignment.

Tooling
Finishing of a mortar joint by pressing and compacting it to create a particular profile.

Transom
Small window or series of panes above a door.

Tread
The horizontal surface of a step.

Trim
The finish material on a building, such as moldings applied around openings or at the floors and the ceilings of rooms.

Vapor Permeable
Coatings that allow materials to breathe. They allow for an adequate amount of moisture and air to pass through them.

Vinyl Siding
Sheets of thermal plastic compound made from chloride or vinyl acetates, as well as some plastics made from styrene and other chemicals, usually fabricated to resemble clapboard.

Water Blasting
A cleaning method similar to sandblasting except that water is used as the abrasive. As in sandblasting, high-pressure water jets can damage wood and masonry surfaces.

Water Table
A belt course differentiating the foundation of a masonry building from its exterior walls.

Window
A glazed opening in a wall that provides an interior space with natural light and ventilation. For a description of the parts of a window see muntin, mullion, pane, sash, and sill.

Window Hood
Protective and sometimes decorative cover found over doors and windows.

Window Sash
Framework in which panes of glass are set. It usually forms a moveable part of a window.

Wrought Iron
Almost pure iron that is soft and bendable, and can be forged or bent into many shapes.