# CITY OF MADISON
## HISTORIC PRESERVATION ORDINANCE REVISIONS

# TWO PROJECT PARTS

1 **Historic Preservation Ordinance Revisions**

- **Revise Historic District Sections**

2 **The Plan**

- **Discovery of Historic Resources Data**
- **Development of the Historic Preservation Plan**

# CONSULTANT TEAM

LEGACY architecture

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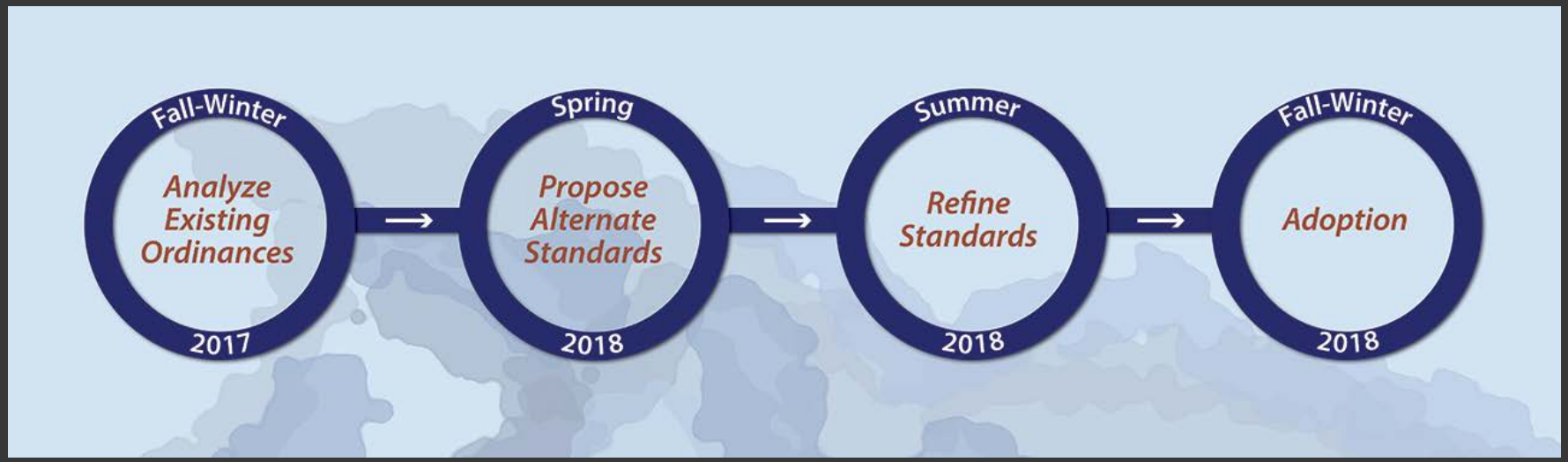



# ORDINANCE REVISION PROCESS

# ORDINANCE REVISION PROCESS NEXT STEPS

**3 meetings in each Historic District**

1st Fall of 2017

Gather input from district property owners and residents

2nd September – October 2018

Discuss options for addressing issues

3rd November – December 2018

Propose recommendations to be made to the ordinance.

# ORDINANCE REVISION PROCESS NEXT STEPS

**3 meetings in each Historic District**

2017 - 2018

**LANDMARKS ORDINANCE REVIEW COMMITTEE (LORC)**

Begins January 2019

**LANDMARKS COMMISSION**

**COMMON COUNCIL**

EXAMPLES:

- Building Height and Scale
- Proportion of façades and openings
- Rhythm of solids to voids in facades
- Rhythm of spacing and buildings on streets
- Rhythm of entrance porch and other projections
- Relationship of materials, texture, and color
- Roof shape
- Landscaping

# WHAT ARE STANDARDS FOR REVIEW?

# WHY REVISE STANDARDS FOR REVIEW?

- Create equal standards across all districts
- Incorporate current industry practices
- Make ordinance easier to understand

- **Illustrated Guidelines**
- **Streamlining the Approval Process**
- **Commissioner Training**
- **Coordinating City Policies**
- **Outreach and Education**
- **Financial Incentives**
- **Urban Design Elements**

# ROUND 1 FINDINGS - PLAN

# ROUND 1 FINDINGS - ORDINANCE

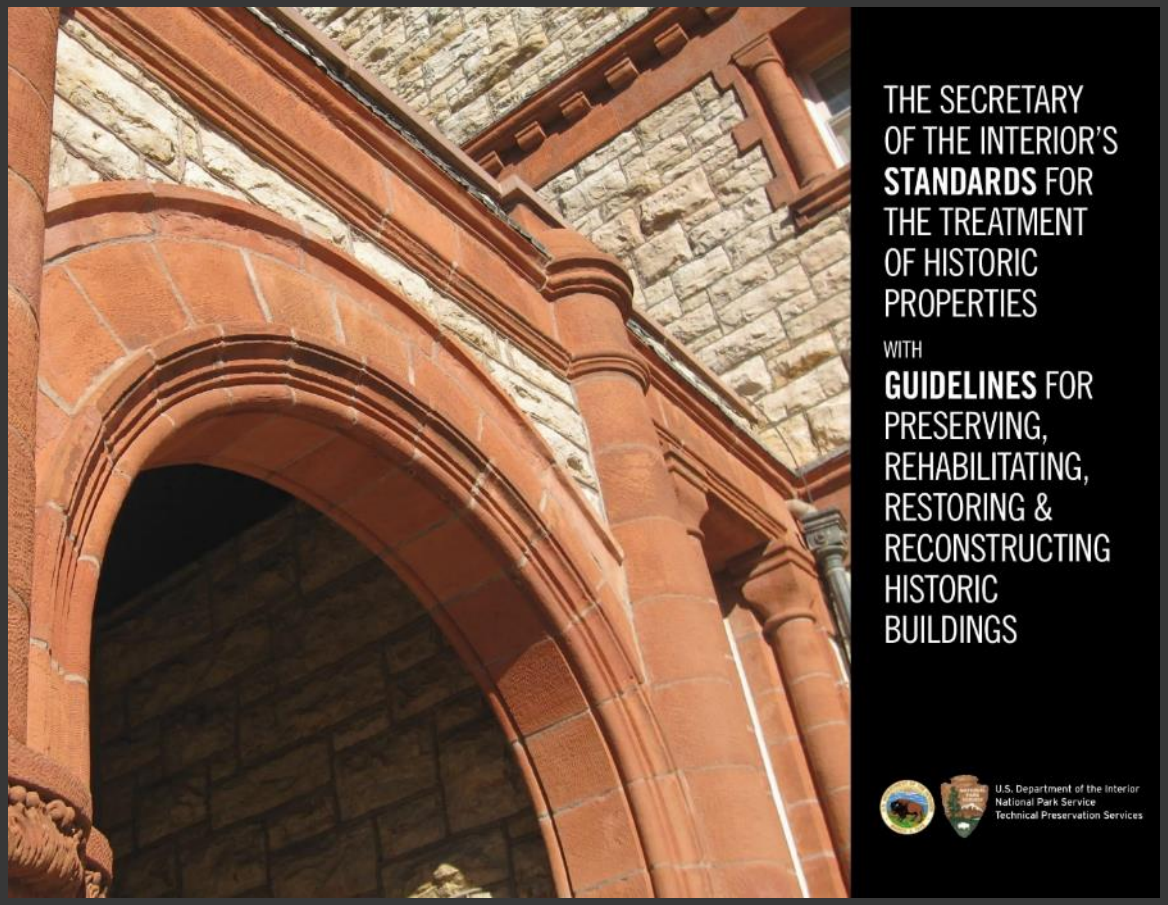
- **Importance of maintaining historic character – scale, form, setbacks**
- **Hierarchy of treatment**
- **Lot divisions and combinations**
- **New development should be “of its time”**
- **Ordinance language is not easy to understand – uniform standards**
- **Visual Compatibility and Period of Significance are confusing**

# HISTORIC PRESERVATION ORDINANCE

| Standards for Alterations | Historic Districts | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Mansion Hill | Third Lake Ridge | | | University Heights | | Marquette Bungalows | First Settlement |
| | | E | C | R | TR-C | TR-V | | |
| ***Building Form*** | | | | | | | | |
| Proportions of width to height in facades | X | | | | | | | |
| Proportions and relation of width to height of doors and windows | X | | | X | | | | |
| Proportion and rhythm of solids to voids | X | | X | X | | | | |
| Directional Expression | X | | | | | | | |
| Compatible Height | X | X | X | X | X | X | | |
| Compatible Gross Volume | X | | | | | | | |
| Rhythm of buildings and masses | | | | | | | | |
| Chimneys | | | | | | | X | X |
| Retain Original Historic Materials | | | X | X | X | X | | |
| ***Architecture*** | | | | | | | | |
| Retain historical roof appearance | | | X | X | X | X | X | X |
| Restoration | | | | | X | | | |
| Residing | | | | | X | X | X | X |
| Alterations to visible street facades | | | | | X | X | | |
| Alteration to non-visible facades | | | | | X | X | | |
| Dormers and other roof alterations | | | | | | | X | X |
| Windows and doors – general standards | | | | | | | X | X |
| Windows and doors – street facades | | | | | | | X | |
| Windows and doors – non-street side facades | | | | | | | X | |
| Windows and doors – Rear facades | | | | | | | X | |
| Porches | | | | | | | X | |
| Additions and other alterations | | | | | | | X | X |
| Foundations | | | | | | | X | X |
| Tuckpointing and brick repair | | | | | | | X | X |
| Decks | | | | | | | | X |
| Entrance Doors | | | | | | | | X |
| Double or Multiple Doors | | | | | | | | X |
| Storm Windows and Doors | | | | | | | X | X |
| Lighting Fixtures | | | | | | | | X |
| Shutters | | | | | | | | X |
| Repairs | | | | | | | | X |
| Alterations to Post-1930 Structures | | | | | | | | X |
| ***Site*** | | | | | | | | |
| Landscape Treatment | | | | X | | | | |
| Parking lots | | | | | X | X | | |
| Fences | | | | | | | X | X |
| Retaining Walls in Front Yards | | | | | | | | X |
| ***Accessory Structures*** | | | | | | | | |
| Accessory Structures | | | | | | | | X |
| ***Other*** | | | | | | | | |
| 2nd exits | | | | | X | | X | |
| Skylights | | | | | | | X | X |
| Accessibility Ramps | | | | | | | | X |
| Fire Escapes and Rescue Platforms | | | | | | | | X |
| Permanently installed Air Conditioners | | | | | | | | X |

| Standards for New Structures | Historic Districts | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Mansion Hill | Third Lake Ridge | | | University Heights | | Marquette Bungalows | First Settlement |
| | | E | C | R | TR-C | TR-V | | |
| ***Building Form*** | | | | | | | | |
| Proportions of width to height in facades | X | | | | | | | X |
| Proportions and relation of width to height of doors and windows | X | | | X | | | X | X |
| Proportion and rhythm of solids to voids | X | | X | X | | | X | X |
| Directional Expression | X | | X | X | | | | X |
| Compatible Height | X | X | | X | X | | X | X |
| Compatible Gross Volume | X | X | X | X | | | | |
| Rhythm of buildings and masses and spaces | | | X | X | | | | X |
| Visual Size | | | | | X | | | |
| Scale | | | | | | | X | X |
| ***Architecture*** | | | | | | | | |
| Design of the roof | | | X | X | X | | X | X |
| Materials Used in the Street Facade | | | X | X | | | X | |
| Façade Design | | | | | | | | X |
| Materials, Patterns and Textures | | | | X | X | | | |
| Architectural Details | | | | | | | X | |
| Roof Materials | | | | | X | | | X |
| Siding Materials | | | | | | | | X |
| Windows and Doors | | | | | | | | |
| ***Site*** | | | | | | | | |
| Landscape Treatment | | | | X | | | | |
| Parking lots | | | | | X | | | |
| Fences | | | | | | | X | X |
| Retaining Walls in Front Yards | | | | | | | | X |
| Setbacks, side yards and other visible features | | | | | | | X | |
| ***Accessory Structures*** | | | | | | | | |
| Accessory Structures | | | | | X | | X | X |
| ***Other*** | | | | | | | | |

# CLARITY & UNIFORMITY




# SECRETARY OF THE INTERIOR'S STANDARDS

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

# SECRETARY OF THE INTERIOR'S STANDARDS

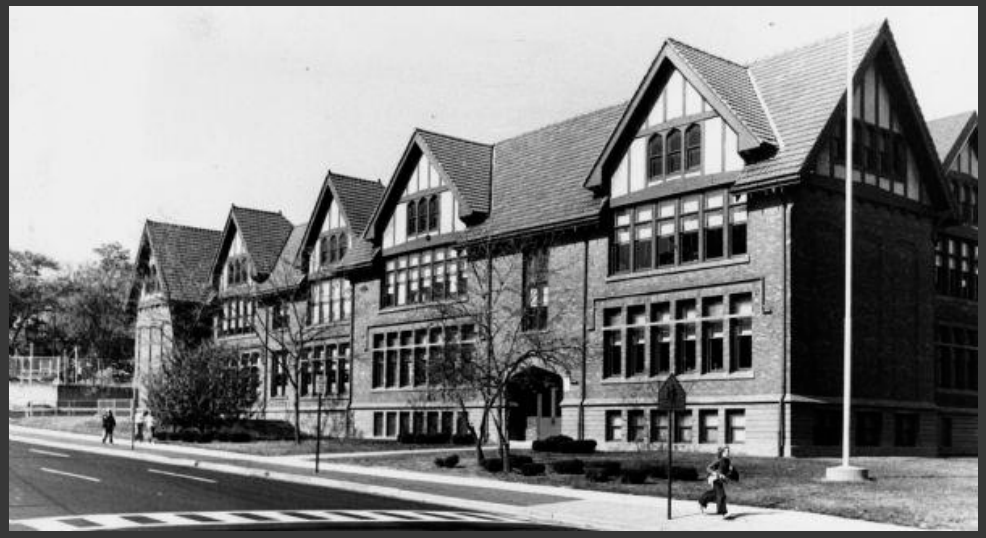
2. The historic character of a property will be retained and preserved.

   The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

# SECRETARY OF THE INTERIOR'S STANDARDS

3. Each property will be recognized as a physical record of its time, place and use.

   Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.



# SECRETARY OF THE INTERIOR'S STANDARDS

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

# SECRETARY OF THE INTERIOR'S STANDARDS

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

# SECRETARY OF THE INTERIOR'S STANDARDS

6. Deteriorated historic features will be repaired rather than replaced.

Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

# SECRETARY OF THE INTERIOR'S STANDARDS

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.

   Treatments that cause damage to historic materials will not be used.

# SECRETARY OF THE INTERIOR'S STANDARDS

8. Archeological resources will be protected and preserved in place.

   If such resources must be disturbed, mitigation measures will be undertaken.

# SECRETARY OF THE INTERIOR'S STANDARDS

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

# SECRETARY OF THE INTERIOR'S STANDARDS

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# SECRETARY OF THE INTERIOR'S STANDARDS

## Period of Significance

*"duration of time between beginning and ending years during which a historic district is associated with the important events, activities, persons, or attained characteristics which qualify it for historic district status"*

- Mansion Hill:  1850-1930
- Third Lake Ridge:  1850-1929
- University Heights:  1893-1928
- Marquette Bungalows:  1924-1930
- First Settlement:  1850-1920

# SPECTRUM OF STANDARDS FOR REVIEW OF YOUR PROPERTY

## Landmark

*"any improvement which has architectural, cultural, or historic character or value reflecting the development, heritage, or cultural characteristics of the city, state, or nation and which has been designated as a landmark"*

- 182 Designated Landmarks in Madison

# SPECTRUM OF STANDARDS FOR REVIEW OF YOUR PROPERTY

**Know Your Significance**

- In the Period of Significance of a historic district or individually landmarked

  or

- Outside of the Period of Significance of a historic district

# SPECTRUM OF STANDARDS FOR REVIEW OF YOUR PROPERTY

**Know Your Facade**

- "Street Façade" or "Visible from the Street": Primary, Front, or Street-facing

or

- "Not Visible from the Street": Secondary, Side & Rear, Non-street-facing

# SPECTRUM OF STANDARDS FOR REVIEW OF YOUR PROPERTY

1. Identify, Retain, and Preserve Historic Materials and Features

# SPECTRUM OF TREATMENT OPTIONS FOR YOUR PROPERTY

1. Identify, Retain, and Preserve Historic Materials and Features
2. Protect and Maintain Historic Materials and Features

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1. Identify, Retain, and Preserve Historic Materials and Features
2. Protect and Maintain Historic Materials and Features
3. Repair Historic Materials and Features
4. Replace Deteriorated Historic Materials and Features

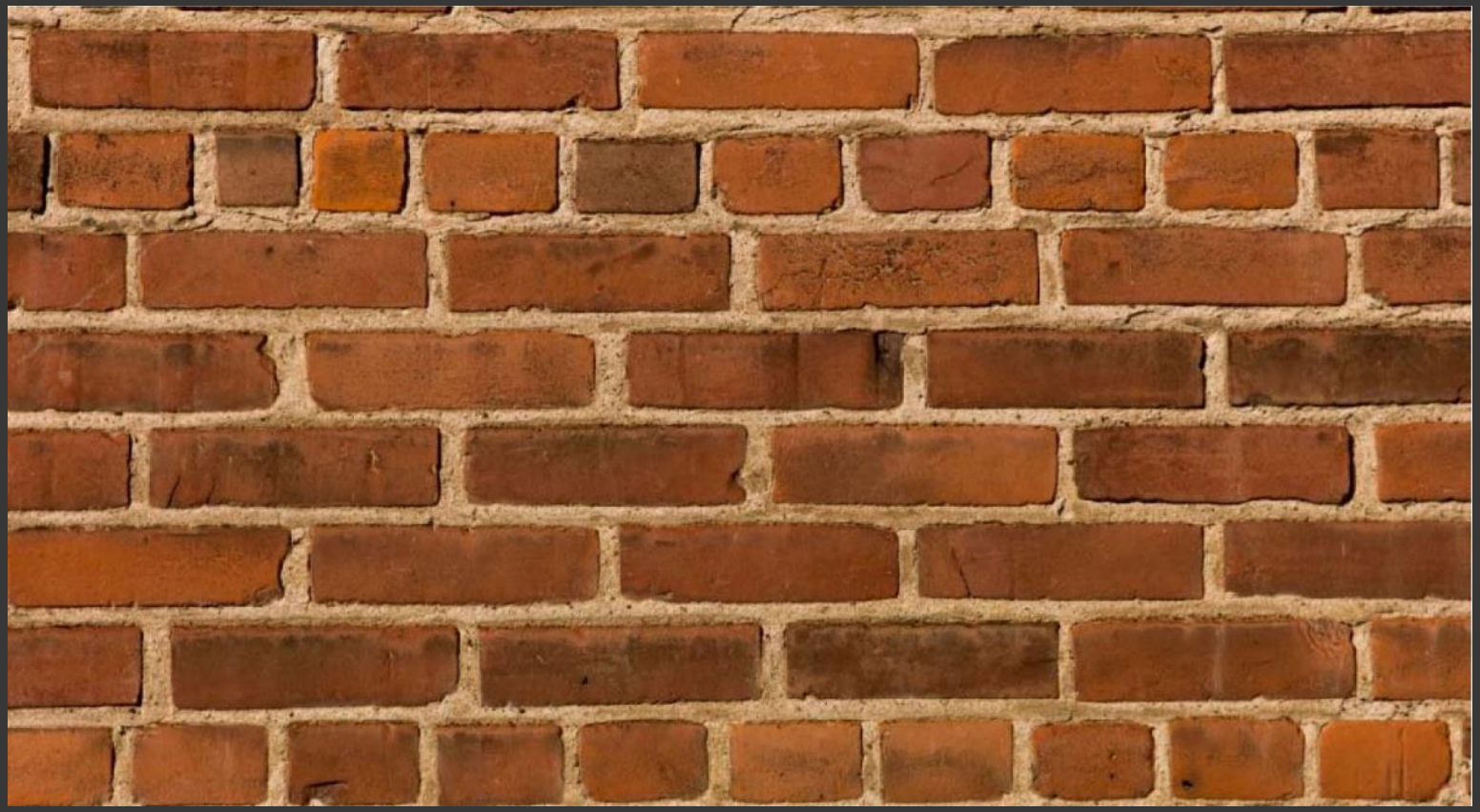
# SPECTRUM OF TREATMENT OPTIONS FOR YOUR PROPERTY

1. Identify, Retain, and Preserve Historic Materials and Features
2. Protect and Maintain Historic Materials and Features
3. Repair Historic Materials and Features
4. Replace Deteriorated Historic Materials and Features
5. Design for the Replacement of Missing Historic Features

# SPECTRUM OF TREATMENT OPTIONS FOR YOUR PROPERTY

“any change, addition, or modification to an improvement or grading”

# ALTERATIONS



# BUILDING MATERIALS: MASONRY

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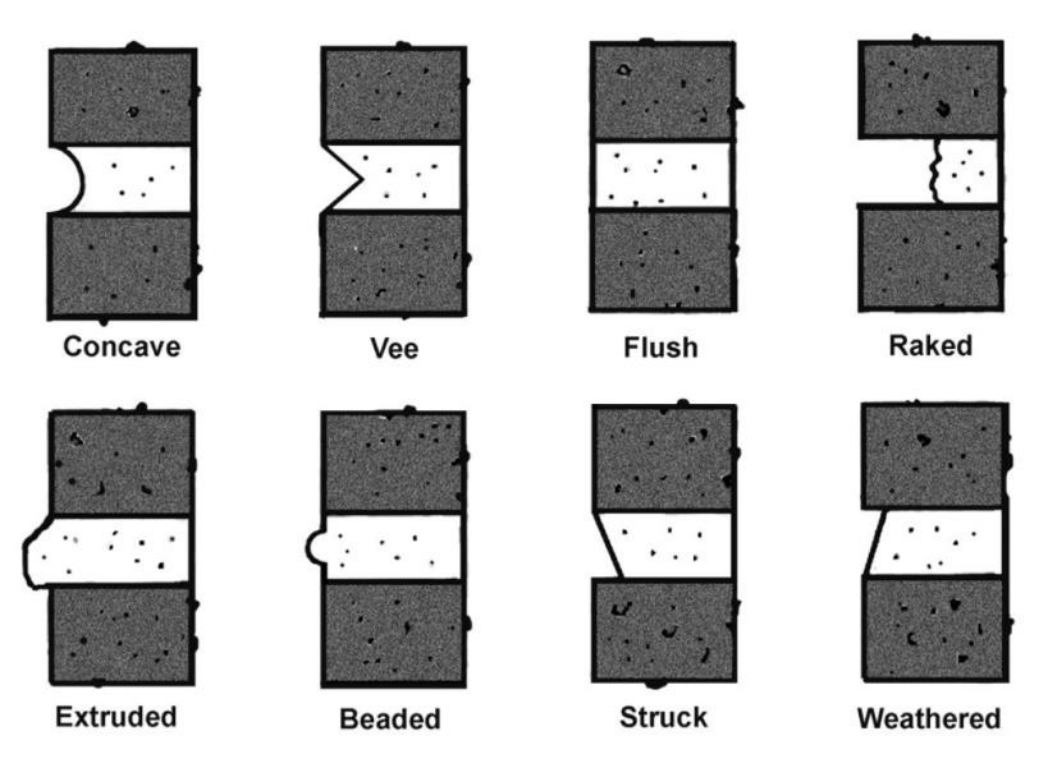


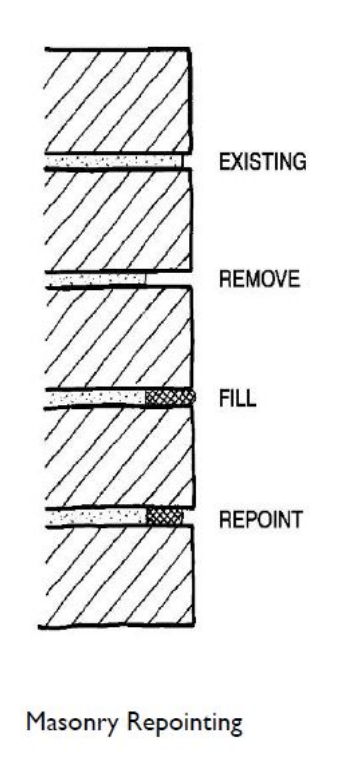


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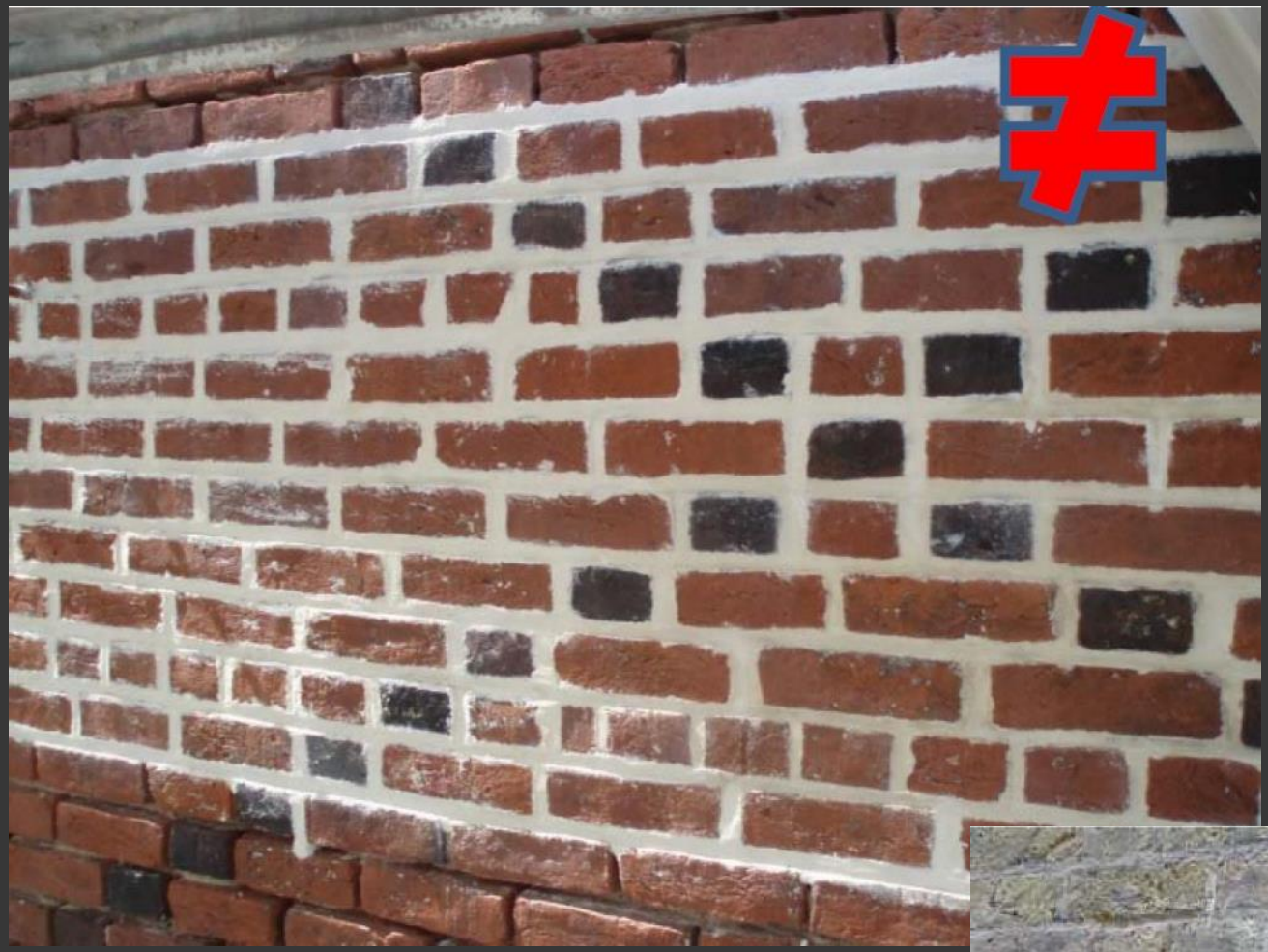

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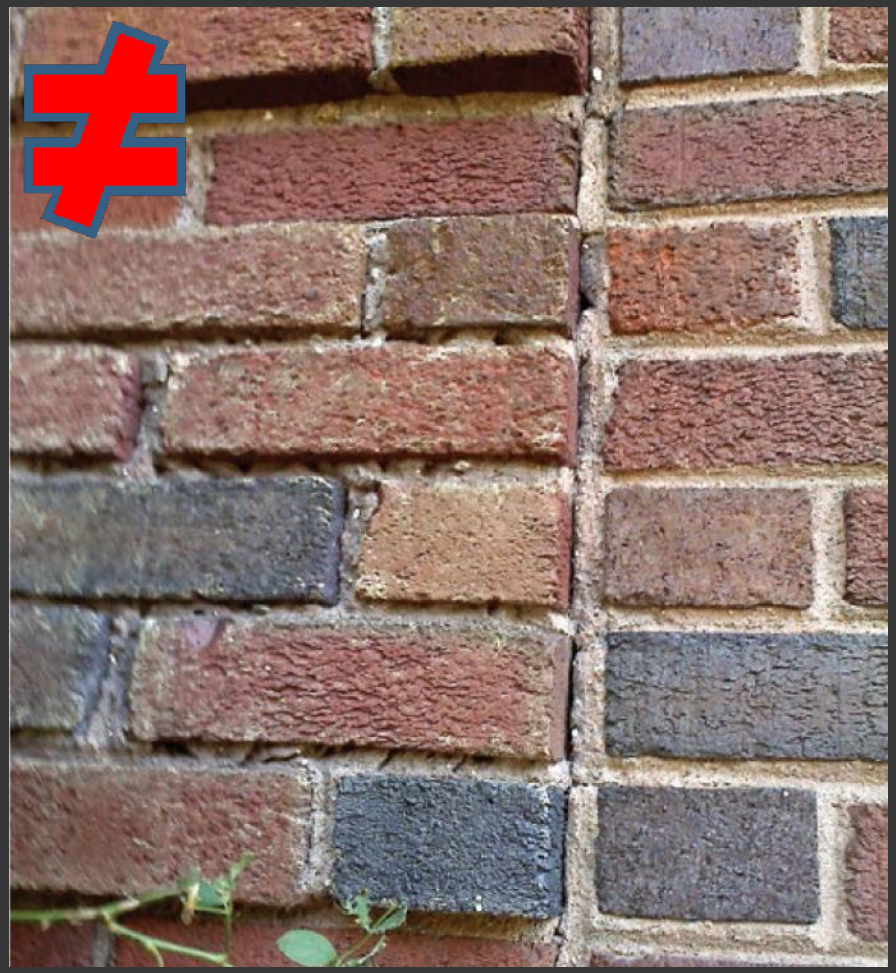

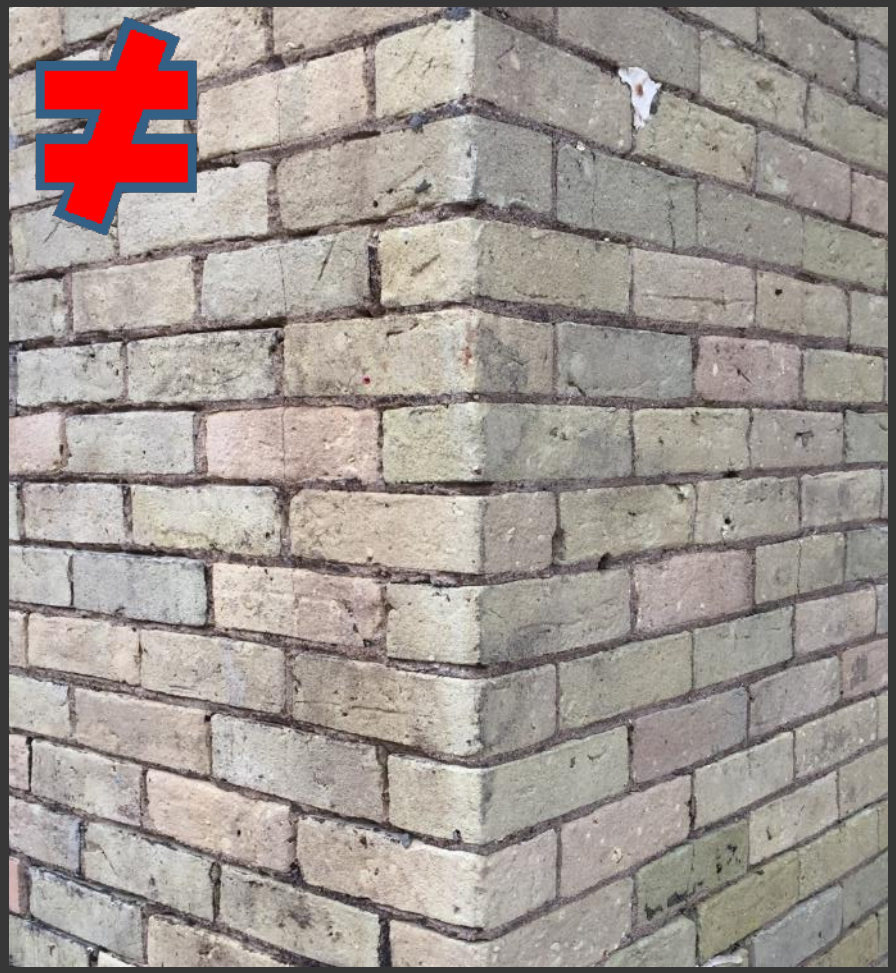

# BUILDING MATERIALS: MASONRY

# BUILDING MATERIALS: WOOD

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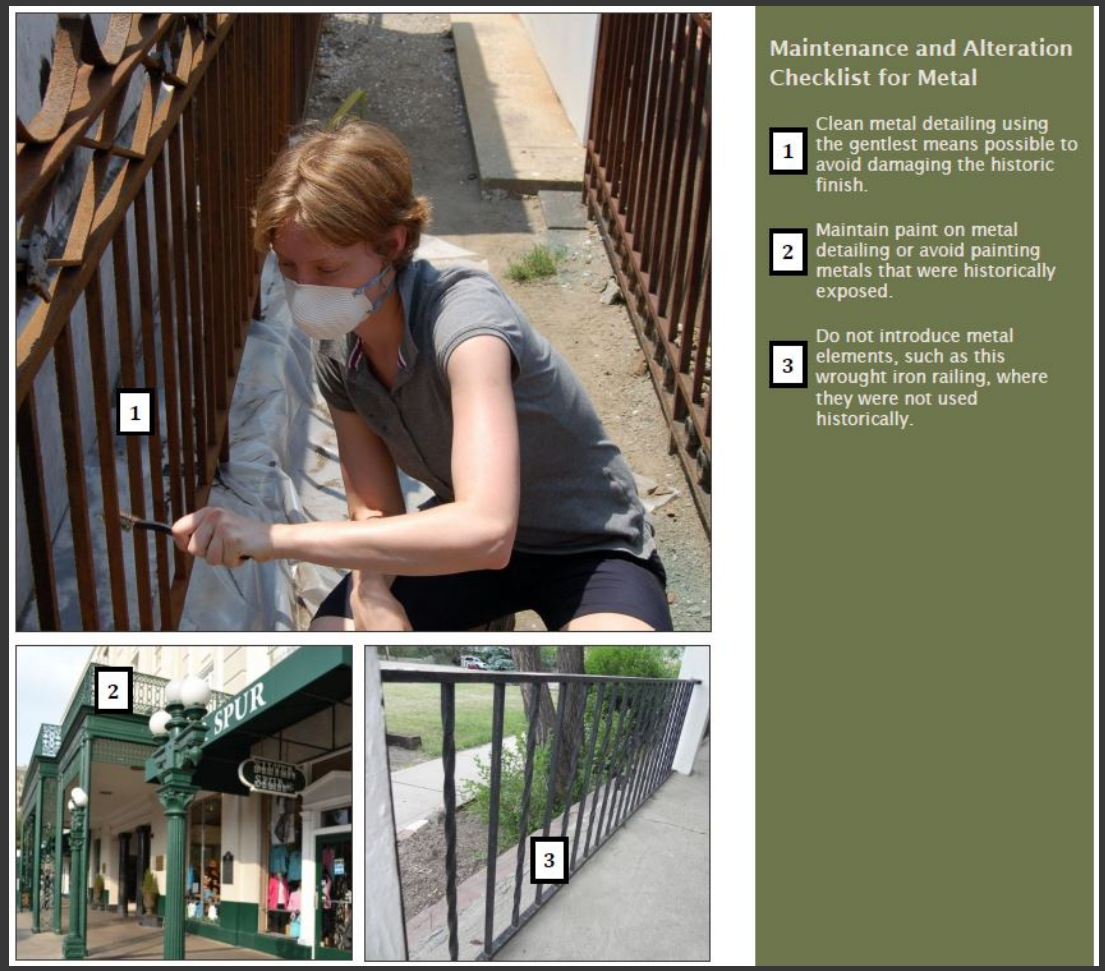
# BUILDING MATERIALS: METALS

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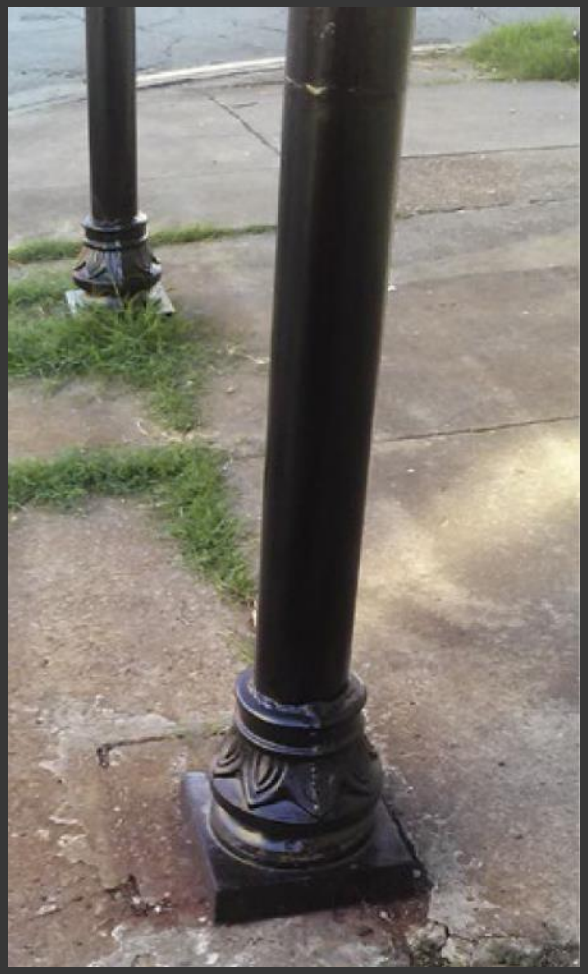
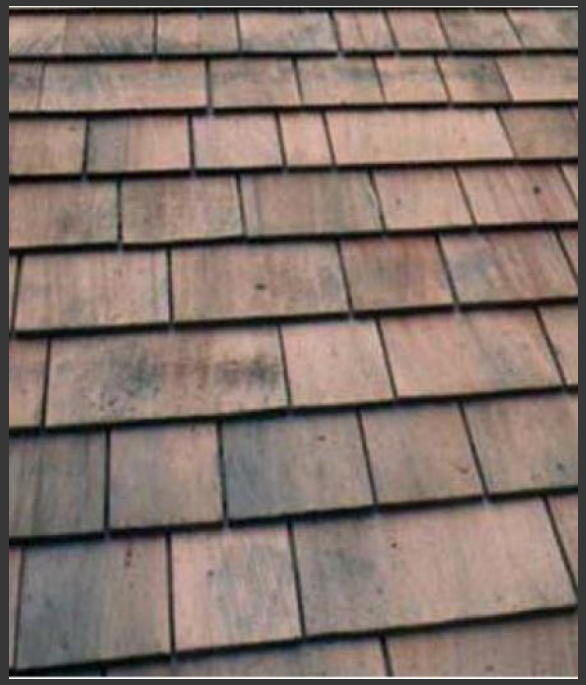


# BUILDING MATERIALS: METALS

# BUILDING FEATURES & SYSTEMS: ROOFS



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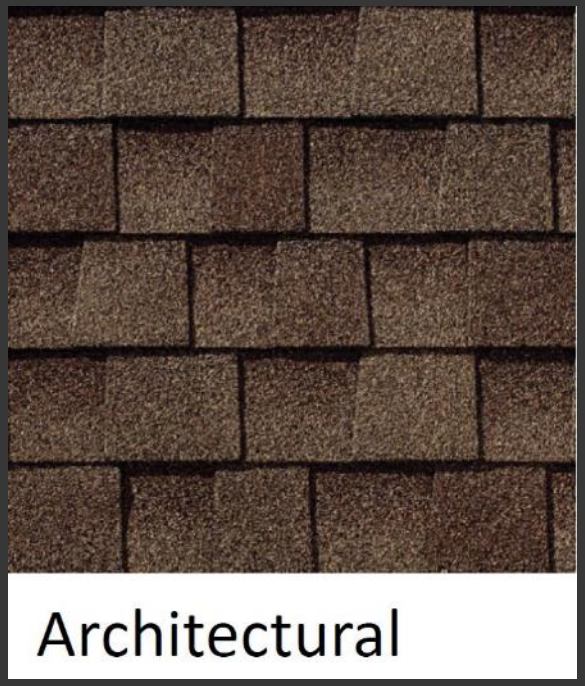
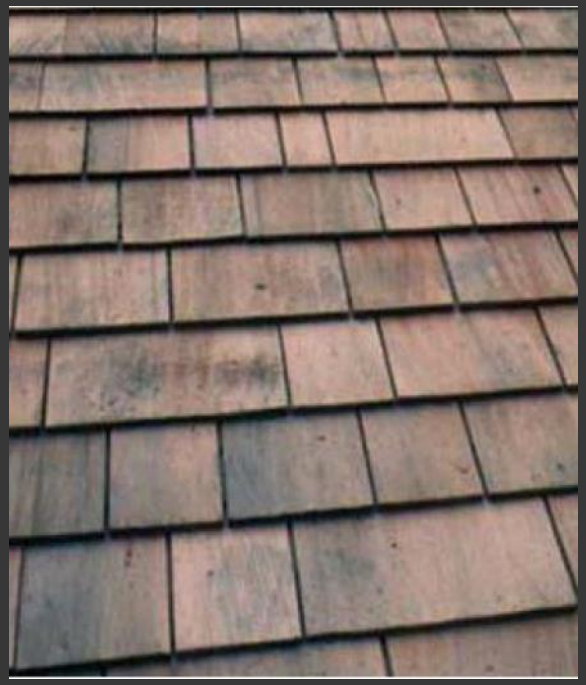
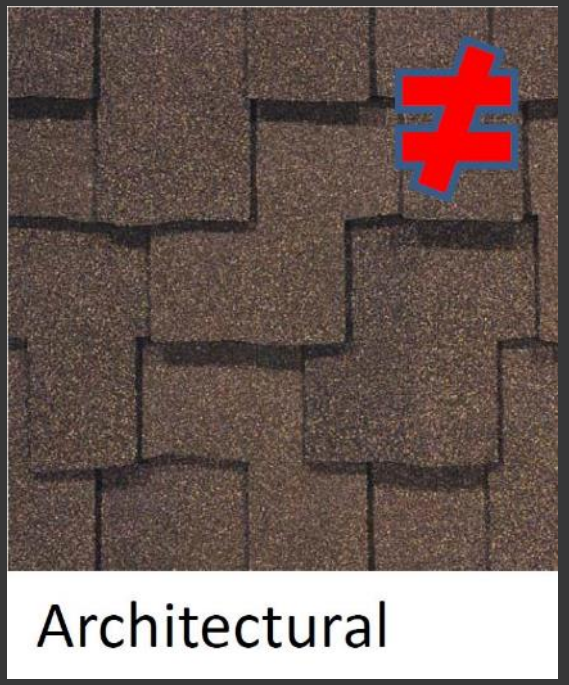


Architectural

# BUILDING FEATURES & SYSTEMS: ROOFS






# BUILDING FEATURES & SYSTEMS: ROOFS

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# BUILDING FEATURES & SYSTEMS: WINDOWS

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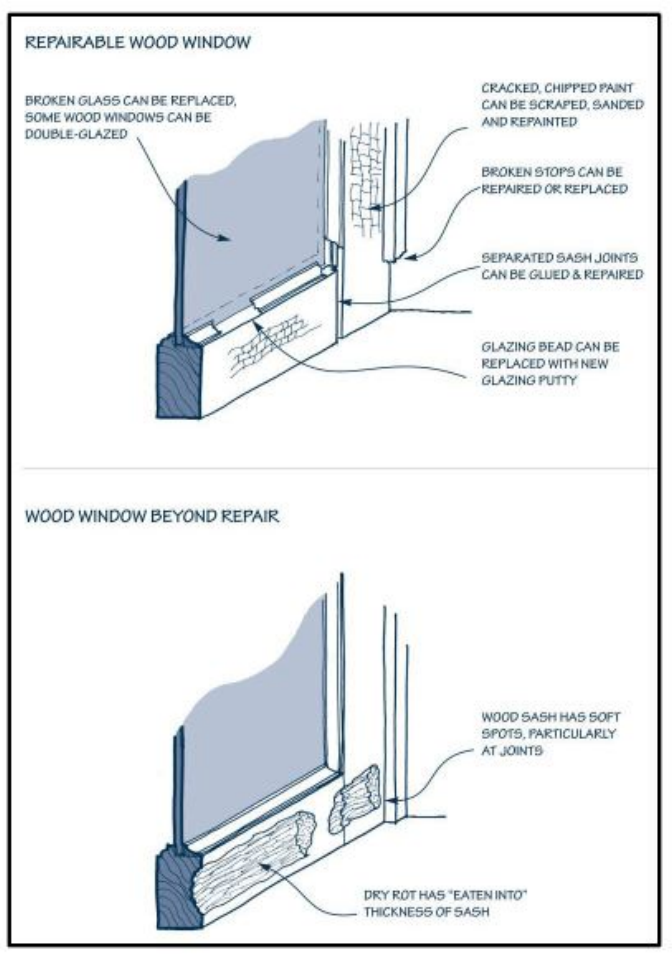


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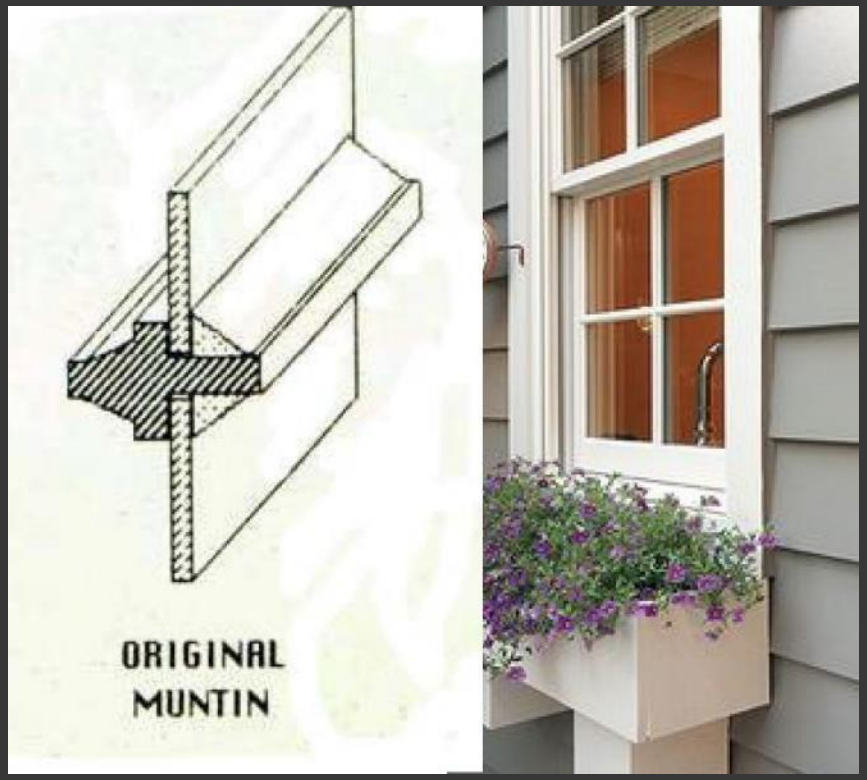


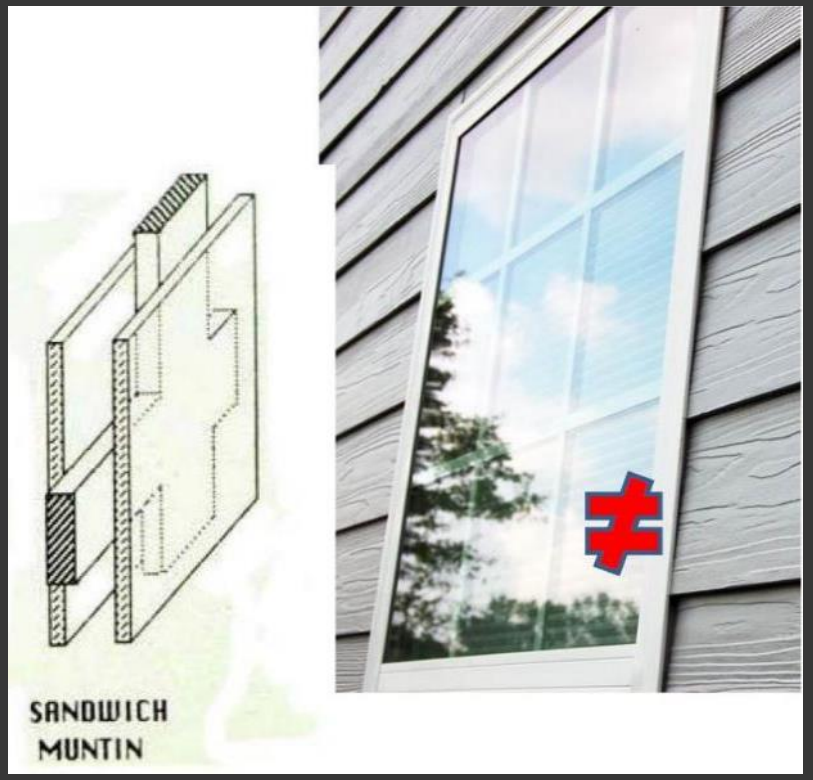


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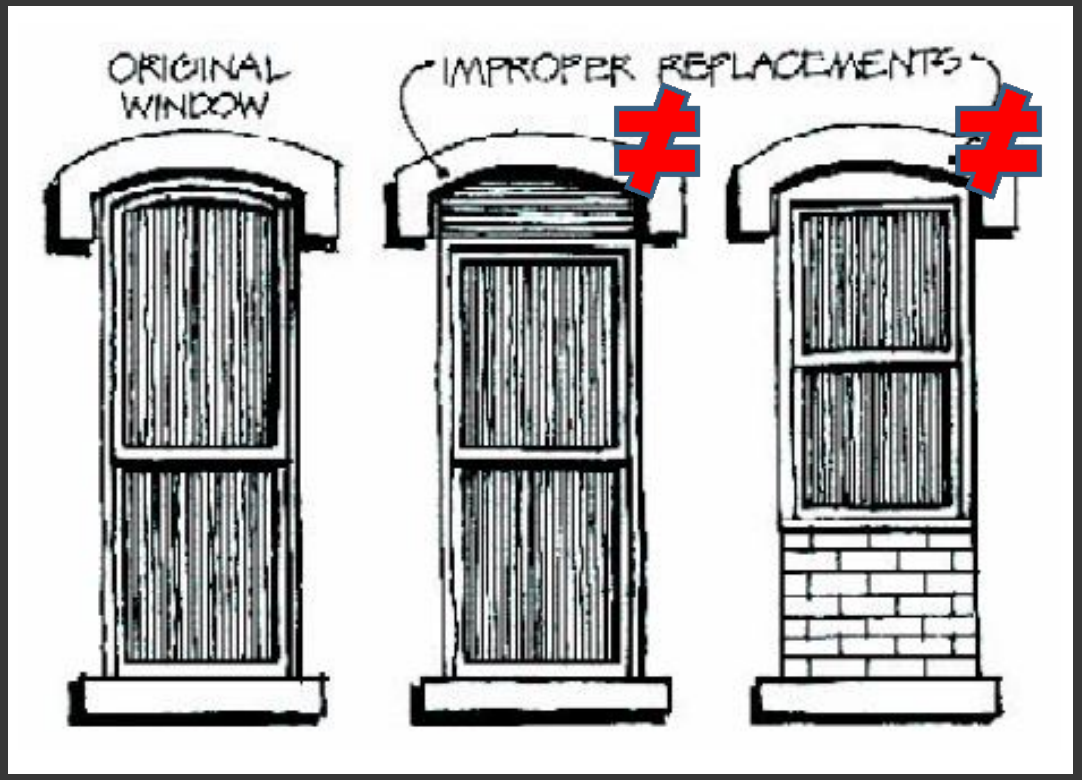

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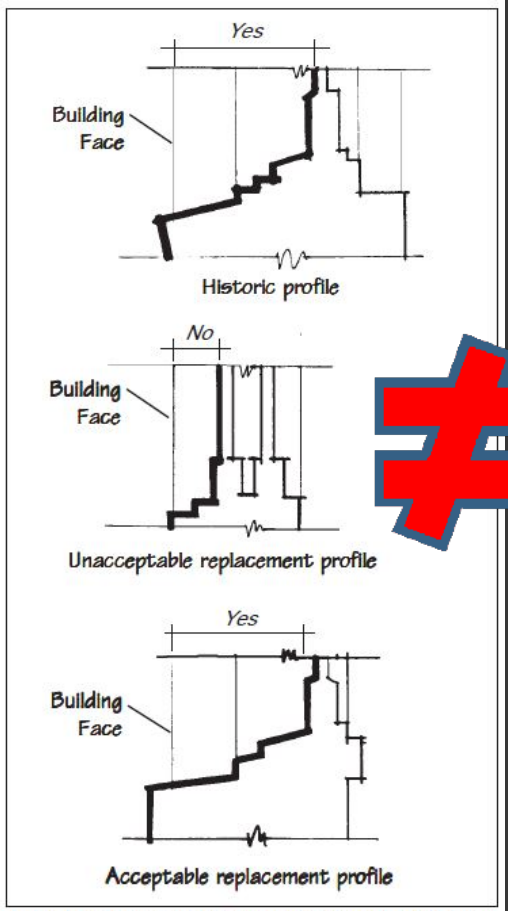

When replacing a window, match the profile of the sash, as closely as possible to that of the original window.

# BUILDING FEATURES & SYSTEMS: WINDOWS

# BUILDING FEATURES & SYSTEMS: ENTRANCES & PORCHES

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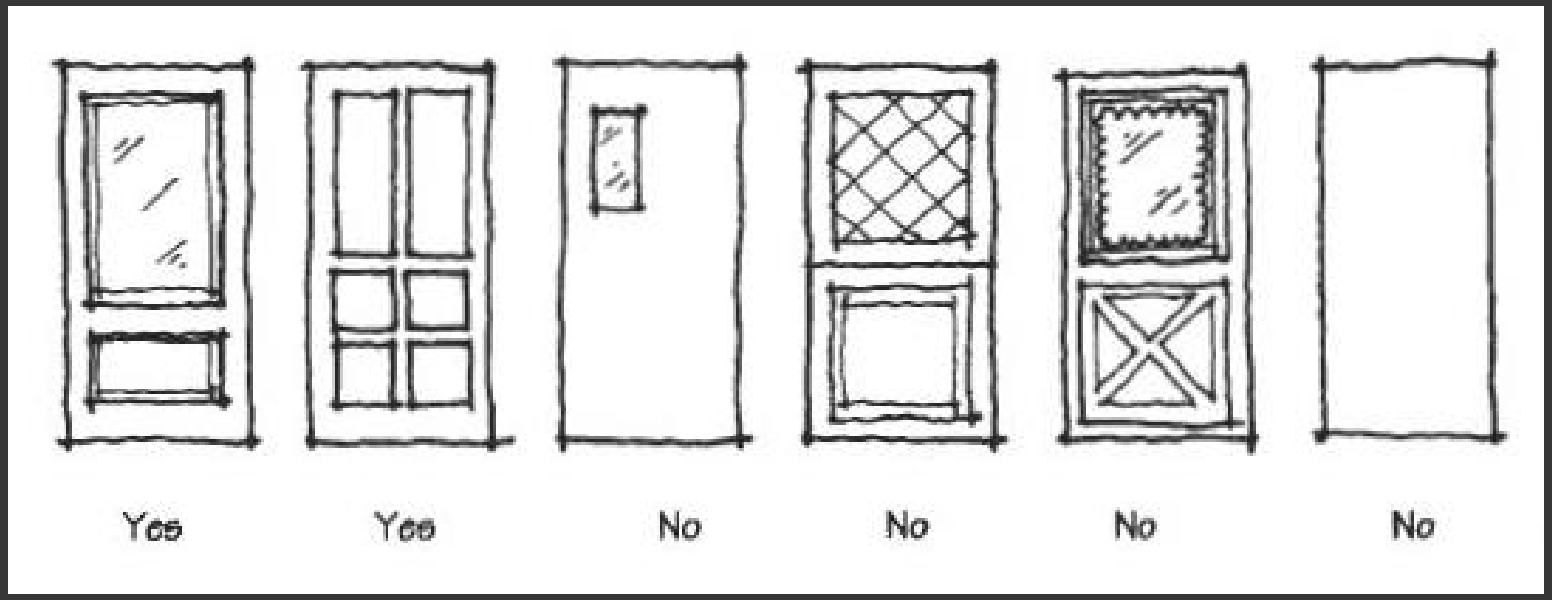


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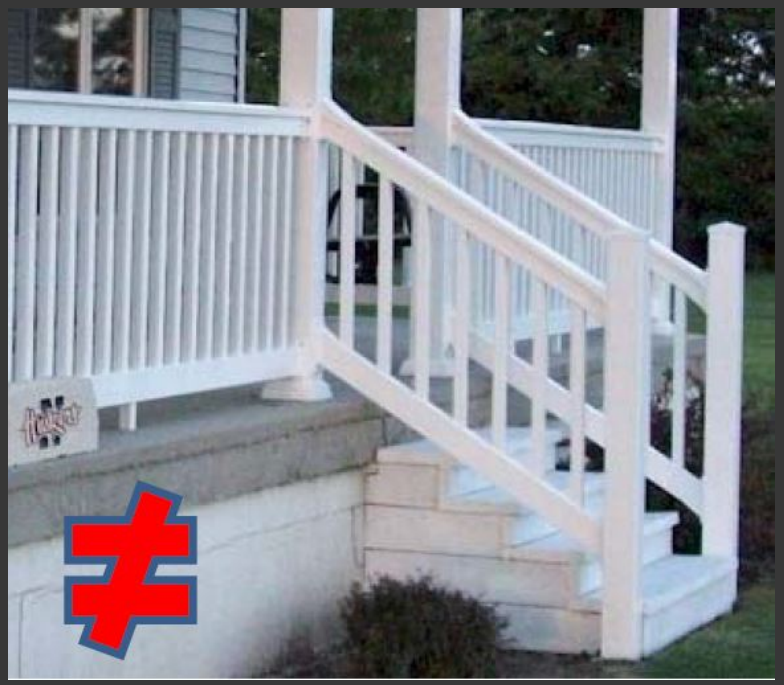


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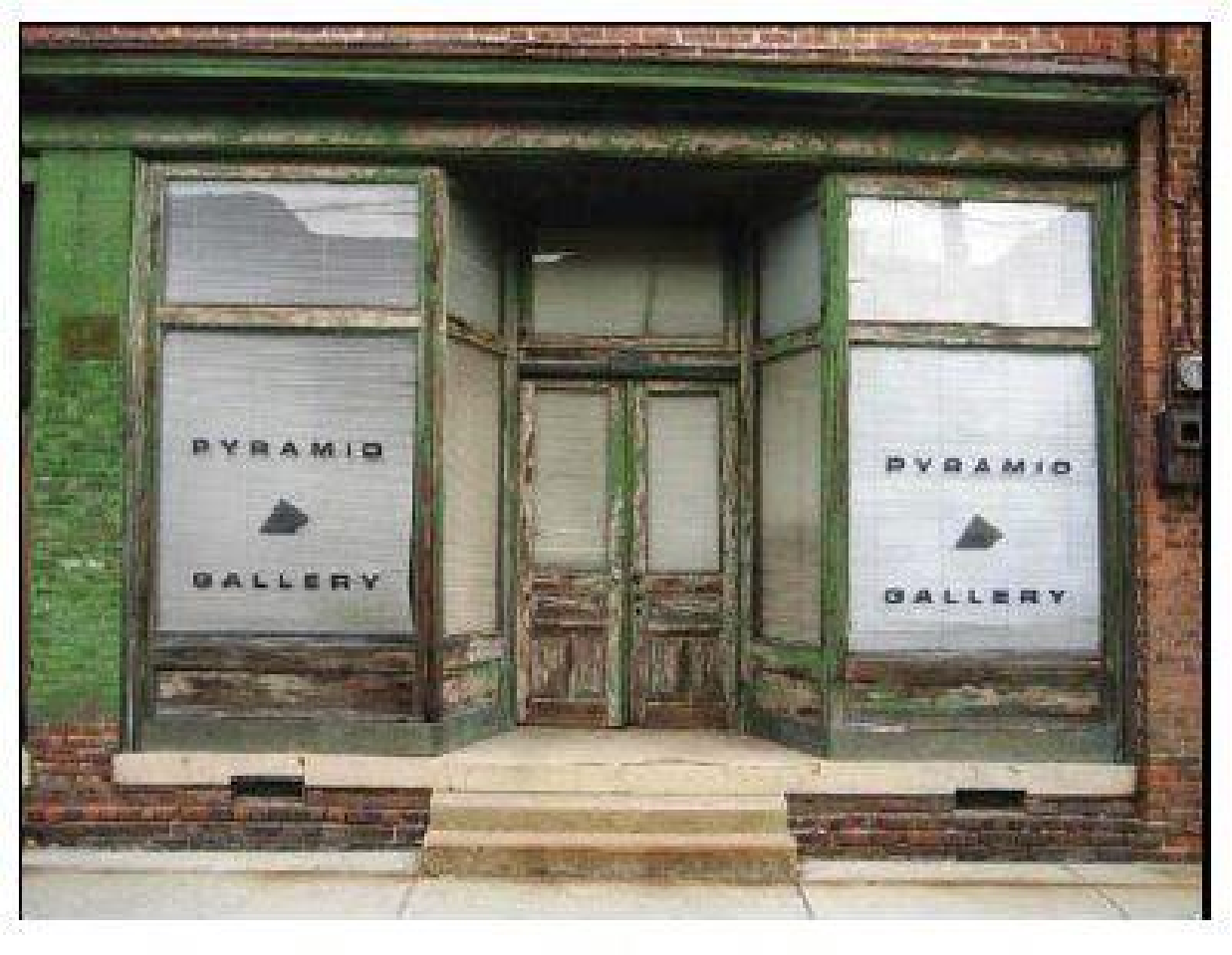
# BUILDING FEATURES & SYSTEMS: STOREFRONTS

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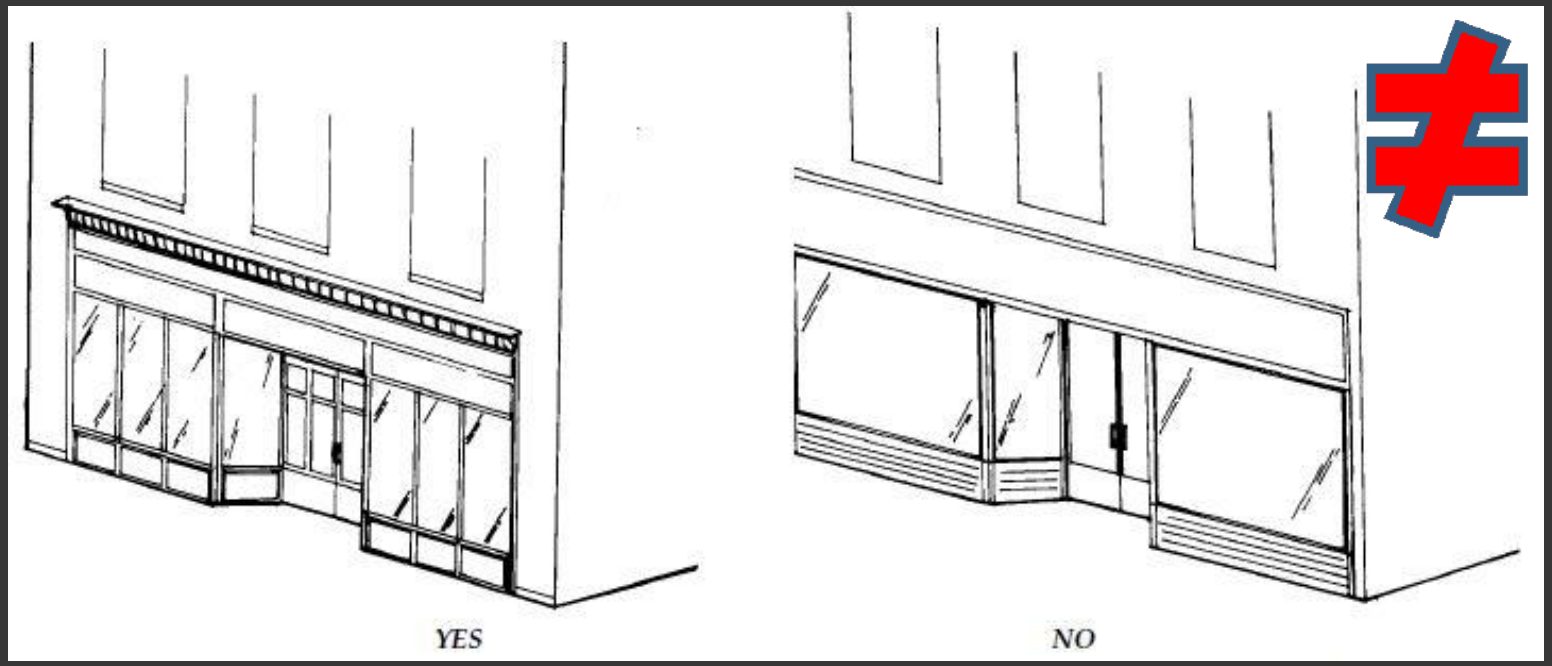


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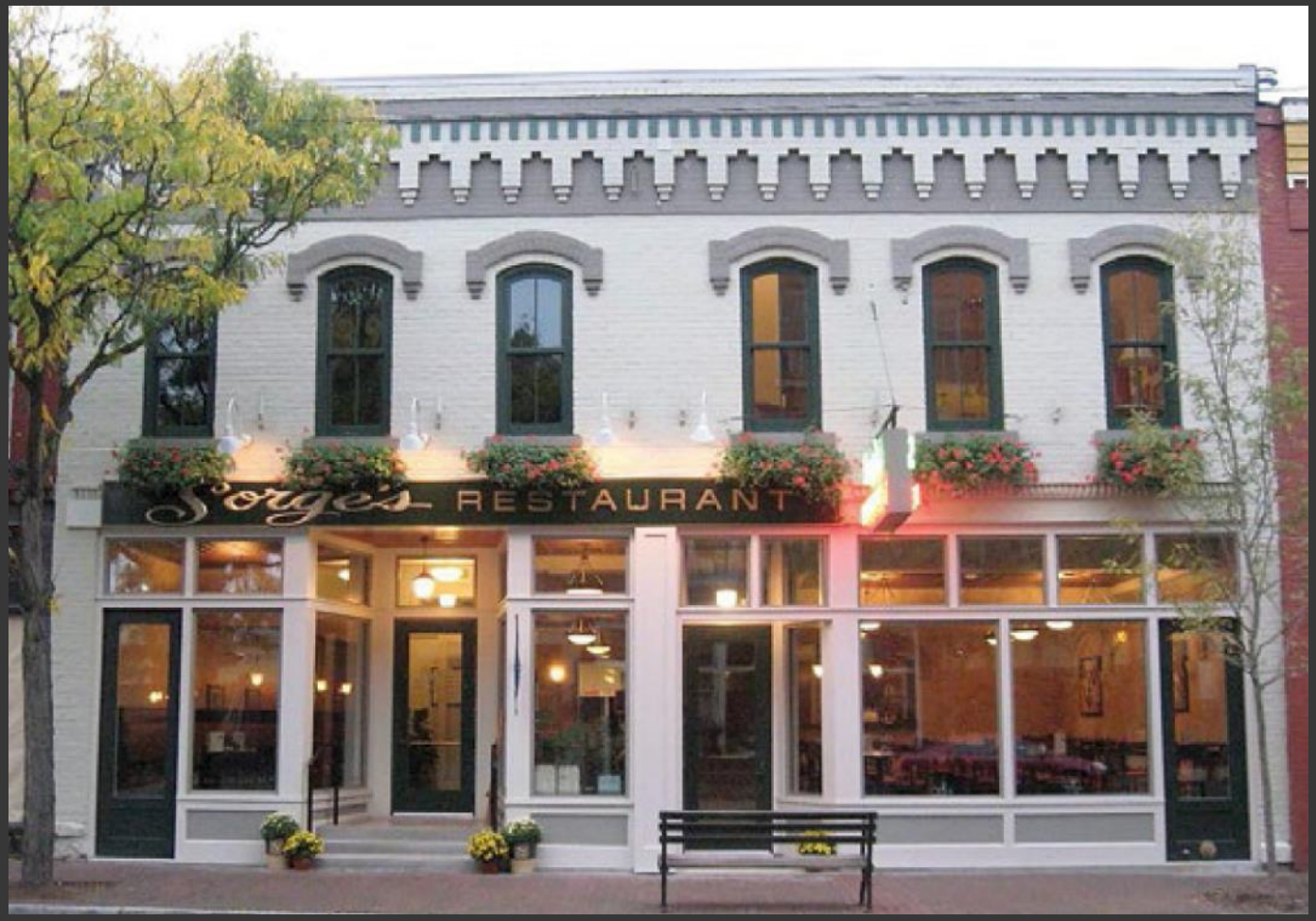


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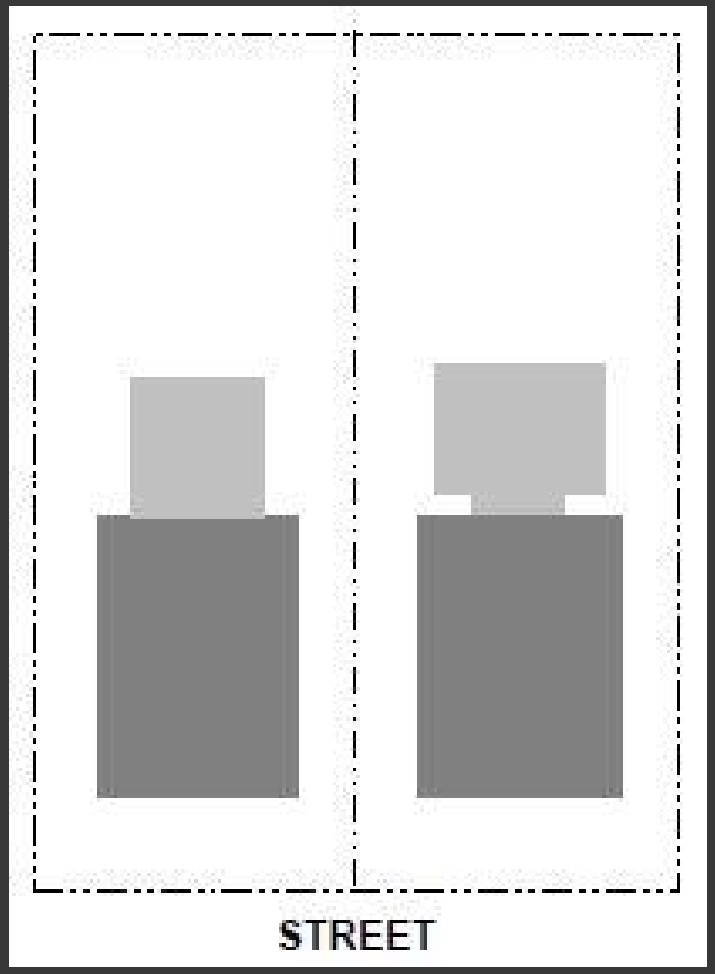
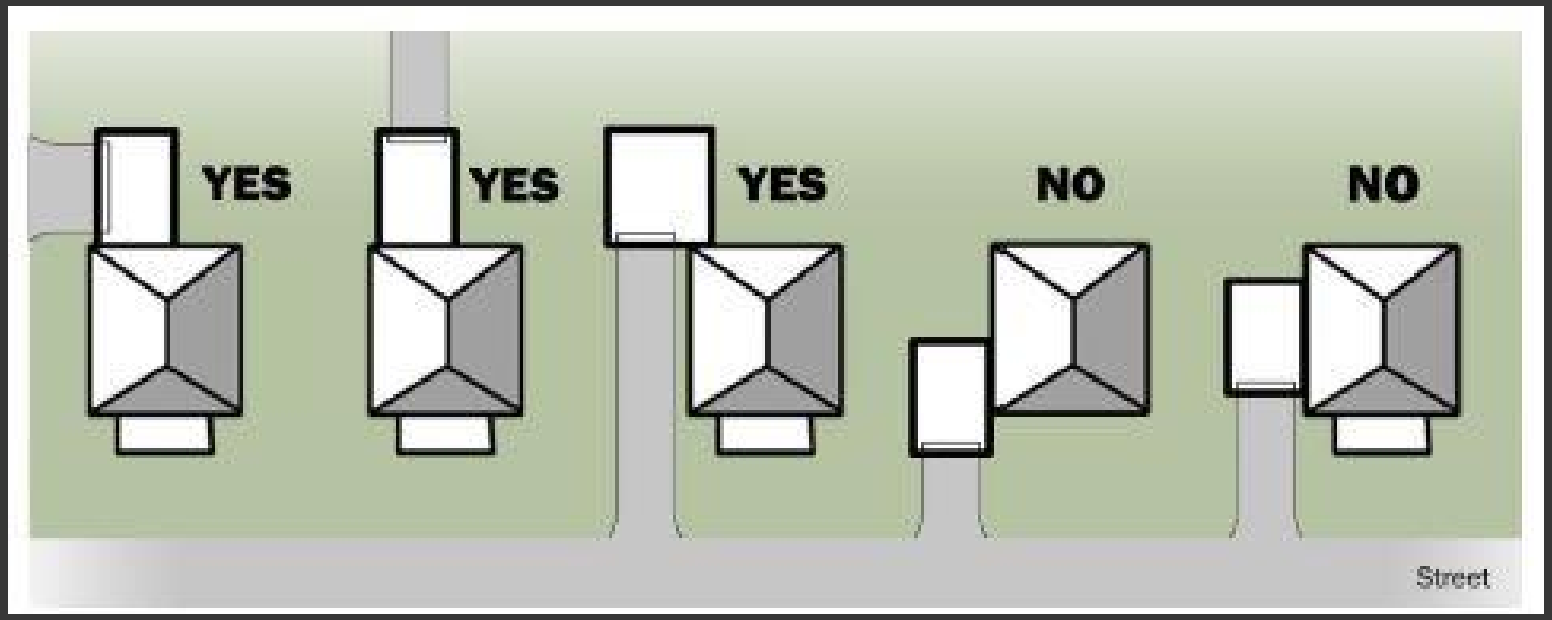



# NEW ADDITIONS & NEW CONSTRUCTION

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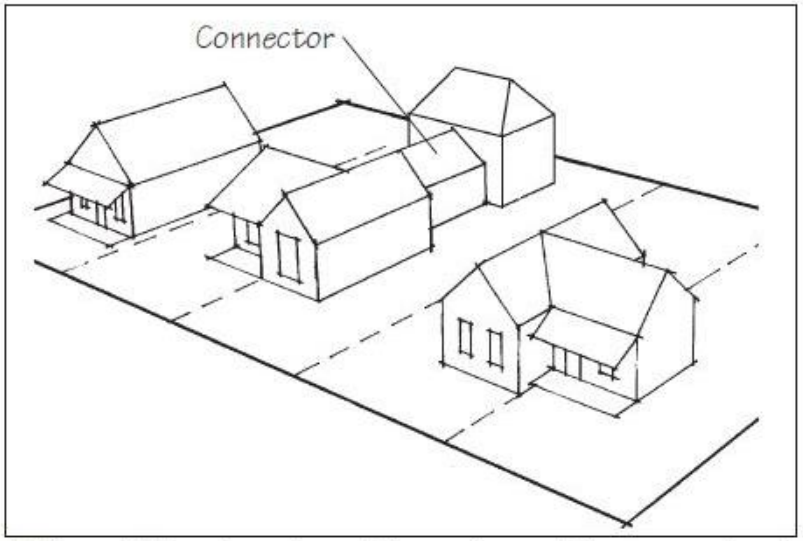
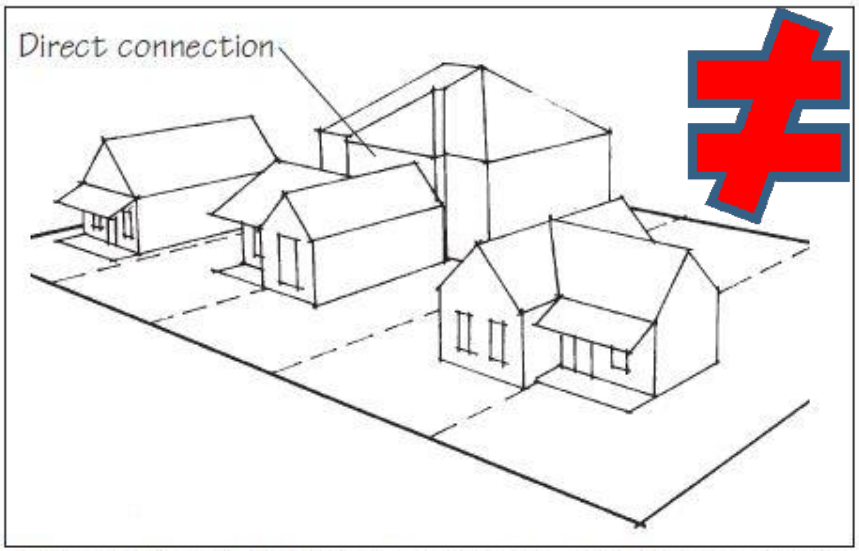
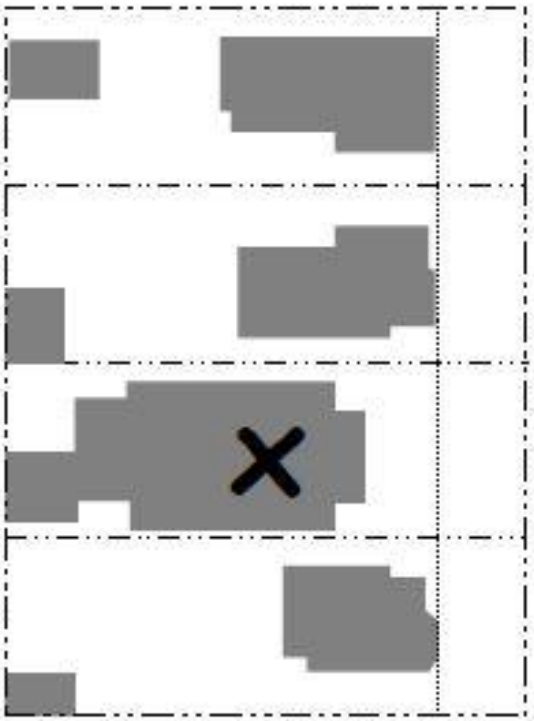



*This addition is reduced in scale and is more clearly separated from the historic building with a connector, which is a preferred solution.*

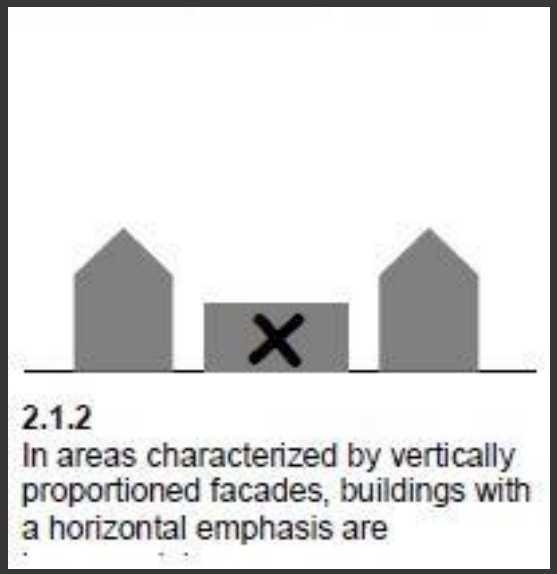



*This addition is too large and is directly attached to the historic structure, and is inappropriate.*

# NEW ADDITIONS & NEW CONSTRUCTION



**2.1.1 / 2.1.7**
The marked building is built outside the range of typical setbacks and occupies a much larger percentage of the back yard area than typical.



**2.1.2**
In areas characterized by vertically proportioned facades, buildings with a horizontal emphasis are

# NEW ADDITIONS & NEW CONSTRUCTION

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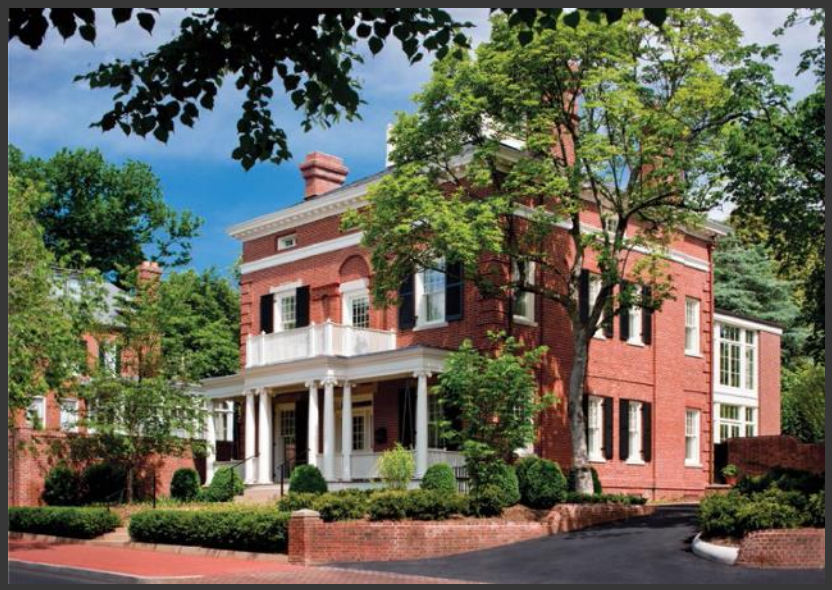
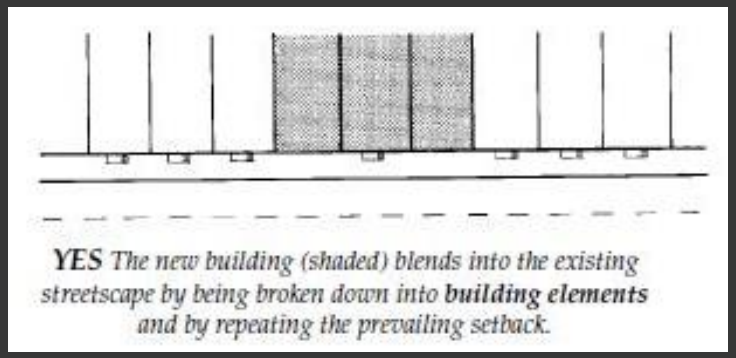
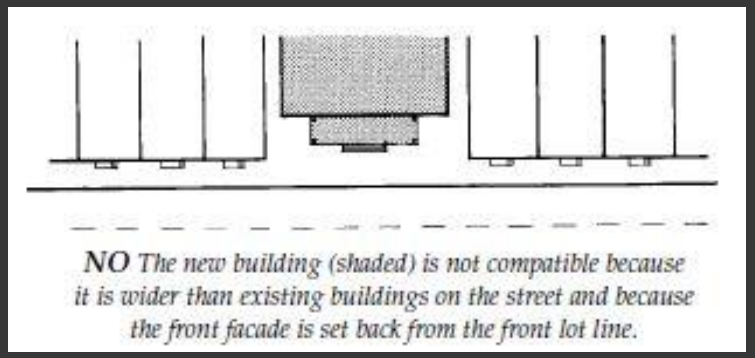


# NEW ADDITIONS & NEW CONSTRUCTION

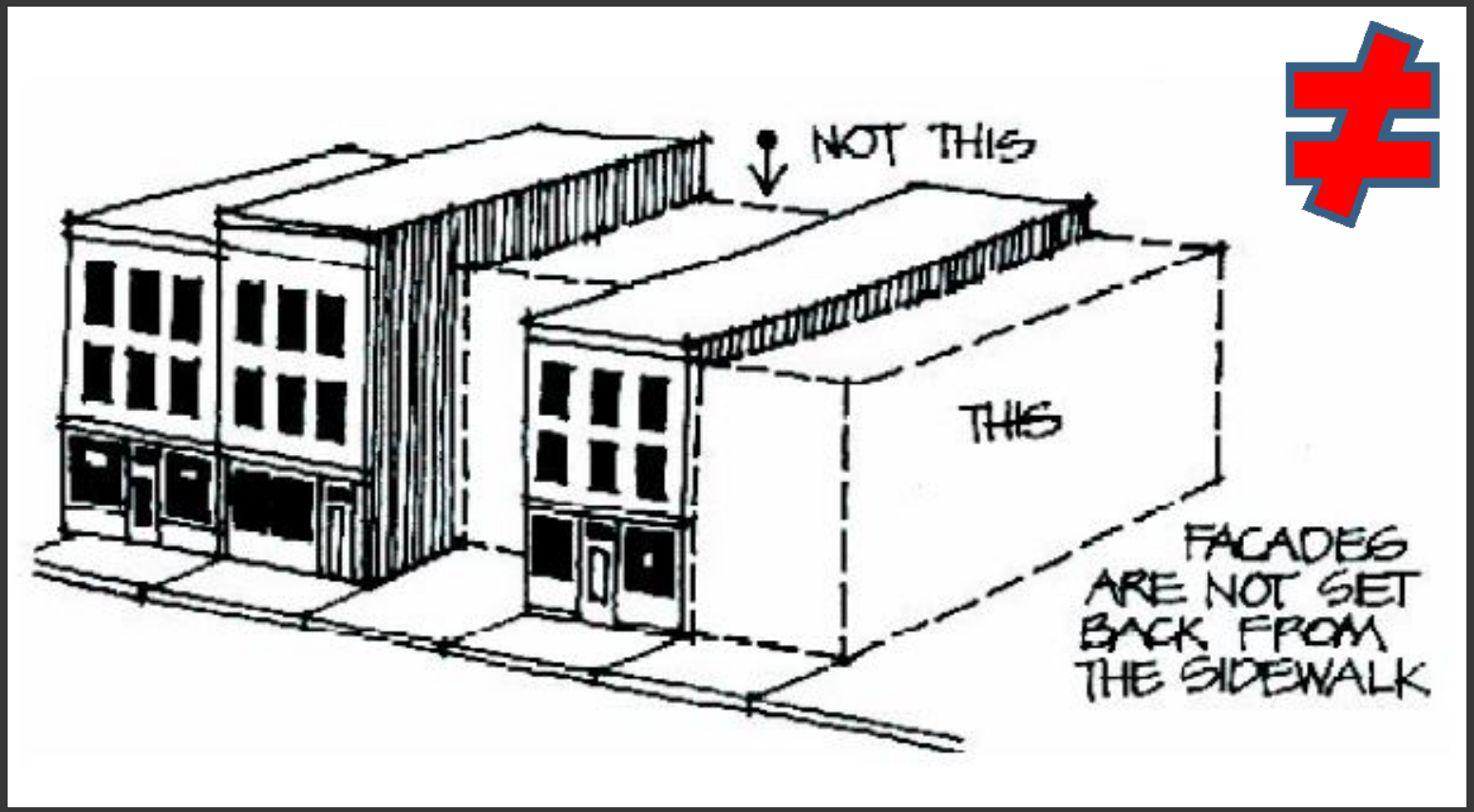


**YES** *The new building (shaded) blends into the existing streetscape by being broken down into* ***building elements*** *and by repeating the prevailing setback.*



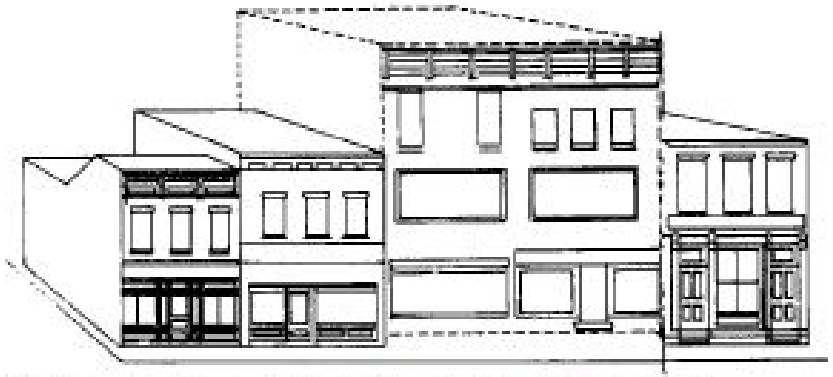
**NO** *The new building (shaded) is not compatible because it is wider than existing buildings on the street and because the front facade is set back from the front lot line.*

# NEW ADDITIONS & NEW CONSTRUCTION




# NEW ADDITIONS & NEW CONSTRUCTION

*YES A successful example of a large building broken down into two "building elements." (Sketches courtesy of Vivian P. Hopkins)*



*NO The large mass and size of this new building are not compatible with its immediate neighborhood.*

# NEW ADDITIONS & NEW CONSTRUCTION

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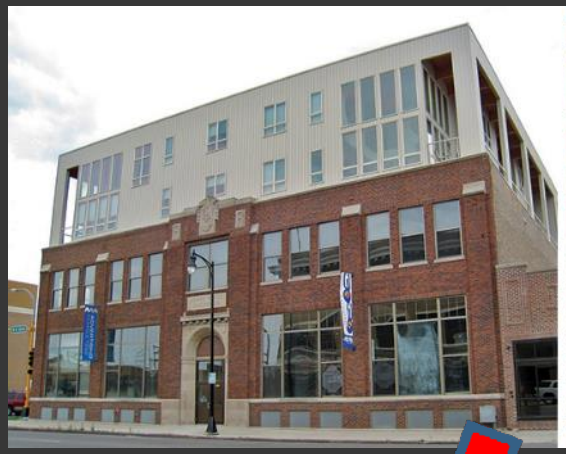

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- **Education - property owners, real estate professionals, contractors, architects, etc.**
- **Illustrated guidelines**
- **List of appropriate materials, contractors and financial incentives**
- **Issues of affordability, sustainability, aging in place, etc.**

# ROUND 2 FINDINGS - PLAN

- **Landscape character**
- **Spectrum of standards – primary and secondary facades**
- **Material treatment examples seem reasonable**

# ROUND 2 FINDINGS - ORDINANCE

# ORDINANCE REVISION PROCESS NEXT STEPS

**3 meetings in each Historic District**

2017 - 2018

**LANDMARKS ORDINANCE REVIEW COMMITTEE (LORC)**

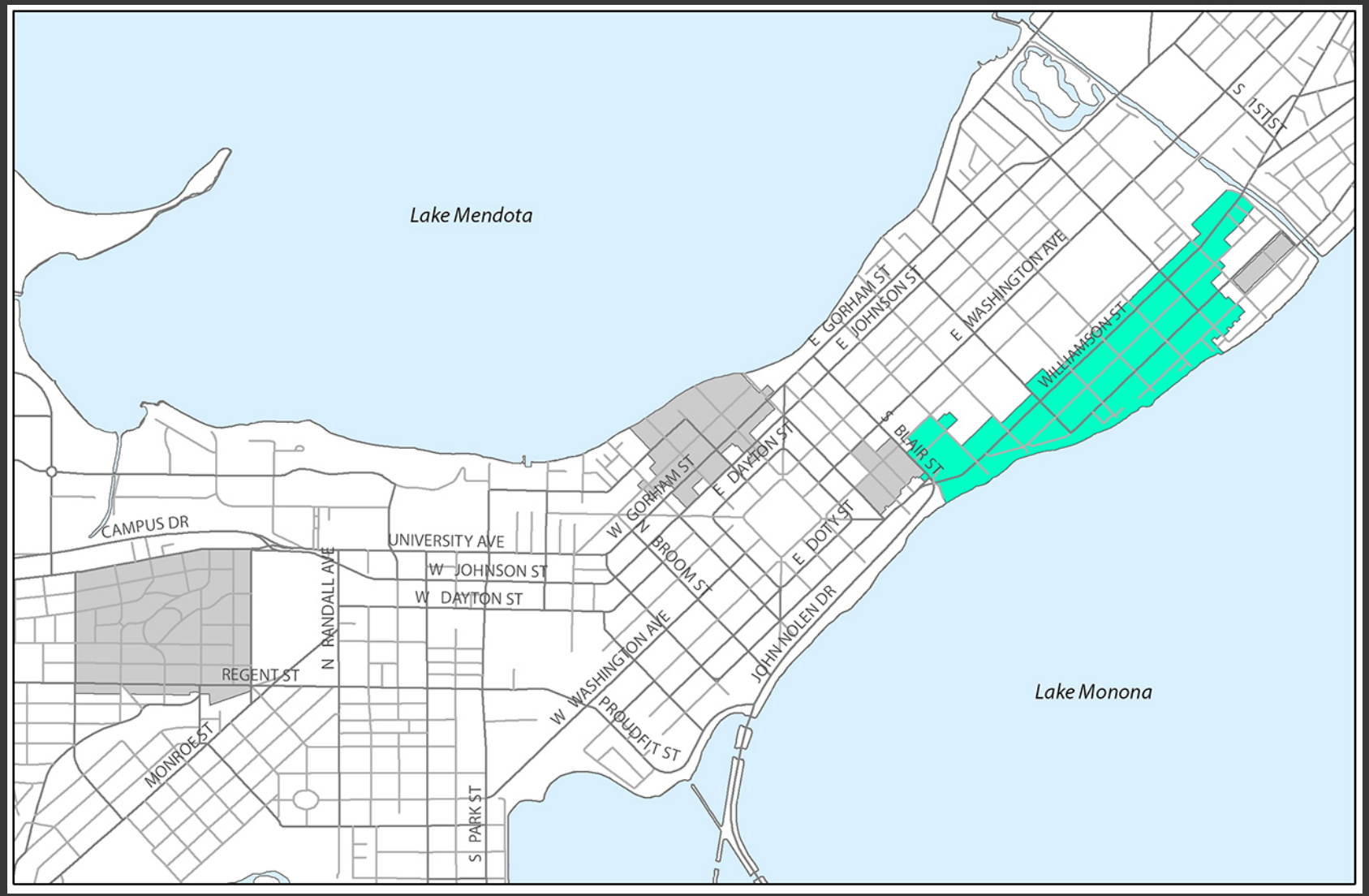
Begins January 2019

**LANDMARKS COMMISSION**

**COMMON COUNCIL**

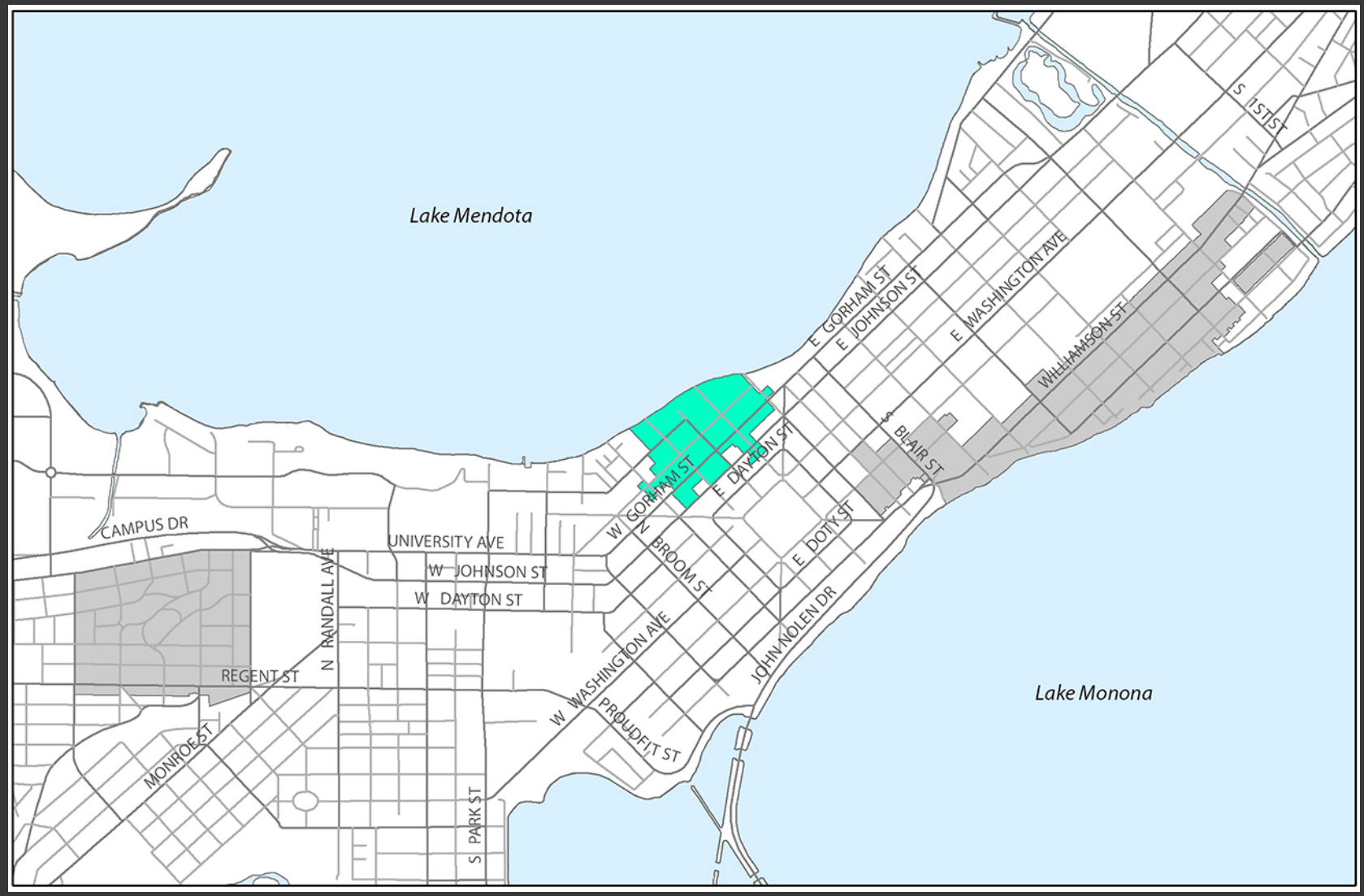
LAKE MENDOTA
LAKE MONONA

# THIRD LAKE RIDGE



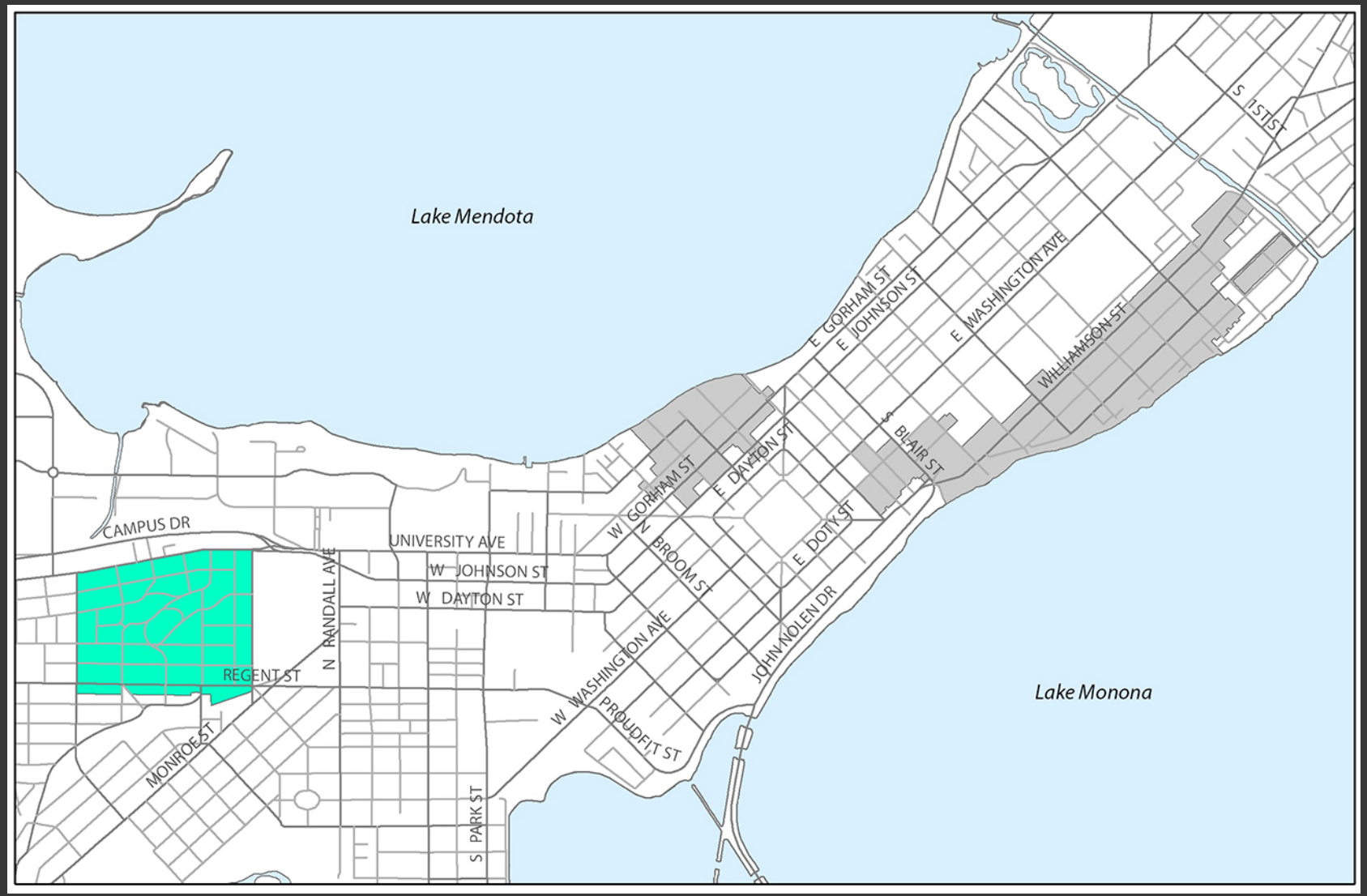
# THIRD LAKE RIDGE

# MANSION HILL



# MANSION HILL

# UNIVERSITY HEIGHTS



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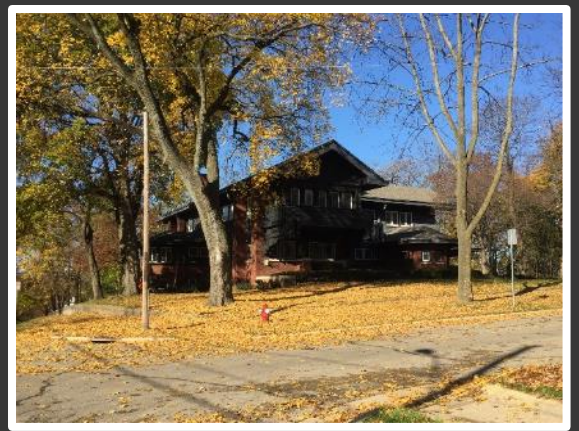
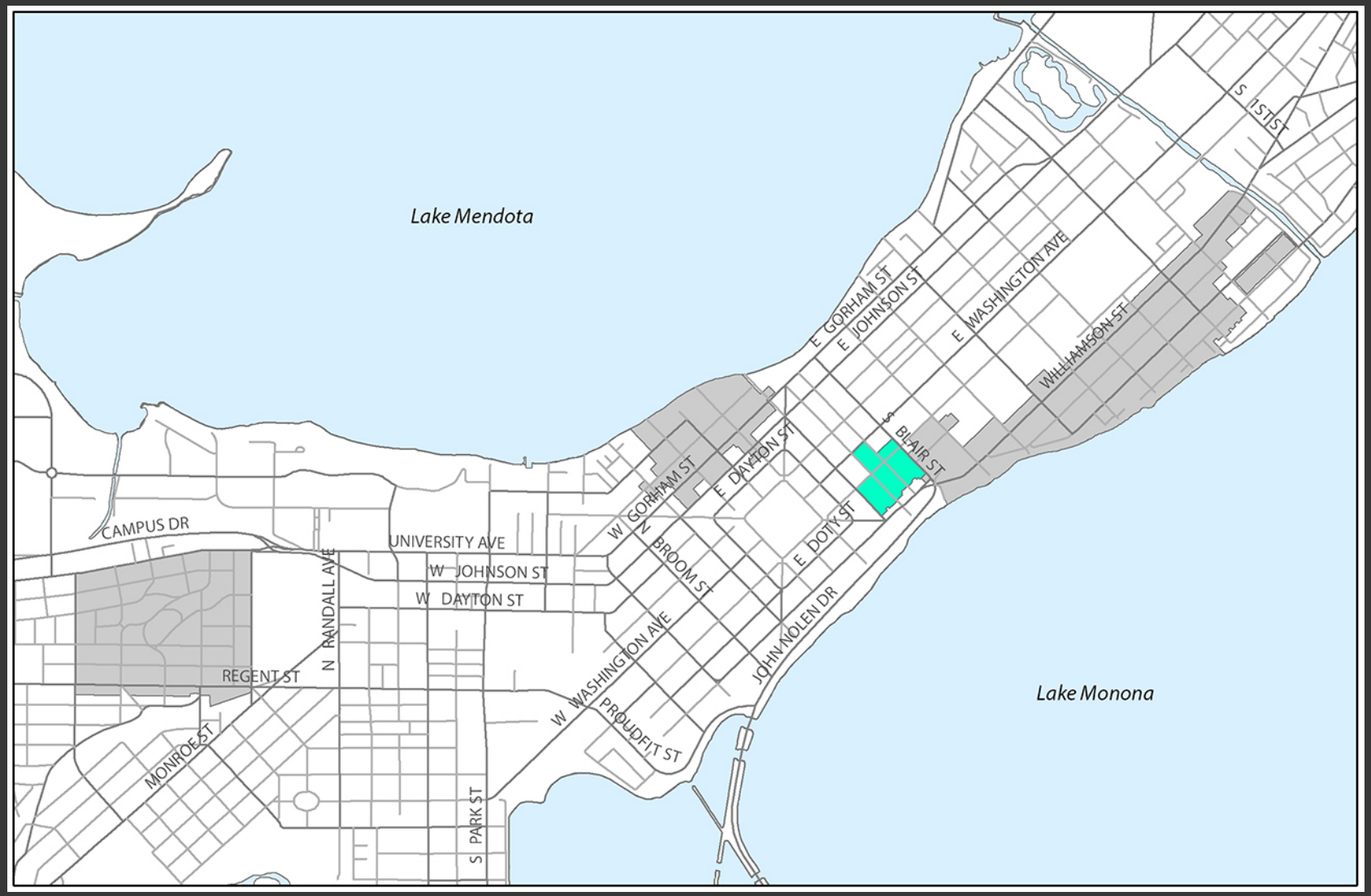


# FIRST SETTLEMENT



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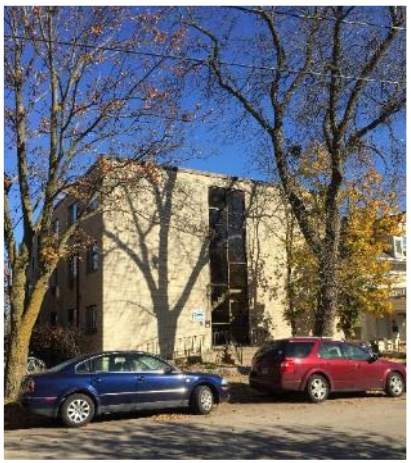

# MARQUETTE BUNGALOWS

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