



# CITY OF MADISON HISTORIC PRESERVATION PROJECT ORDINANCE REVISION PROCESS



JENNIFER L. LEHRKE  
AIA, LEED AP, NCARB, OWNER

ROWAN DAVIDSON  
ASSOCIATE AIA

BOB SHORT  
ASSOCIATE AIA

---

TIMOTHY HEGGLAND  
CONSULTANT



CAROLYN ESSWEIN  
AICP, CNU-A, OWNER



JASON TISH  
OWNER

CONSULTANT TEAM

**Project Website:**

**[www.cityofmadison.com/historicpreservationplan](http://www.cityofmadison.com/historicpreservationplan)**

**Follow us on Facebook**

**<https://www.facebook.com/City-of-Madison-Historic-Preservation-Project-217860888770819/>**

**Project Email:**

**[historicpreservation@cityofmadison.com](mailto:historicpreservation@cityofmadison.com)**

**HISTORIC PRESERVATION PLAN**

Help us Discover Madison's Hidden History

# Selfie Contest



Take the challenge  
and win **\$100!**

\$50 second place and  
\$25 third place

All awards will be in the form of gift cards

To learn more visit  
[www.cityofmadison.com/historicpreservationplan](http://www.cityofmadison.com/historicpreservationplan)

## HISTORIC PRESERVATION PLAN



**1**

**Historic  
Preservation  
Ordinance  
Revision**

**2**

**Historic  
Preservation  
Plan  
Development**

**HISTORIC PRESERVATION PROJECT**

## 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**

**ORDINANCE REVISION PROCESS  
NEXT STEPS**

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

**ROUND 1 FINDINGS**



# HISTORIC PRESERVATION ORDINANCE

CHAPTER 41 - HISTORIC PRESER...  
https://library.municode.com/wi/madison/codes/code\_of\_ordinances?nodeId=COORMAWIVOIVCH32--45\_CH41H1PR

CITY OF MADISON

Search

NOTIFICATIONS SIGN IN HELP

Madison, Wisconsin - Code of Ordinances / CODE OF ORDINANCES CITY OF MADISON, WISCONSIN ... / CHAPTER 41 - HISTORIC PRESERVATION

SHOW CHANGES Q Q MORE

### 41.24 - UNIVERSITY HEIGHTS HISTORIC DISTRICT.

- (1) Purpose and Intent. It is hereby declared a matter of public policy that a specific area of the City be identified, designated and protected because of its special character of historic interest and significance. This area, to be called University Heights Historic District, shall be described generally by the map and specifically by the legal description on file in the City Clerk's Office. The purpose and intent of this ordinance shall be to designate this area in accordance Subchapter D of this Chapter.
- (2) Criteria for the Creation of the University Heights Historic District. In that the University Heights Historic District reflects a pattern in the broad social history of Madison and in the state and the nation and in that elements within the district meet the other three designation criteria in Sec. 41.10(2) of this chapter, namely that many of the structures in the district:
  - (a) Are identified with historic personages or with important events in national, state, or local history;
  - (b) Embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; and
  - (c) Are representative of the notable work of a master builder, designer, or architect whose individual genius influenced her/his age, the area described by the map and legal description shall be designated a historic district.
- (3) Historic Resources in the University Heights Historic District.
  - (a) Landmarks.
  - (b) Landmark sites.
  - (c) Properties constructed during the period of significance, 1893-1928.
- (4) Standards for the Review of New Structures in the TR-V1, TR-V2, TR-U1, TR-U2, TR-C2, TR-C3, TR-C4, NMX, TSS, and LMX Zoning Districts.
  - (a) Principal Structures.
    1. Height. The maximum height in the TR-C2, TR-C3, TR-C4, TR-V1, and TR-V2 Zoning Districts shall be thirty-five (35) feet and shall not exceed two and a half (2½) stories except as provided in the height regulations for the district. The maximum height in the TR-U1, NMX, TSS, and LMX Zoning Districts shall be forty (40) feet.

The maximum height in the TR-U2 Zoning District shall be fifty (50) feet. All new structures in all zoning districts within University Heights shall be no less than fifteen (15) feet high.

  2. Materials. Materials for the exterior walls shall be the same as or similar to materials prevalent in the University Heights Historic District. Permitted materials include brick, narrow gauge horizontal clapboards four or less inches in exposed width, stone, stucco, smooth shingles or combinations of the above provided the combinations occur in a manner and location similar to the materials on existing structures in University Heights (e.g., brick on first floor with clapboard on second floor). Other materials, such as aluminum or vinyl must be visually compatible with structures within two hundred (200) feet of the subject property. The following materials are prohibited: concrete block, asbestos, wide clapboards over four inches in exposed width, diagonal boards, vertical boards, rough sawn wood, rough split shingles, shakes.
  3. Visual Size. The gross area of the front facade, i.e., all walls facing the street, of a single-family, two-unit or commercial structure shall be no greater than one hundred twenty-five percent (125%) of the average gross area of the front facades of structures within two hundred (200) feet of the subject property. The gross area of the front facade of a multiple family dwelling shall be no more than one hundred twenty-five percent (125%) of the average gross area of the front facades of all structures within two hundred (200) feet of the subject property or variations in the setback shall be designed in the front facade of the structure to repeat the rhythm and proportions of structures to space between them within two hundred (200) feet of the subject property.
  4. Roof Shape. The shapes and pitches of roofs shall be similar to the roof shapes and pitches on existing structures within two hundred (200) feet of the subject property.
  5. Roof Materials. Roofing materials shall be similar in appearance to roofing materials used on structures within two hundred (200) feet of the subject property. Modern-style shingles, such as thick wood shakes, Dutch lap, French method and interlock shingles, that are incompatible with the historic character of the district are prohibited. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.
  6. Parking Lots. No new parking lots will be approved unless they are accessory to and on the same zoning lot as a commercial structure or multiple family dwelling.

# STANDARDS FOR REVIEW

Standards for Alterations	Historic Districts					
	Mansion Hill	Third Lake Ridge			University Heights	
		E	C	R	TR-C	TR-V
<b>Building Form</b>						
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	
Compatible Gross Volume	X					
Rhythm of buildings and masses						
Chimneys						
Retain Original Historic Materials			X	X	X	X
<b>Architecture</b>						
Retain historical roof appearance			X	X	X	X
Restoration				X	X	X
Recladding				X	X	
Alterations to visible street facades				X	X	
Alteration to non-visible facades						
Dormers and other roof alterations						X
Windows and doors – general standards						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
Foundations						X
Tuckpointing and brick repair						X
Decks						X
Entrance Doors						X
Double or Multiple Doors						X
Storm Windows and Doors						X
Lighting Fixtures						X
Shutters						X
Repairs						X
Alterations to Post-1930 Structures						X
<b>Site</b>						
Landscape Treatment			X			
Parking lots				X		
Fences						X
Retaining Walls in Front Yards						X
<b>Accessory Structures</b>						X
<b>Other</b>						
2" 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	
		E	C	R	TR-C	TR-V
<b>Building Form</b>						
Proportions of width to height in facades	X					
Proportions and relation of width to height of doors and windows	X		X			X
Proportion and rhythm of solids to voids	X		X	X		X
Directional Expression	X		X	X		X
Compatible Height	X	X	X	X		X
Compatible Gross Volume	X	X	X	X		X
Rhythm of buildings and masses and spaces			X	X		X
Visual Size					X	
Scale						X
<b>Architecture</b>						
Design of the roof			X	X	X	X
Materials Used in the Street Facade			X	X		X
Facade Design						X
Materials, Patterns and Textures				X	X	
Architectural Details						X
Roof Materials				X		X
Siding Materials						X
Windows and Doors						
<b>Site</b>						
Landscape Treatment				X		
Parking lots					X	
Fences						X
Retaining Walls in Front Yards						X
Setbacks, side yards and other visible features						X
<b>Accessory Structures</b>						
Accessory Structures				X		X
<b>Other</b>						

CLARITY & UNIFORMITY



THE SECRETARY  
OF THE INTERIOR'S  
**STANDARDS** FOR  
THE TREATMENT  
OF HISTORIC  
PROPERTIES

WITH  
**GUIDELINES** FOR  
PRESERVING,  
REHABILITATING,  
RESTORING &  
RECONSTRUCTING  
HISTORIC  
BUILDINGS



U.S. Department of the Interior  
National Park Service  
Technical Preservation Services

# 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

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

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

SPECTRUM OF TREATMENT  
OPTIONS FOR YOUR PROPERTY

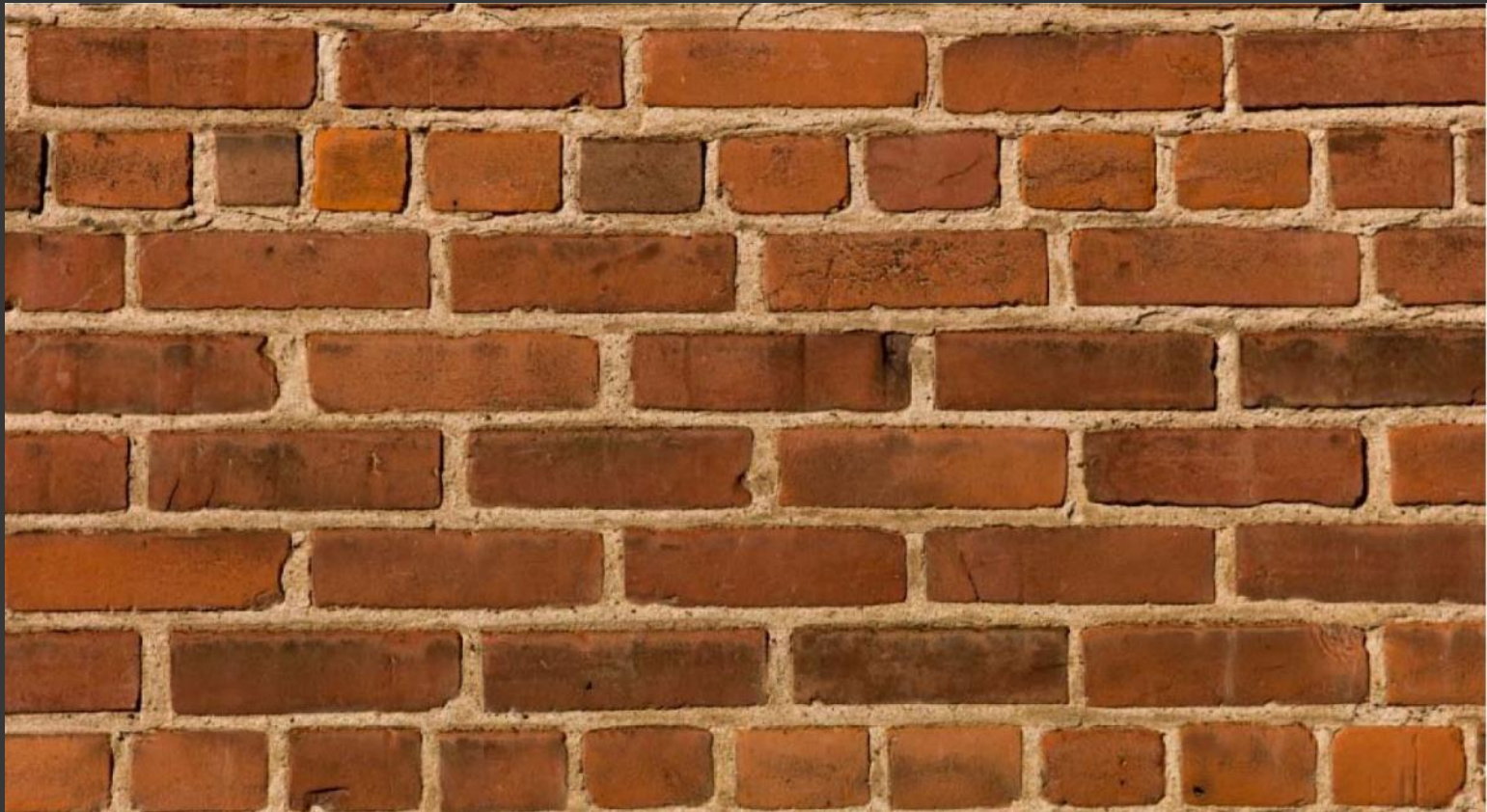
1. Identify, Retain, and Preserve Historic Materials and Features
2. Protect and Maintain Historic Materials and Features
3. Repair Historic Materials and Features
4. Replace Deteriorated Historic Materials and Features
5. Design for the Replacement of Missing Historic Features

SPECTRUM OF TREATMENT  
OPTIONS FOR YOUR PROPERTY

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



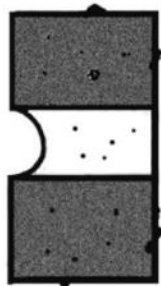
# ALTERATIONS



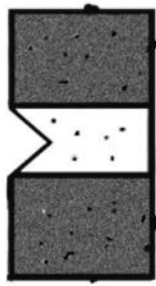
# BUILDING MATERIALS: MASONRY



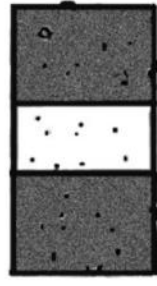
BUILDING MATERIALS:  
MASONRY



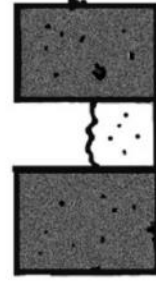
Concave



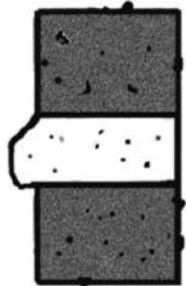
Vee



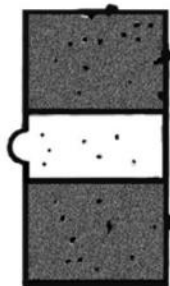
Flush



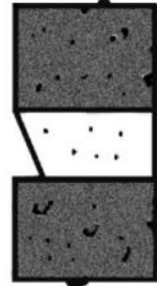
Raked



Extruded



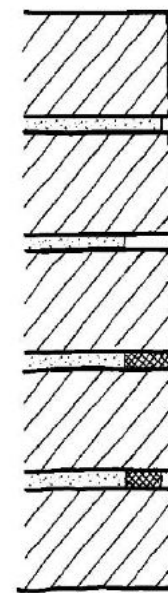
Beaded



Struck



Weathered



EXISTING

REMOVE

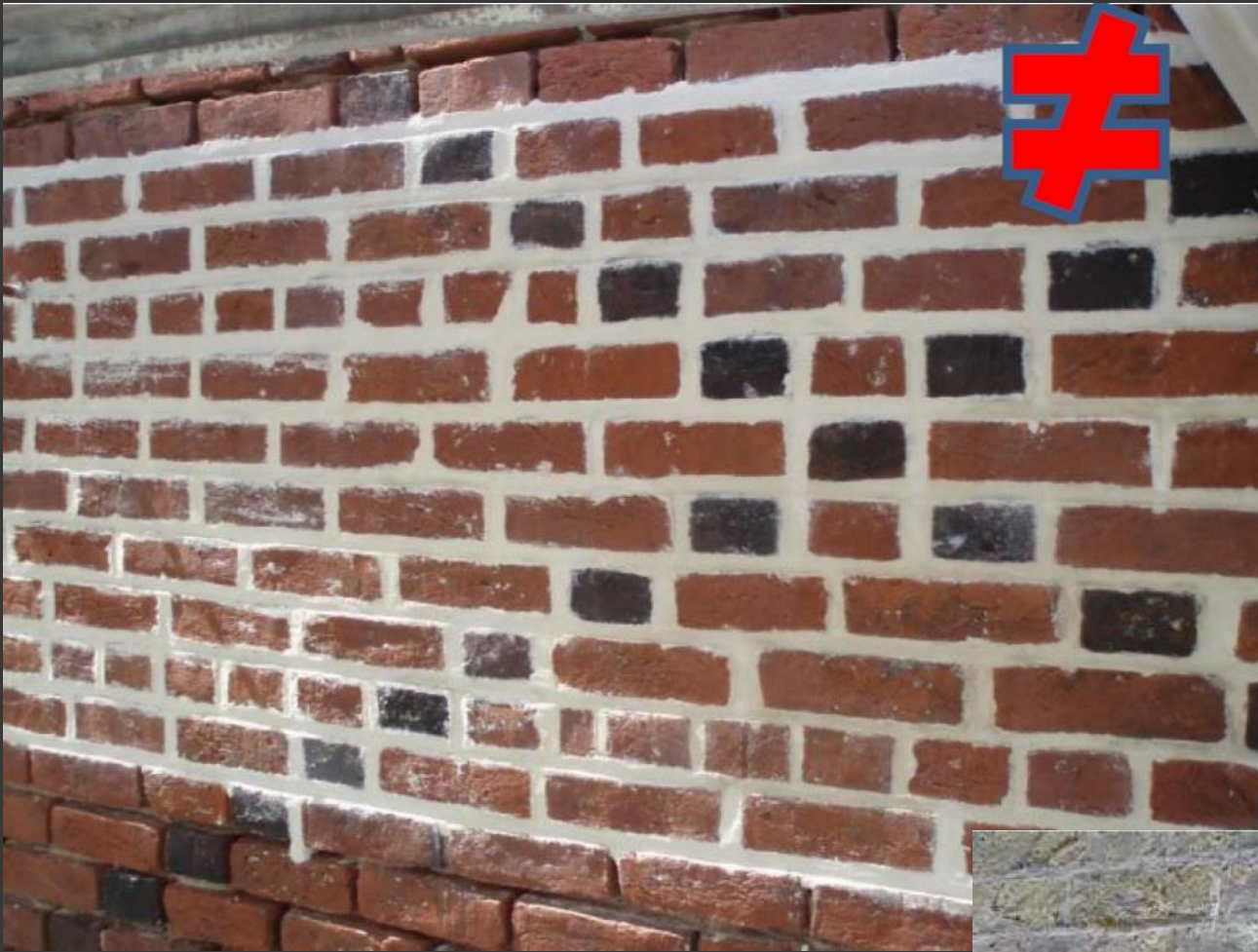
FILL

REPOINT

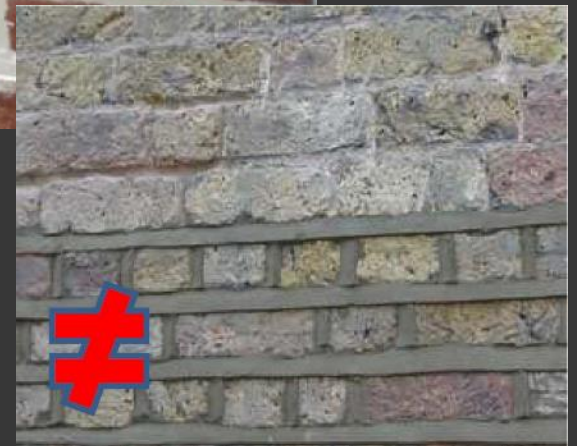
Masonry Repointing

# BUILDING MATERIALS: MASONRY





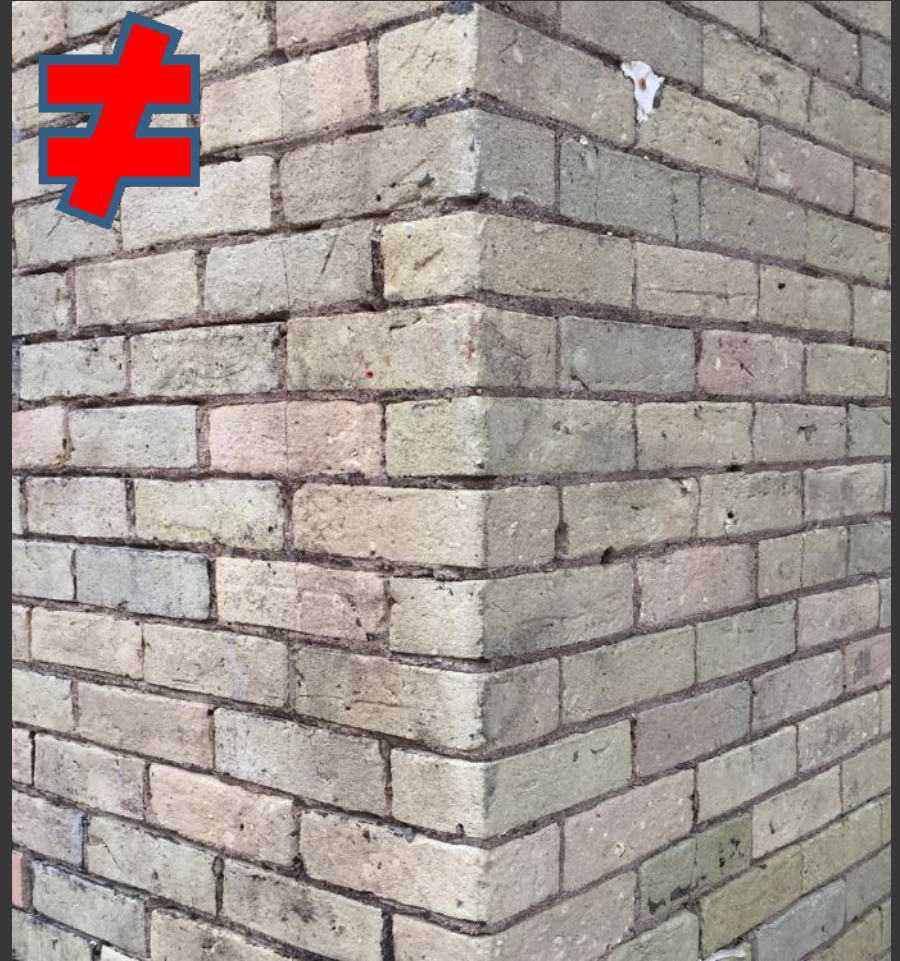
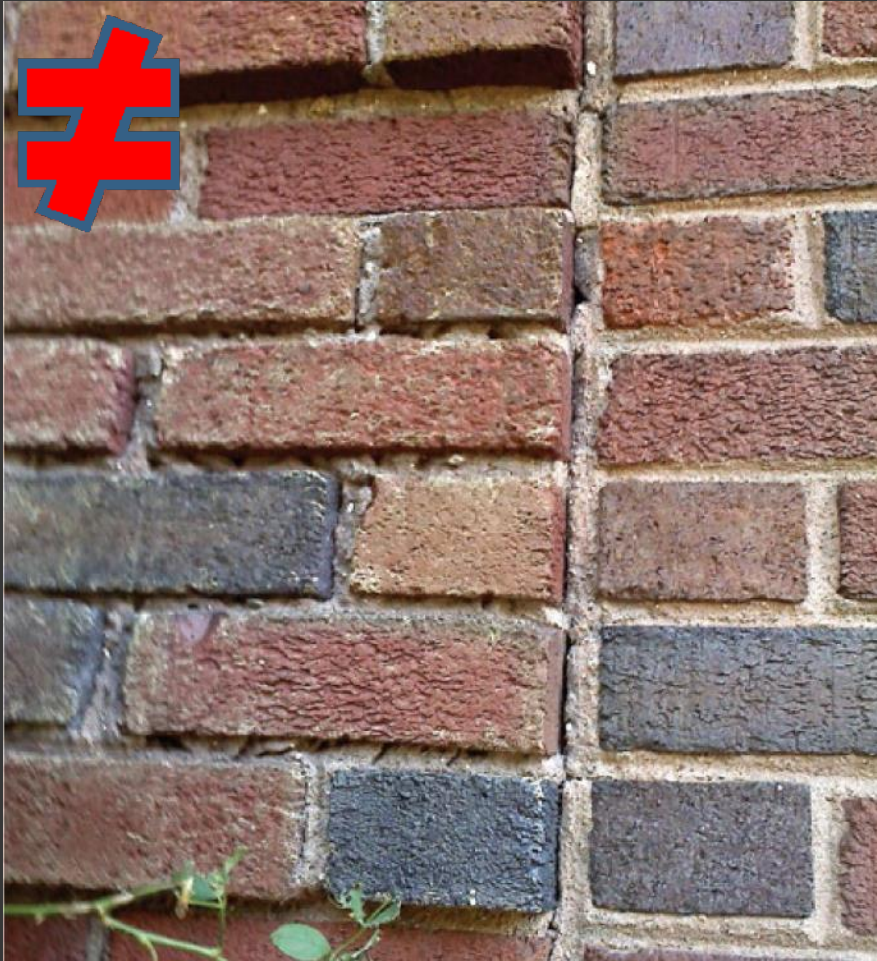
# BUILDING MATERIALS: MASONRY







# BUILDING MATERIALS: MASONRY



BUILDING MATERIALS:  
MASONRY



BUILDING MATERIALS:  
WOOD





BUILDING MATERIALS:  
WOOD



BUILDING MATERIALS:  
WOOD



BUILDING MATERIALS:  
WOOD





BUILDING MATERIALS:  
WOOD



BUILDING MATERIALS:  
WOOD





# BUILDING MATERIALS: METALS



### Maintenance and Alteration Checklist for Metal

- 1** Clean metal detailing using the gentlest means possible to avoid damaging the historic finish.
- 2** Maintain paint on metal detailing or avoid painting metals that were historically exposed.
- 3** Do not introduce metal elements, such as this wrought iron railing, where they were not used historically.

# BUILDING MATERIALS: METALS



BUILDING MATERIALS:  
METALS





## BUILDING FEATURES & SYSTEMS: ROOFS



3-Tab



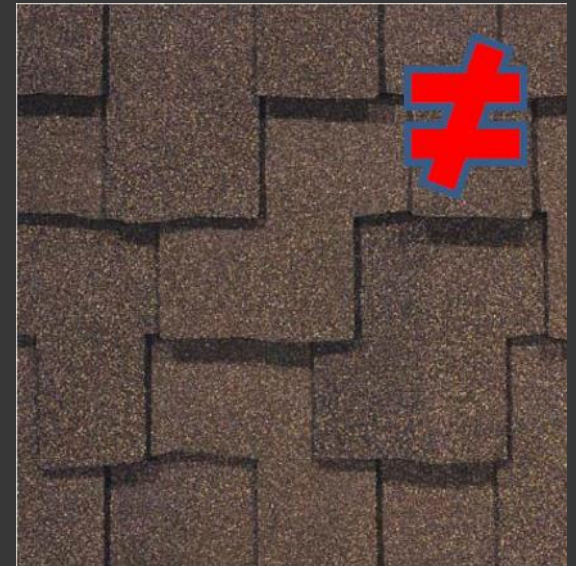
Architectural

## BUILDING FEATURES & SYSTEMS: ROOFS





Architectural



Architectural

## BUILDING FEATURES & SYSTEMS: ROOFS



## BUILDING FEATURES & SYSTEMS: ROOFS

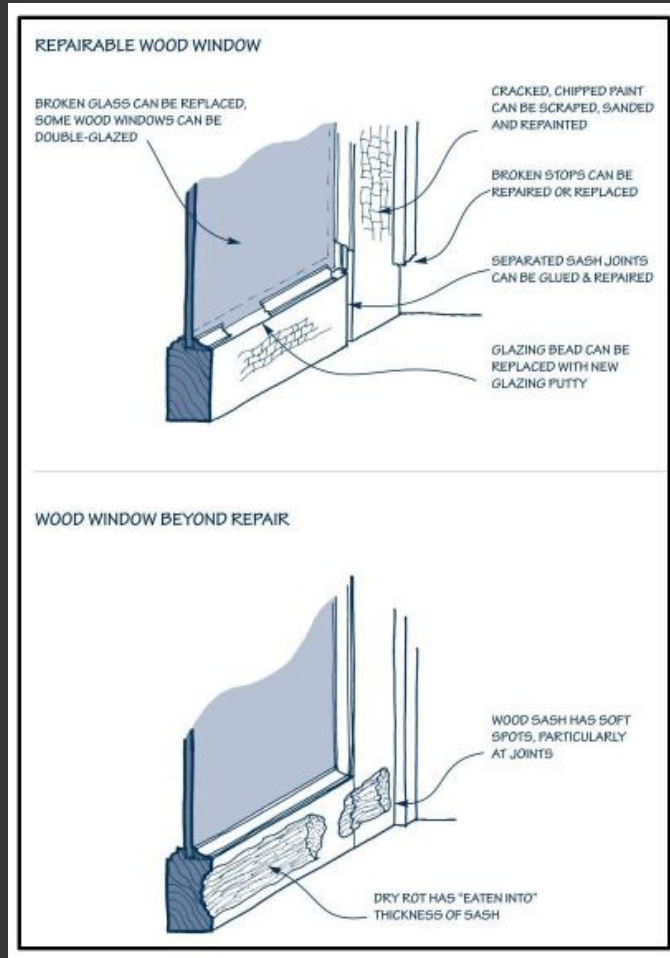


# BUILDING FEATURES & SYSTEMS: WINDOWS

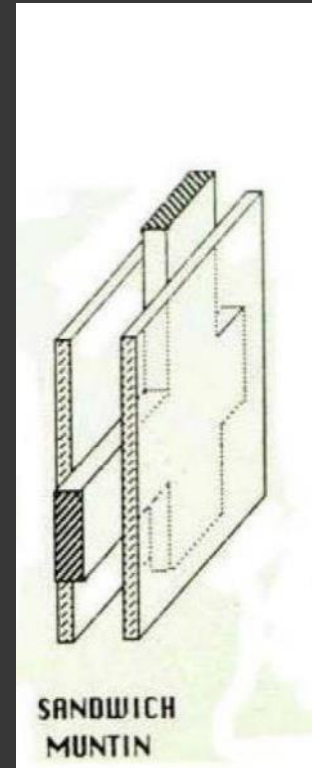
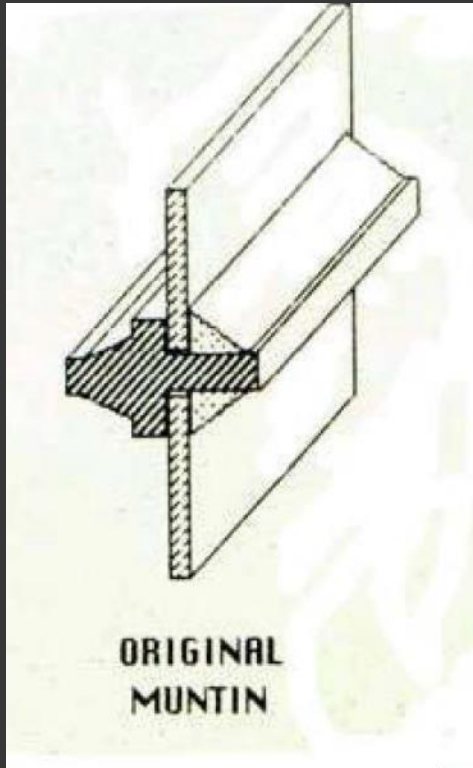




## BUILDING FEATURES & SYSTEMS: WINDOWS



# BUILDING FEATURES & SYSTEMS: WINDOWS

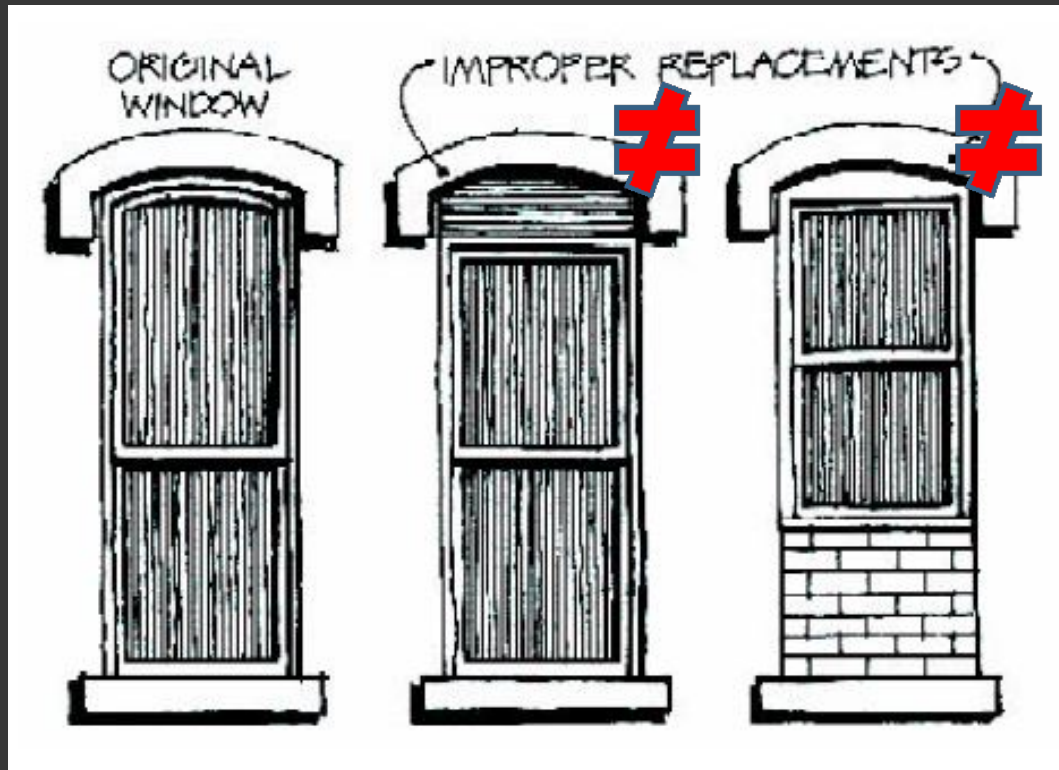


# BUILDING FEATURES & SYSTEMS: WINDOWS

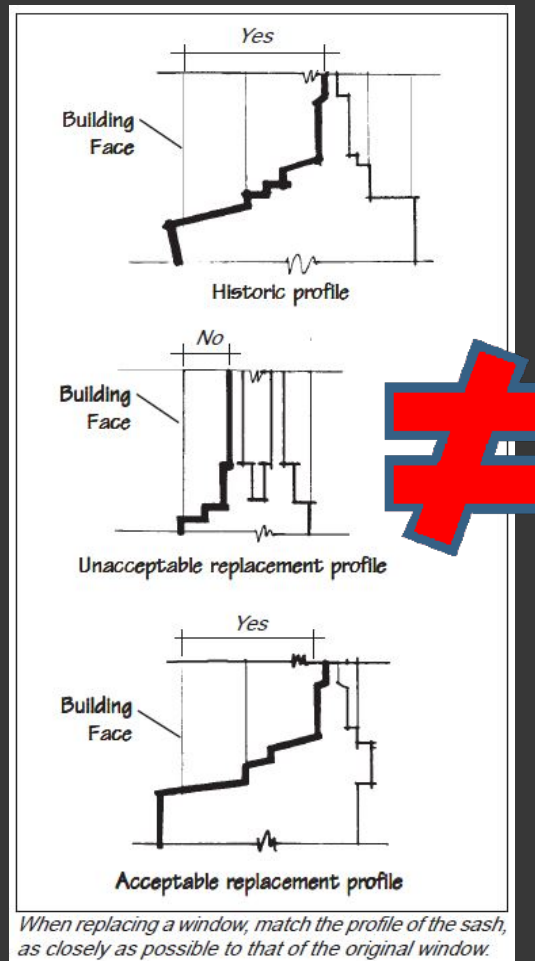


## BUILDING FEATURES & SYSTEMS: WINDOWS





# BUILDING FEATURES & SYSTEMS: WINDOWS



# BUILDING FEATURES & SYSTEMS: WINDOWS

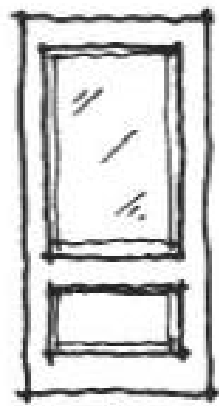


## BUILDING FEATURES & SYSTEMS: ENTRANCES & PORCHES

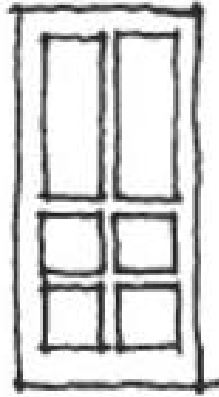


BUILDING FEATURES & SYSTEMS:  
ENTRANCES & PORCHES

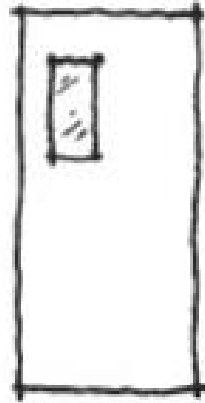




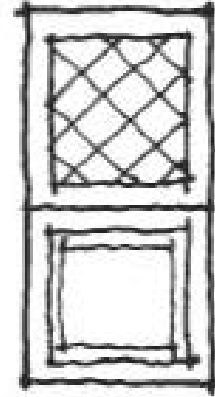
Yes



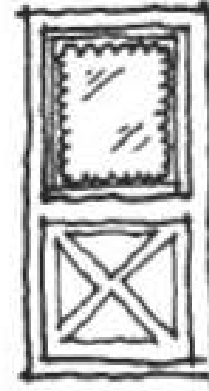
Yes



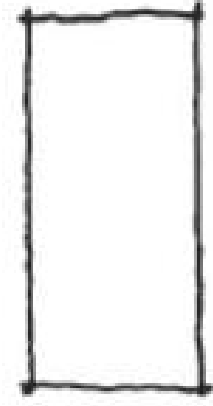
No



No



No

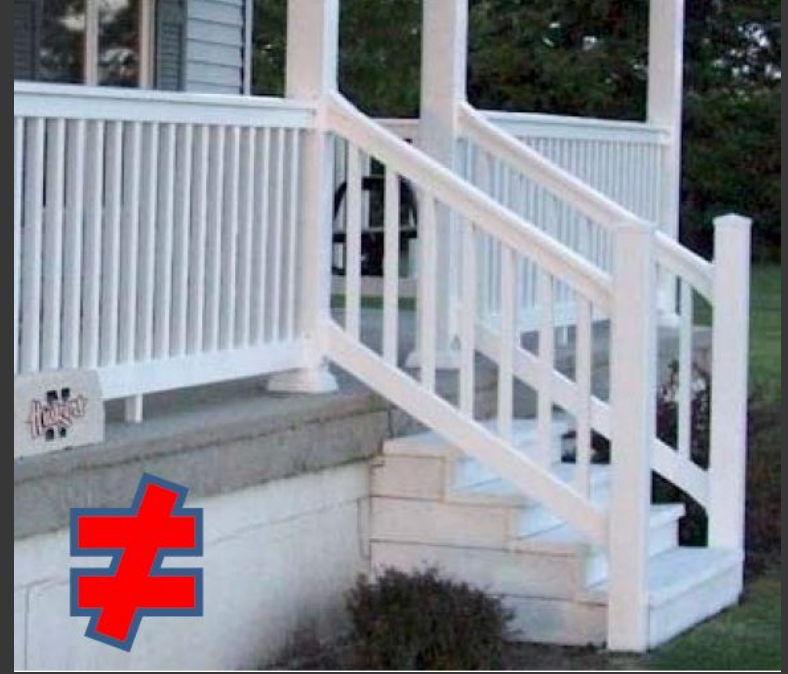


No

BUILDING FEATURES & SYSTEMS:  
ENTRANCES & PORCHES



BUILDING FEATURES & SYSTEMS:  
ENTRANCES & PORCHES



BUILDING FEATURES & SYSTEMS:  
ENTRANCES & PORCHES



BUILDING FEATURES & SYSTEMS:  
ENTRANCES & PORCHES





BUILDING FEATURES & SYSTEMS:  
ENTRANCES & PORCHES



BUILDING FEATURES & SYSTEMS:  
ENTRANCES & PORCHES

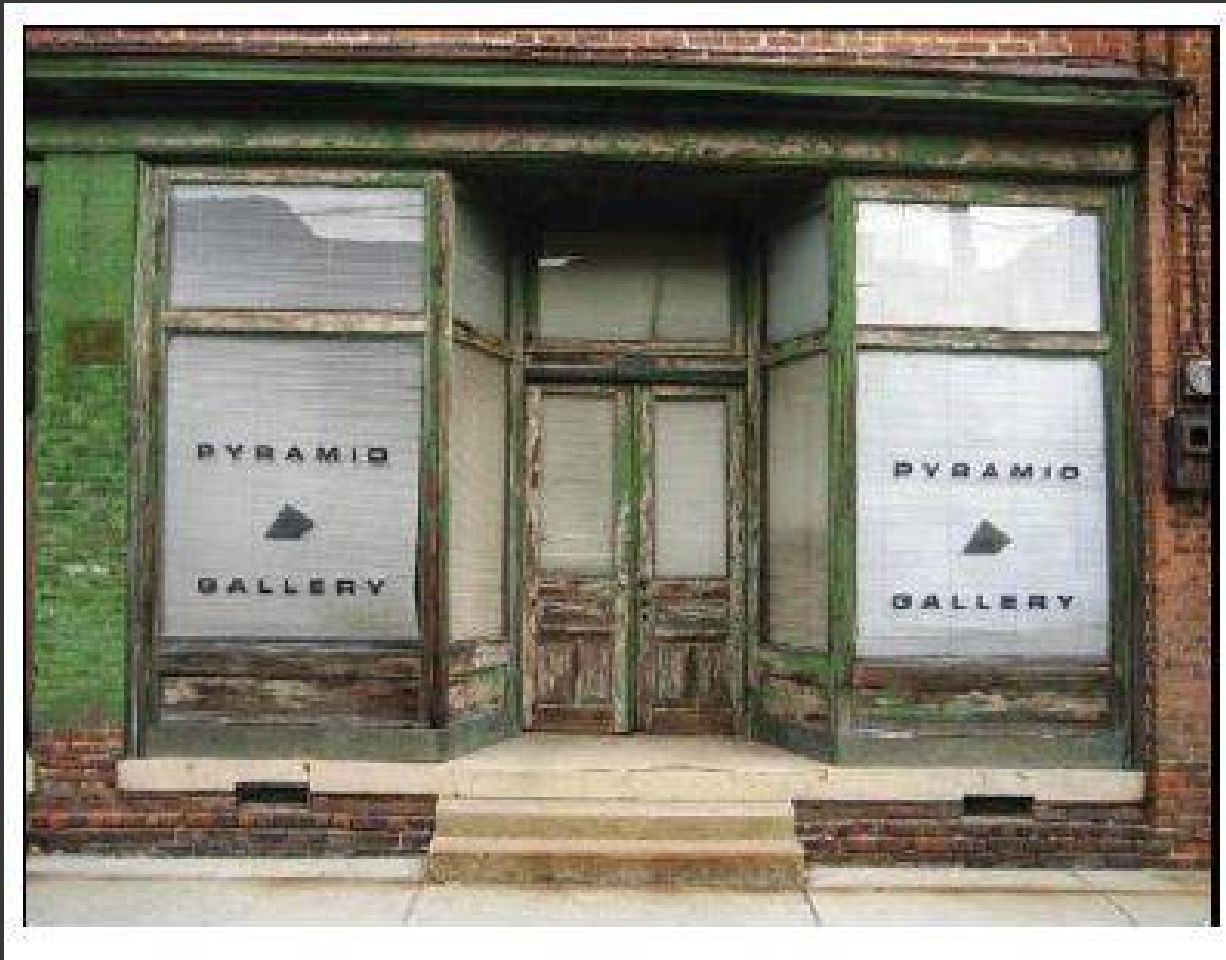


## BUILDING FEATURES & SYSTEMS: ENTRANCES & PORCHES

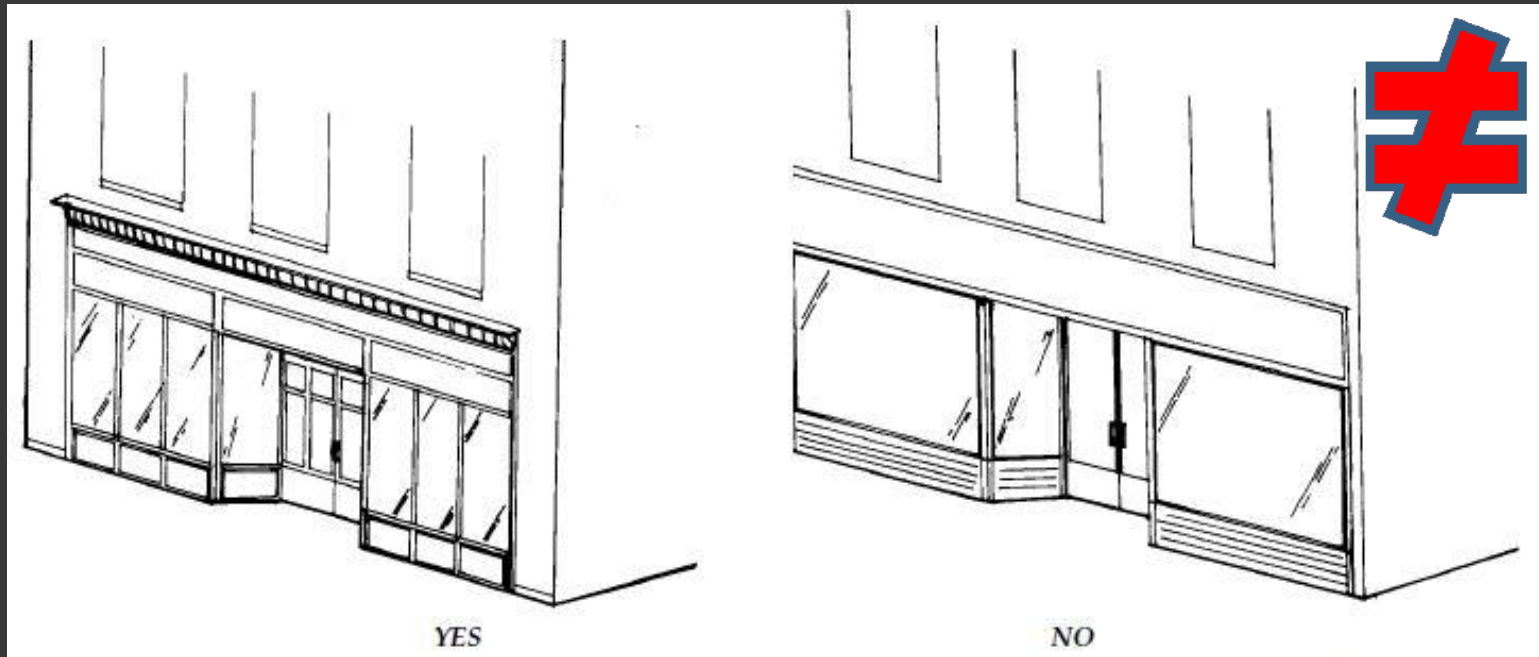


## BUILDING FEATURES & SYSTEMS: STOREFRONTS





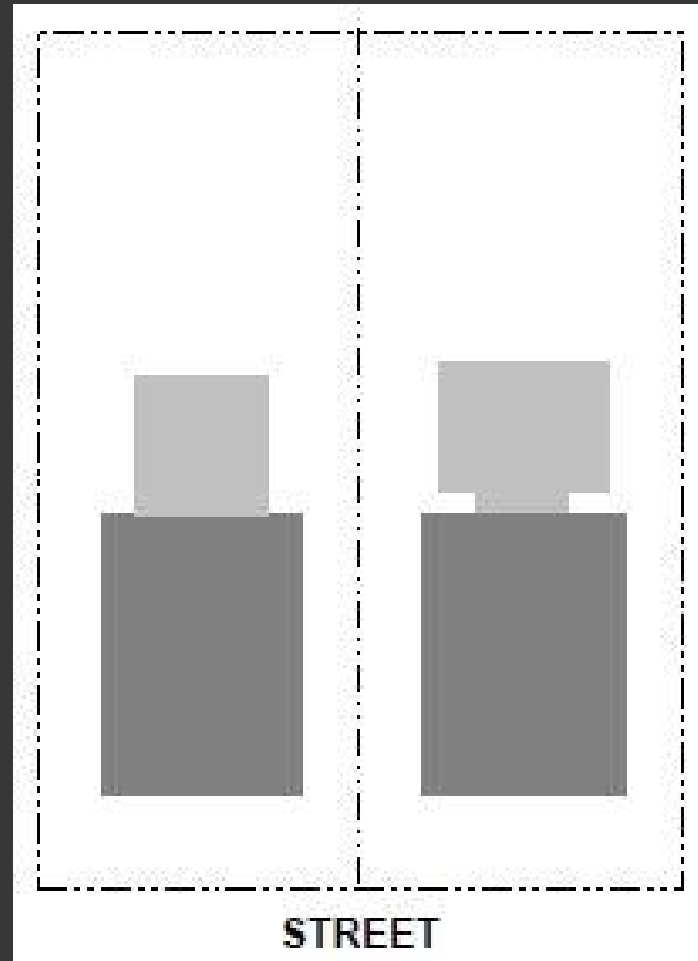
## BUILDING FEATURES & SYSTEMS: STOREFRONTS



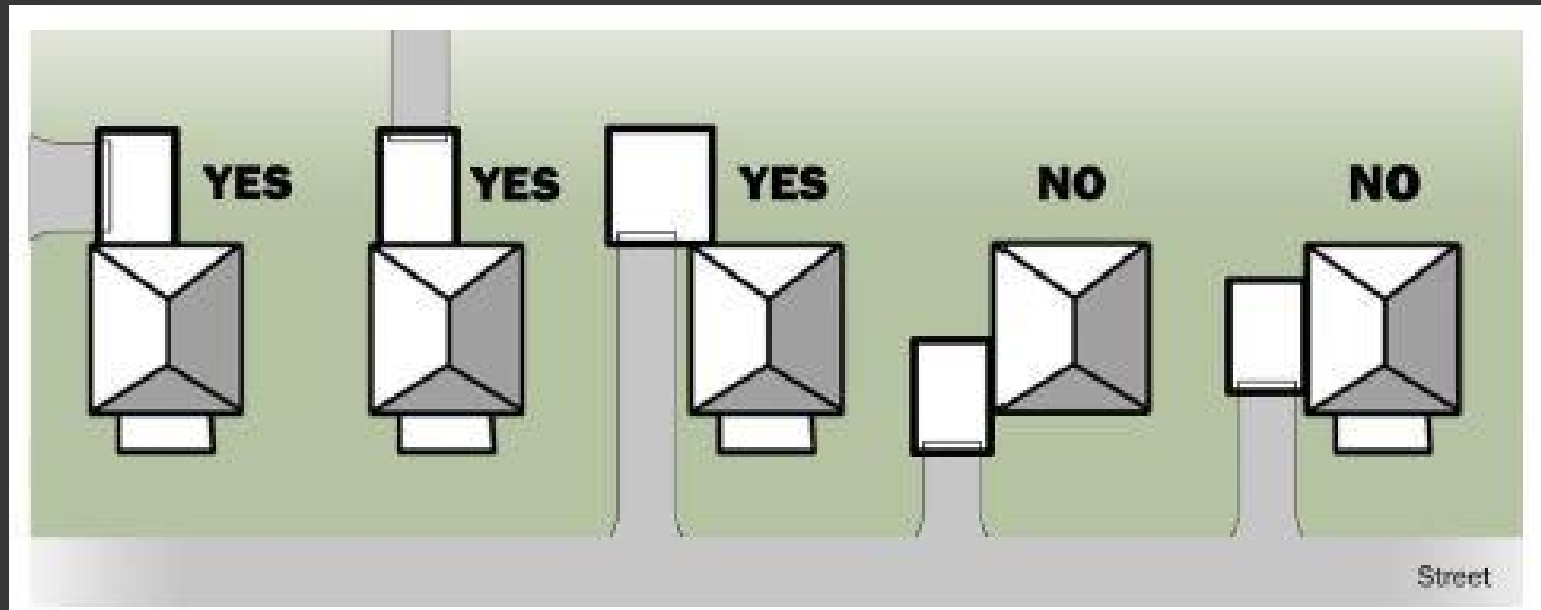
## BUILDING FEATURES & SYSTEMS: STOREFRONTS



## BUILDING FEATURES & SYSTEMS: STOREFRONTS

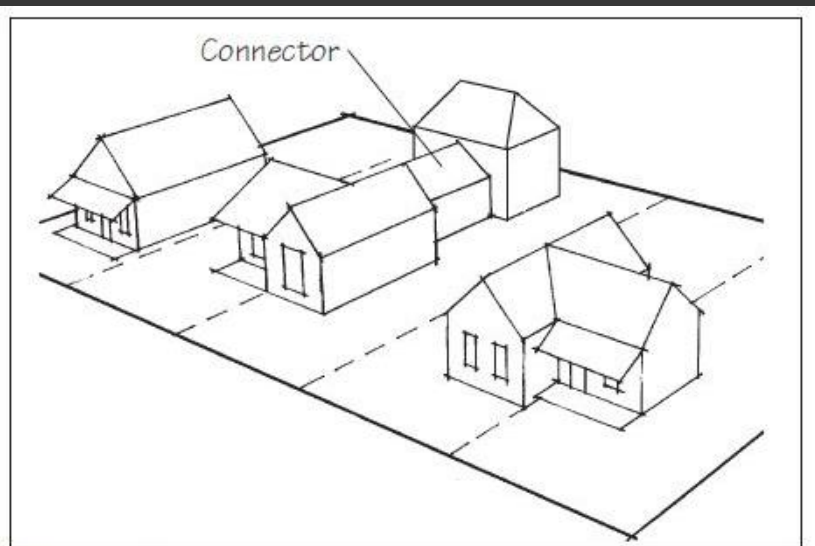


NEW ADDITIONS &  
NEW CONSTRUCTION

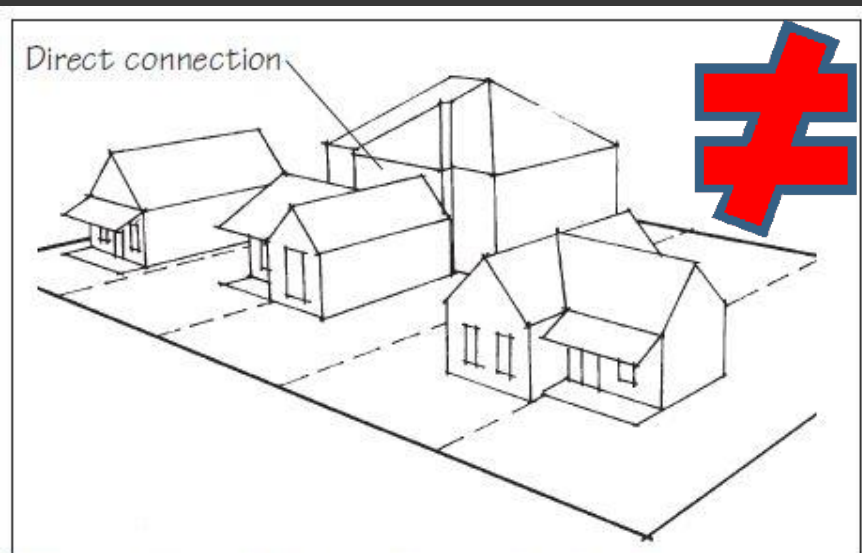


NEW ADDITIONS &  
NEW CONSTRUCTION



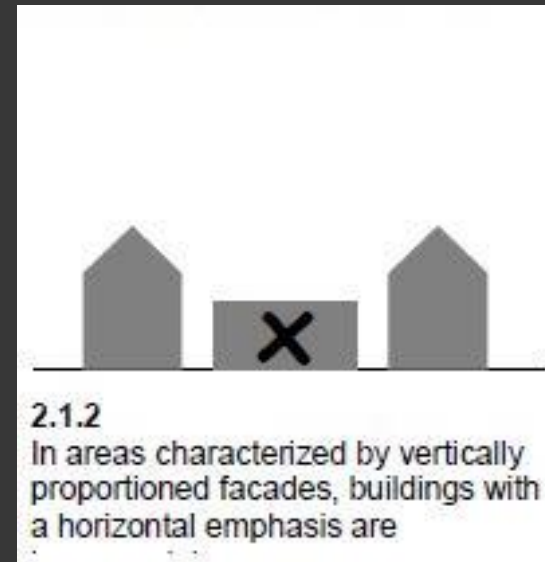
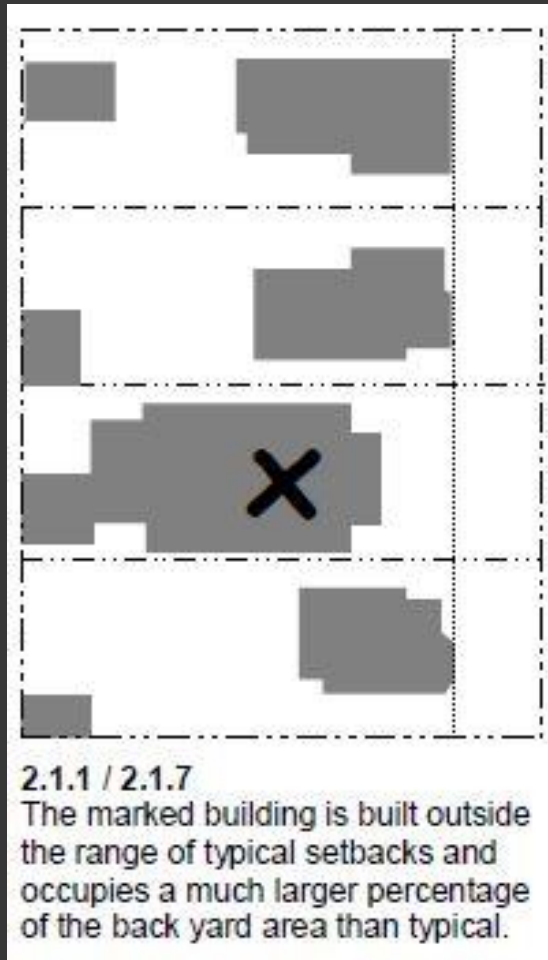


*This addition is reduced in scale and is more clearly separated from the historic building with a connector, which is a preferred solution.*



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

# NEW ADDITIONS & NEW CONSTRUCTION



# NEW ADDITIONS & NEW CONSTRUCTION

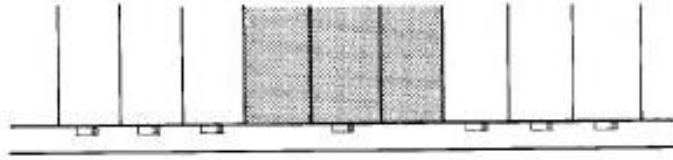


NEW ADDITIONS &  
NEW CONSTRUCTION

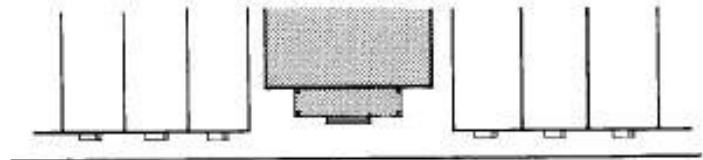




NEW ADDITIONS &  
NEW CONSTRUCTION



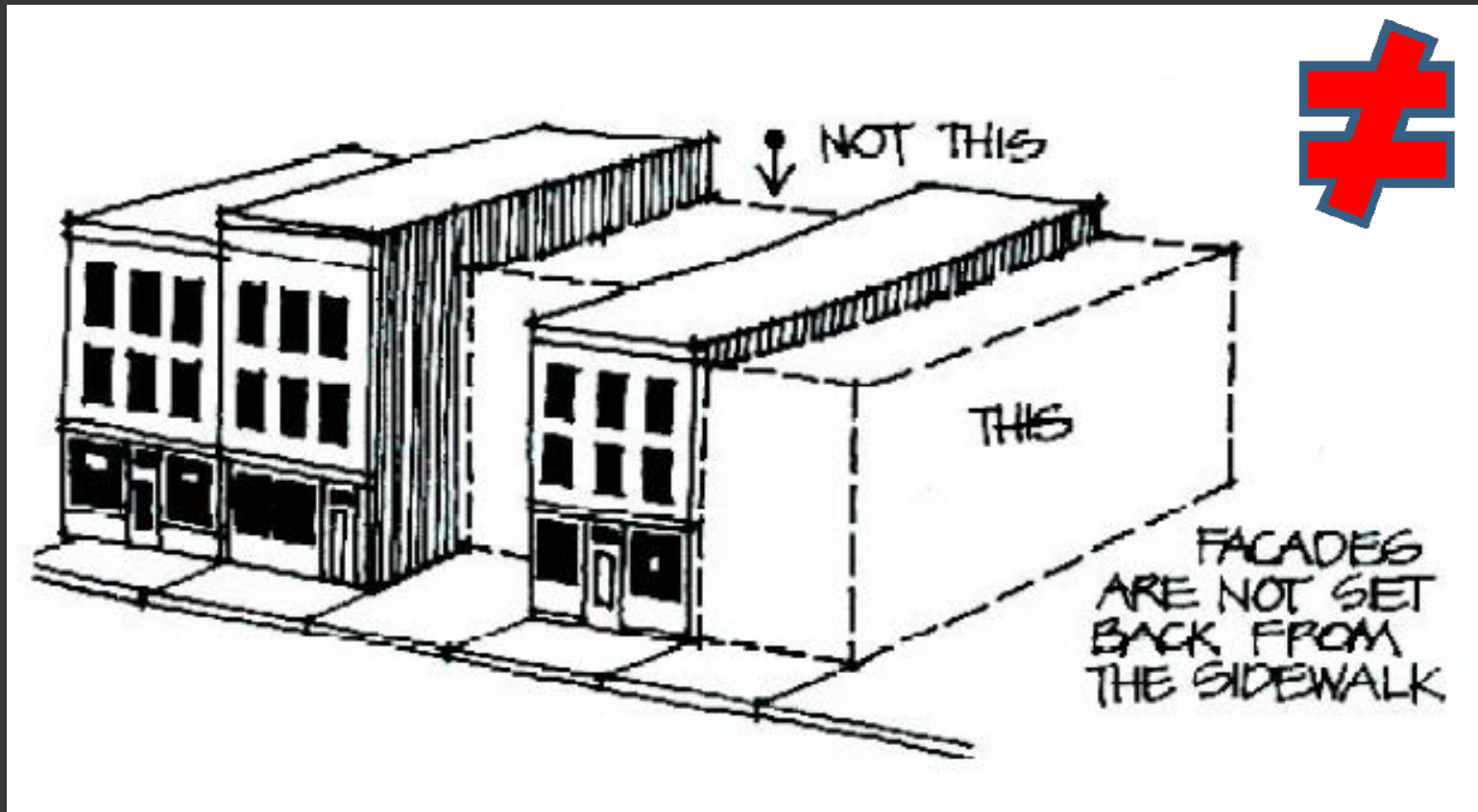
**YES** The new building (shaded) blends into the existing streetscape by being broken down into **building elements** and by repeating the prevailing setback.



**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

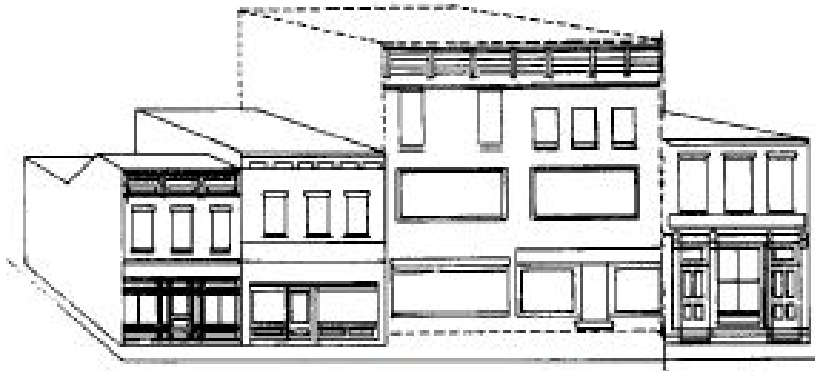




NEW ADDITIONS &  
NEW CONSTRUCTION



*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



NEW ADDITIONS &  
NEW CONSTRUCTION



NEW ADDITIONS &  
NEW CONSTRUCTION





NEW ADDITIONS &  
NEW CONSTRUCTION





NEW ADDITIONS &  
NEW CONSTRUCTION



NEW ADDITIONS &  
NEW CONSTRUCTION





NEW ADDITIONS &  
NEW CONSTRUCTION



NEW ADDITIONS &  
NEW CONSTRUCTION





NEW ADDITIONS &  
NEW CONSTRUCTION





NEW ADDITIONS &  
NEW CONSTRUCTION