

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (1) 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 and historical interest and significance. This area, to be called the Third Lake Ridge Historic District, shall be described in general 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 with Subchapter D of this Chapter.
- (2) Criteria for the Creation of the Third Lake Ridge Historic District.
In that the Third Lake Ridge Historic District area reflects a broad pattern of social history of Madison and the State and the Upper Midwest, and in that elements within the District meet other designation criteria in Sec. 41.10(2) of this chapter, namely that many of the structures and sites in the District:
 - (a) Are identified with historic personages or with important events in state or local history; and
 - (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;The area described by the map and legal description shall be designated a historic district.
- (3) Historic Resources in the Third Lake Ridge Historic District.
 - (a) Designated Landmarks.
 - (b) Designated Landmark Sites.
 - (c) Properties constructed during the period of significance, 1850-1929.
- (4) Standards for New Structures in the Third Lake Ridge Historic District - Parcels Zoned for Employment Use. Any new structure on parcels zoned for employment use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) Gross volume.
 - (b) Height.
- (5) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Employment Use. Any exterior alterations on parcels zoned for employment use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) Height.
- (6) Standards for New Structures in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use. Any new structures on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) Gross Volume.
 - (b) Height.
 - (c) The proportion and rhythm of solids to voids in the street facade(s).
 - (d) The materials used in the street facade(s).
 - (e) The design of the roof.
 - (f) The rhythm of buildings masses and spaces.

- (7) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Mixed-Use and Commercial Use.
- (a) Any exterior alterations on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (a) Height
 - (b) Alterations of street façade(s) shall retain the original or existing historical proportion and rhythm of solids to voids
 - (c) Alterations of street facade(s) shall retain the original or existing historical materials.
 - (d) Alterations of roof shall retain its existing historical appearance.
- (8) Standards for New Structures in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use. Any new structures on parcels zoned for mixed-use and residential use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways: (Am. by ORD-16-00082, 9-15-16)
- (a) Gross Volume.
 - (b) Height.
 - (c) The proportion and rhythm of solids to voids in the street facades.
 - (d) Materials used in the street facades.
 - (e) The design of the roof.
 - (f) The rhythm of buildings and masses.
 - (g) Directional expression.
 - (h) Materials, patterns and textures.
 - (i) Landscape treatment.
- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
- (a) Any exterior alterations on parcels zoned residential use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - 1. Height.
 - 2. Landscape treatment.
 - 3. Rhythm of mass and spaces.
 - (b) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
 - (c) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
 - (d) Alterations of the roof of any existing structure shall retain its existing historical appearance.
 - (e) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.
- (10) Reference to Plan. The public policy guidelines in this subsection derive from a plan entitled “Third Lake Ridge Historic District,” City Planning Department, January, 1978.