CHAPTER 4

Guidelines for New Construction and Alterations to Historic Buildings

I. Introduction

The Commission's guidelines are necessarily divided into several sections. These include: guidelines for new buildings in residential areas and new buildings in commercial or industrial areas; outbuildings both for historic and non-historic buildings within the district; additions to both historic and non-historic buildings; and major or character-changing alterations to historic buildings. The guidelines are intended to touch upon most of the changes anticipated by the Historic Preservation Commission and are meant to offer guidance both to the Commission members, in making their decisions, and to owners or lessees in designing their proposals.

Much emphasis has been placed on changes anticipated within the commercial and industrial areas, largely because those areas are most subject to frequent changeovers in businesses or offices. Signs, storefronts, and additions in these areas are treated in detail. Homeowners or renters are expected to make changes to their grounds, in the form of outbuildings, walls, fences and so on. So these items also are given precedence. Also, there are a number of typical changes undertaken by homeowners, such as the enclosure of porches or the addition of decks, that the Commission believes need to be addressed directly. And finally, there are a number of less significant changes that occur frequently but that also affect the appearance of buildings, which the Commission considers important for emphasis. These include step replacements, the decorative use of lattice and screens, changes in siding or roofing materials, the installation of storm windows and doors, and the provision of new entrances, all of which go beyond mere maintenance and must receive the prior permission of the Commission. A section on recommended landscaping is also appended to this chapter.

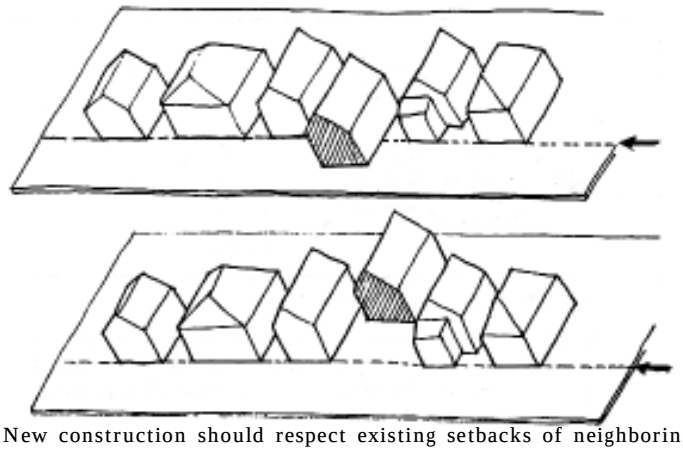
II. New Construction: Buildings. Outbuildings, and Additions in Historic Residential Areas

Residential areas have particular problems over commercial or industrial areas. In Madison, historic residential areas are typically low-density areas, with houses set on relatively large lots, surrounded by lawns, shrubs, and trees. Some residential buildings and parts of residential areas have been converted to commercial use. Nonetheless, the buildings themselves still possess residential attributes. Changes to commercial buildings such as these, therefore, should be considered under this section.

A. New Buildings in Traditionally Residential Areas

New buildings in residential areas should be guided by the existing context. They should relate in terms of orientation, siting, height, materials, and volume to other buildings on the street, both opposite and adjacent. Specific elements to consider are:

1. Siting/Setback: New buildings should respect the traditional setback of other buildings on a street. While conforming with current building code, new houses or buildings should not extend beyond the facade line set by other houses on the street. Similarly, houses should conform to existing lot coverage, again with the bounds set by present building codes.



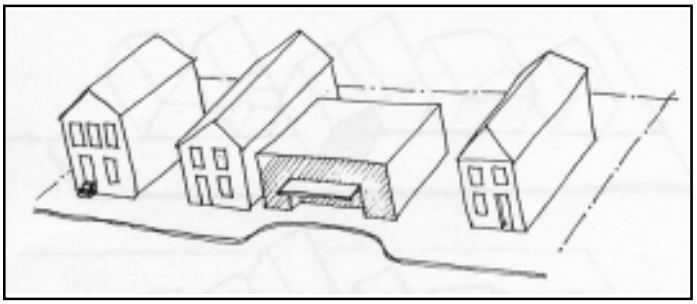
New construction should respect existing setbacks of neighboring properties. Avoid siting forward or back on lots.

2. Orientation: New buildings should repeat the orientation of other buildings on the street when possible. Orientation refers to the placement of the entrance - how do you enter the building? -; the direction of the rooflines - does it match other roofs or is it at odds with other buildings on the street? - ; and the positioning of features such as porches or especially garages. Modern garages should be hidden from general view and not form a prominent feature of a new house in a historic district.

Successful new buildings respect the existing traditions without copying them. An excellent example on the Old Post Road.

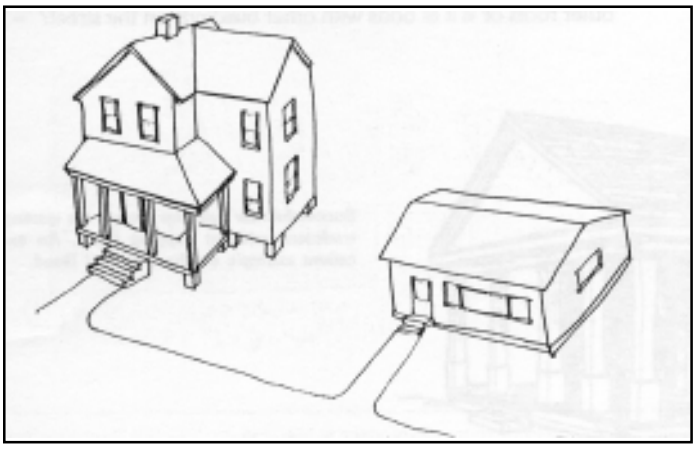
Respect height, roof pitch and orientation, sizes and placement of windows of existing buildings (original building at left).

3. Form/Massing: New buildings should conform to existing precedent in terms of their general form and massing. Roof shapes are particularly important and should be repeated for new buildings when possible. Flat roofs, for example, should never be used in neighborhoods with pitched gable roofs. New buildings should also approximate the general scale and massing of existing buildings. If the new building is to be significantly larger, then efforts should be made to reduce the bulk of the building through setbacks, recesses in the facade, and so on, in order that the building might fit more sympathetically into its context.



The "worst case scenario" in a traditionally residential area.

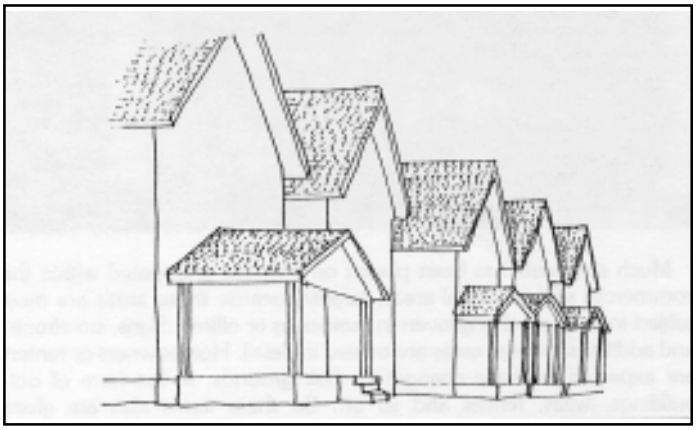
4. Height: New buildings should conform to existing heights of other buildings in the neighborhood. While this often cannot be dictated exactly, the precedent set by other buildings nearby should be adhered to. Surprisingly, the problem is often that newer buildings are lower than traditional buildings. Attempts should be made to match nearby cornice heights and follow existing divisions suggested by building stories. Also, new buildings should mimic historic first floor elevations - usually raised on piers at least two to three feet above grade. The continued use of separate supporting piers rather than continuous foundation walls is also encouraged.



The classic problem of the ranch house in a Victorian neighborhood.

New construction in traditionally residential neighborhoods should carefully match the existing elevation, relying usually on similar piers.

5. Bay Divisions: New buildings should repeat the predominant rhythms set by the bay divisions of historic buildings. Bays are usually defined by windows and doors or by projections on buildings. The predominant rhythm of the neighborhood should be considered prior to the design of new buildings and incorporated as part of their design.



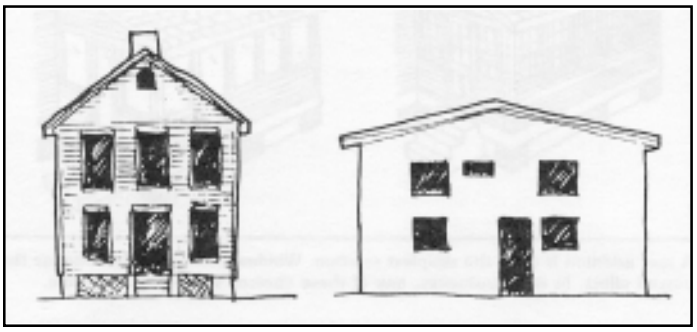
Notice the rhythm of the neighborhood, including elements such as porches.

6. Details: Certain details of existing historic buildings should be considered as points of departure for new buildings. Prominent gabled dormers, chimney arrangements, porches, wings or ells, bay windows are all considered elements that might serve as inspiration for new design for buildings in a historic neighborhood. The simple copying of detailing such as gingerbread or decorative shingle patterns would not in itself constitute a sympathetic reuse of existing elements.

7. Materials: Appropriate materials are important to making a new design fit into a historic neighborhood. Wood buildings predominate in Madison's residential neighborhoods and should generally be considered for new buildings as well. Better-quality artificial sidings generally match the material appearance of wood and could be considered for use in new buildings. Also, there is sufficient precedent for brick to allow for its use on new construction as well. Generally, artificial stucco and concrete block are not considered appropriate materials for larger new buildings in historic neighborhoods.

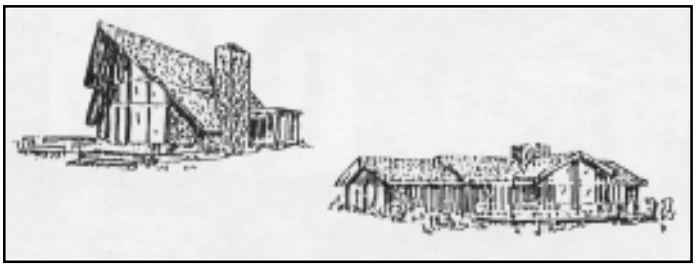
8. Windows/Doors: The rhythm of windows and doors, as described often by bays, should be considered for new design in historic residential neighborhoods. The relationship of window to wall space should also be considered. Houses with large expanses of glass, for example, would generally not be considered appropriate in historic neighborhoods.

Even a multi-family unit can blend into an existing neighborhood with the right attention to materials, rhythm, elevation above ground level, and orientation. This example borrows from the front-gable-side-wing building type so common in much of Madison.



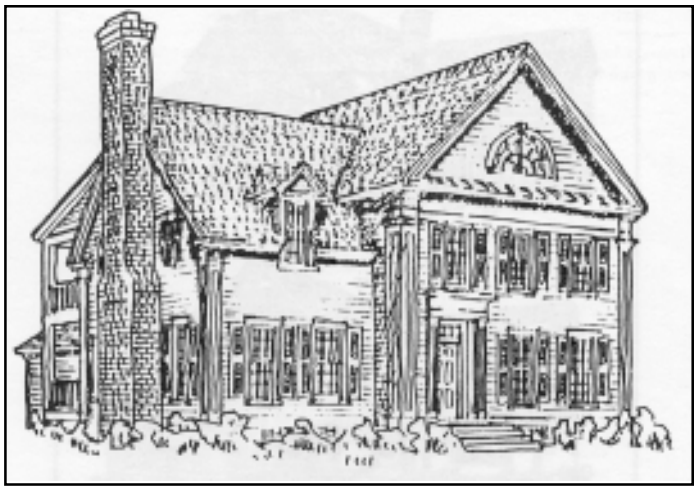
Repeat or otherwise suggest the typical arrangement of windows and doors in the neighborhood. Avoid this.

9. Style: The style of a new building is generally not dictated by the Historic Preservation Commission. Owners are free to design in styles that otherwise meet more basic standards described above. However, the Commission strongly recommends that new buildings avoid too strict a stylistic association. Usually paired-down examples of traditional building forms are preferred. However, historically accurate "neo- traditionalist" homes - that is, houses that specifically copy historic examples - will be considered, as long as the building type proposed is in keeping with regional or local traditions. For example, I-houses would be considered a possibility; raised Gulf-coast cottages would generally not be approved.

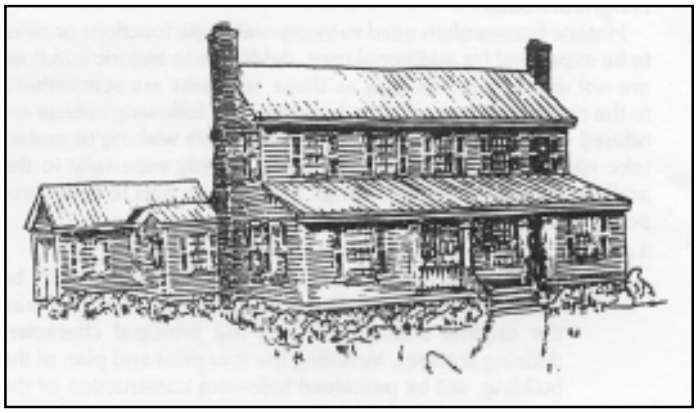


Avoid styles and shapes clearly out-of-keeping with the historic surroundings.

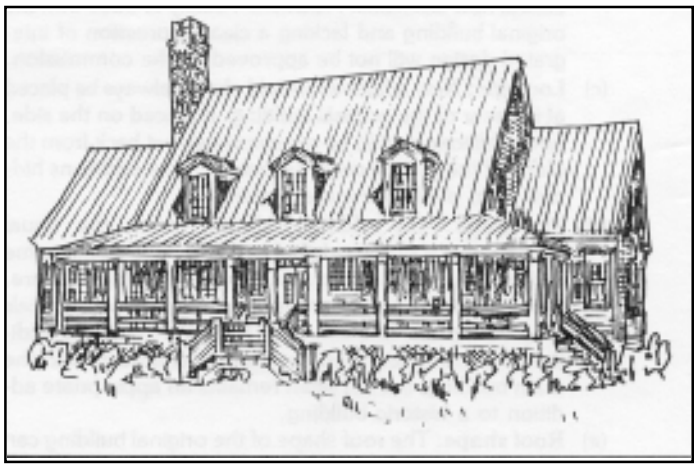
Newly re-introduced "Victorians" could be appropriate in many neighborhoods – especially designs based directly on older patterns such as those advertised in the *Old House Journal*. Be certain that details, such as elevation, porch trim, etc. are carefully thought out.



Traditional house forms, such as this Greek Revival house based on a design in *Southern Living*, would usually be appropriate.

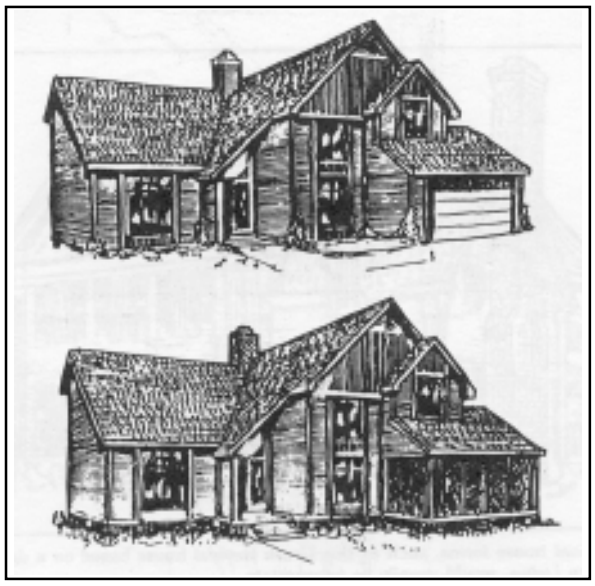


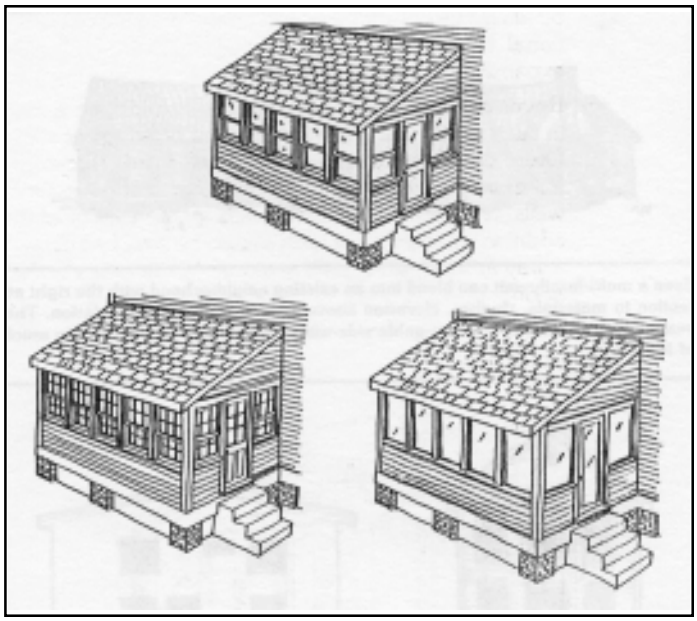
A revived I-house. also based on a *Southern Living* design – again appropriate to the region. Keep such historical revivals simple and respect the existing scale of the neighborhood.



Avoid copying regional styles out-of-place in Madison, such as this "Low Country" house.

Style is not the issue! General form, orientation, materials, etc., are far more important. Note how this standard design for a "contemporary" house can be adapted to fit better into the historic district. Changes include: elevation of the building on piers; placement of the garage in the rear and substitution of a porch for the garage on the front; substitution of brick for hardboard on the chimney; use of a panelled rather than carved door.





A rear addition is often the simplest solution. Window treatments can change the overall effect. In most instances, any of these choices would be acceptable.

B. Additions to Historic Buildings in Traditionally Residential Neighborhoods

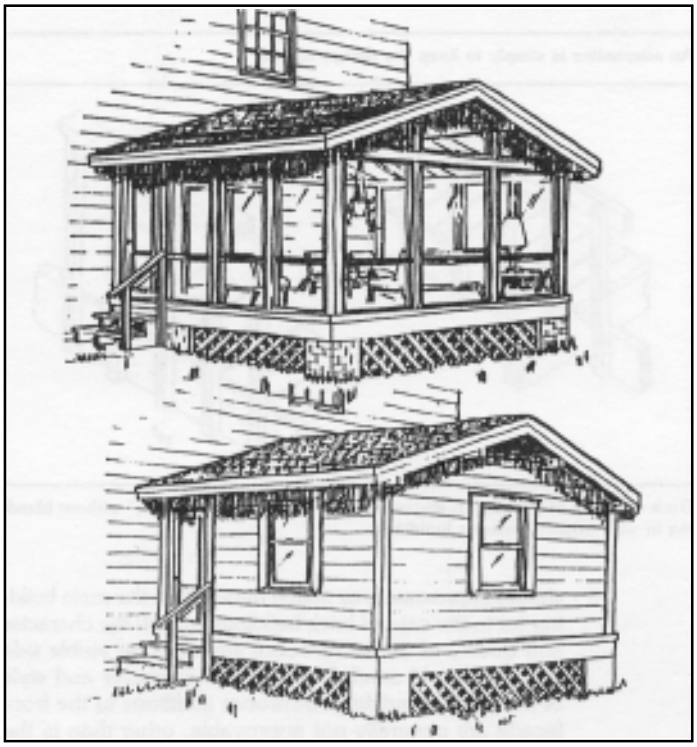
Historic houses often need to incorporate new functions or need to be expanded for additional uses. Additions to historic buildings are not discouraged as long as those additions are sympathetic to the original character of the building. The following criteria are offered as guidelines for owners and residents wishing to undertake sympathetic additions. The criteria apply especially to the addition of new rooms and wings, but apply in part to other proposed features as well.

1. New Rooms and Wings:
   (a) Scale: The overall scale of a new addition should be carefully considered. Does the new addition overwhelm the original building? Would the principal character-defining features, including the footprint and plan of the building, still be perceived following construction of the new addition? Additions that overpower or obscure original buildings will not be approved.
   (b) Alignment: Efforts should be made to visually tie the addition to the original building. Alignment of sills, cornice heights, window heights, etc, are all important to successful new additions. Additions visually at odds with the original building and lacking a clear expression of integrated design will not be approved by the Commission.
   (c) Location: New additions should almost always be placed at the rear of the original building. If placed on the side, new additions should be conspicuously set back from the plane of the main facade. Generally, new additions hidden from public view are preferred.
   (d) Materials: New additions should match the visual characteristics of the original building. Use of the same materials often helps tie a building to the original core. However, there are instances when contrasting materials may be a preferable solution. A glazed sunroom addition, for example, often contrasts in character with the main building, but still often remains an appropriate addition to a historic building.
   (e) Roof shape: The roof shape of the original building can often provide a point of departure for new additions. Generally, low-pitched roof additions would not be preferred for buildings with a conspicuously pitched roof or roofs.
   (f) Setbacks: New additions should generally be set back from the plane of the wall to which they are attached. Extensions of houses should be expressed by a significant break in the

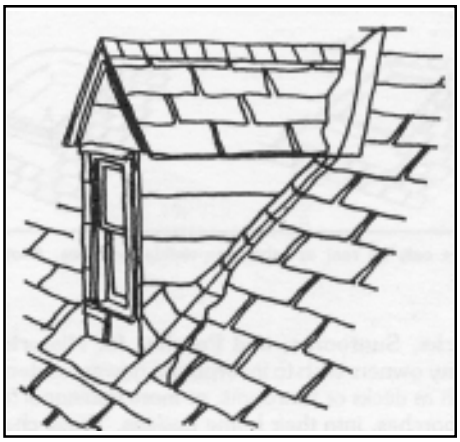
Traditional additions provide a model for new ones, as on these two examples from East Washington Street. The second example is a modern, mostly glass addition that clearly complements the original structure.

plane of the wall. Simply extending a building's width, for example, by the provision of additional bays is not the preferred method for house expansion.

(g) Reversibility: Ideally, new additions should be added in such a way that if they were to be removed at some future date, this could be easily carried out. Additions, for example, might be built over the existing exterior walls, preserving the exterior walls on the interior of the addition when possible. Sills should be attached in such a way as to allow for later removal. While new window or door openings may be made, old openings should be preserved whenever possible.

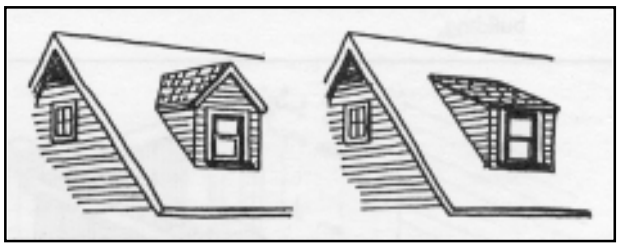


A “stock” sunroom or addition can often be added without any damage to the original structure. Pay attention to details, such as piers, roof shape, and, in this case, brackets, to help the addition blend in.



Rely on professional contractors to ensure the proper installation.

Usually fully “stylistic” dormers are discouraged.



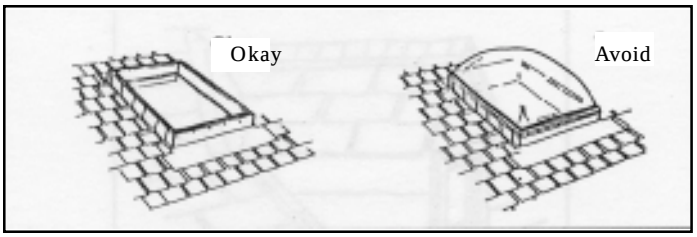
Generally make dormers simple and place on the rear of the building.

2. Dormers and Other Rooftop Additions: Owners often "build up" when they want to expand their houses. Unused attic spaces, especially with the addition of modern heating and cooling systems, can easily be converted to living space. Ideally, existing dormers and gables should be utilized in order to preserve the existing character of buildings. In other cases, new dormers or roof windows (skylights) may have to be added. The raising of the roof and the provision of a second floor in this manner is considered an inappropriate treatment.

   (a) Dormers: Ideally, new dormers should be added to the rear of a building, in places where they are not easily visible from public rights-of-way. A variety of dormer shapes are possible, though efforts should be made to match the dormer shape to the shape of the roof. New dormers on the front of a building are possible, if other methods of expansion have been considered and for some reason cannot be carried out. In this case, dormers should generally match the appearance of existing dormers, or should follow conventions set by other buildings of the same period and style. Harshly contemporary dormers on the fronts of buildings would generally detract from the overall historic character of the building.

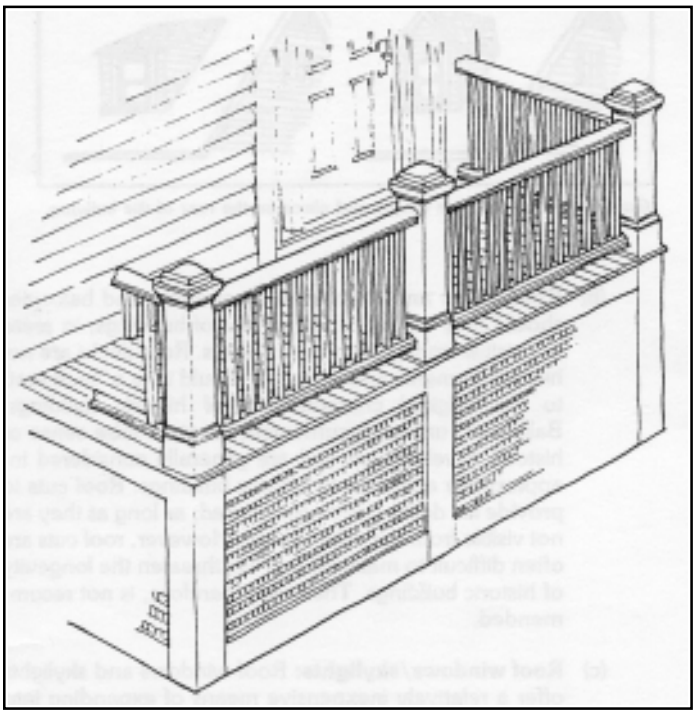
   (b) Roof decks and balconies: Roof decks and balconies should only be added to the rear of buildings, in areas not visible from public right-of-ways. Roof decks are not historic elements and therefore should take a "back seat" to the original characteristics of historic buildings. Balconies, unless documented, create a false sense of historic development and are generally considered inappropriate additions to historic buildings. Roof cuts to provide for decks can be considered, as long as they are not visible from the right-of-way. However, roof cuts are often difficult to maintain and will threaten the longevity of historic buildings. Their use, therefore, is not recommended.

   (c) Roof windows/Skylights: Roof windows and skylights offer a relatively inexpensive means of expanding into attic spaces, or providing additional light for darker interior spaces. Generally speaking, skylights or roof windows should only be placed on inconspicuous facades. Their use on the fronts of buildings is considered an inappropriate treatment. "Bubble-top" skylights are considered inappropriate changes. Ideally, skylights should be flat, and project minimally above the roof.



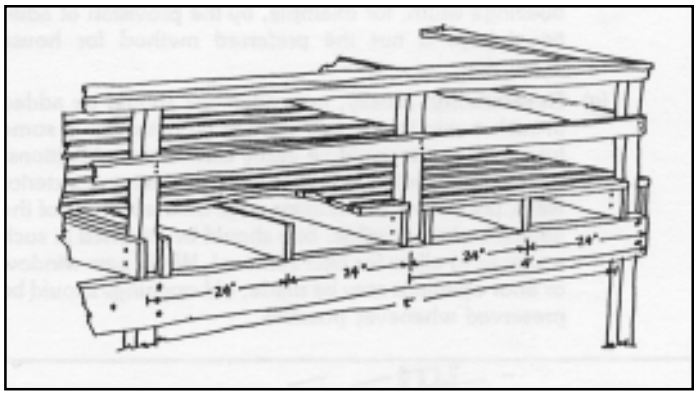
Place skylights only on rear or other non-visible locations. Avoid "bubble-top" skylights.

3. Decks, Sunrooms, and Porches for Historic Buildings: Many owners wish to incorporate newer residential features, such as decks or sunrooms, or more traditional features, such as porches, into their home designs. These changes can be carried out sympathetically and in character with historic buildings. Such additions are not discouraged by the Historic Preservation Commission.
   (a) Decks: Decks, which are a relatively recent fashion, should be added only to the rear of buildings (where most people want them anyway) and generally out of view of the public. The design of decks can be strictly contemporary, or owners may wish to mimic features of the historic houses. Many decks, for example, might base their detailing on porch detailing of the original house. Generally speaking, stock deck kits, often with applied exterior balusters, are not considered appropriate for historic neighborhoods. Decks ideally should have their detailing painted to better match with the house. Balustrades generally should have bottom and top rails, with simple balusters between. Lattice and other details can further help tie in decks with the main body of the historic building.

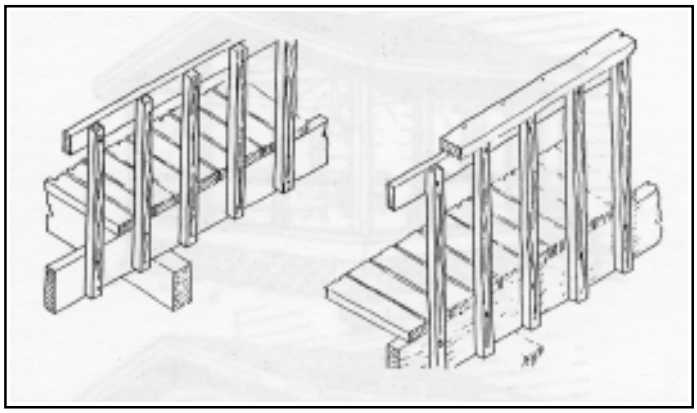


Ideally, decks can be made to "blend-in" with the building.

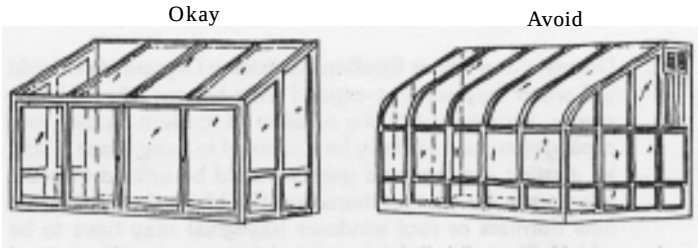
   (b) Sunrooms: Both modern and traditionally designed conservatories or sunrooms are approvable additions to historic buildings. They should nearly always be placed at the rear, especially if of contemporary design. Materials should approximate or match materials of the main building (or in the case of brick buildings, match the character and quality of trim). Sunroom additions on visible side facades should carefully match the character and style of the original building. Sunroom additions to the front facade are generally not approvable, other than in the case of existing porch enclosures (see below). Modern, prefabricated sunrooms can be



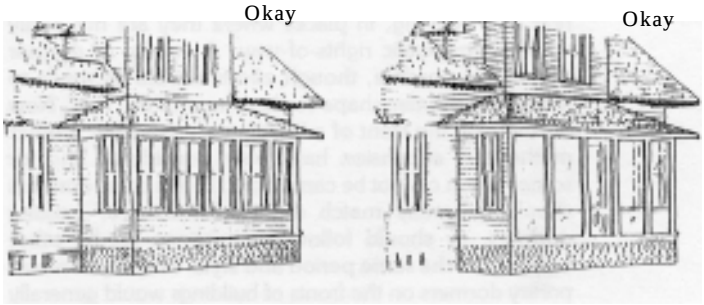
An alternative is to keep the design simple.



Deck detailing of this kind is discouraged as too overtly "modern," without blending in with original historic buildings.



Simple "stock" contemporary sunrooms are usually fully acceptable on rear elevations. Avoid, however, more modern curved shapes.



A sunroom on the side can either be traditional or more contemporary, taking care to relate the addition to the main building in other ways.

appropriate as long as they conform in terms of their general lines or color with the main building. Curve-roofed, clearly modern sunrooms are generally not approved.

(c) New porches: New porches are permitted for historic buildings. As with decks and sunrooms, they generally should be added to the rear of historic buildings. Unless their historic existence can be documented, new porches for the main facades of historic buildings will usually not be approved by the Commission. Porch designs should be simple and generally in keeping with the period and style of the building. Usually new porches should be so simple as to lack any stylistic character altogether.

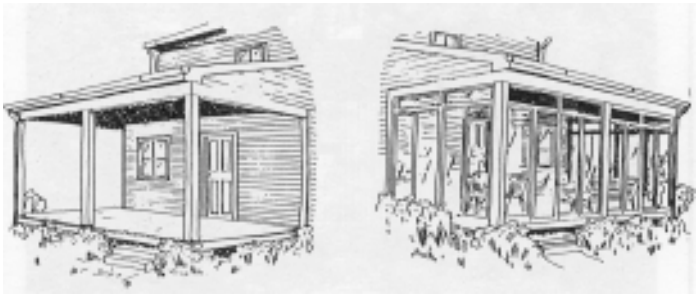
4. Porch Enclosures: Many owners and residents wish to enclose porches for more comfortable use. Both screening and glazing are approvable changes, as long as such enclosures are carried out in a way sympathetic with the original building and, more importantly, in a way sympathetic with the original porch. Generally, screening, which is a more traditional treatment, is more easily approved than glazing, which has a more dramatic effect. Glazing of prominent front porches is highly discouraged. Glazing of rear or side porches has less impact and is therefore considered less detracting from a building's historic character.

(a) Glazing of porches: Existing porches can be glazed, or provided with windows, in a number of ways. One method is simply to install large sheets of plate glass and otherwise keep existing details - ideally including balustrades - in place. This is a highly recommended treatment - if glazing is to be undertaken especially for side and rear porch enclosures.

A second method is to install windows, either large paned or multi-paned, creating either another room or a traditional conservatory or sunroom. Again, some modern treatments, such as plate glass, are approvable, especially when the porches are not on the front of the building. Ideally, existing details, including posts or balustrades should be incorporated into the design, or be maintained even if hidden by new sheathing elements.

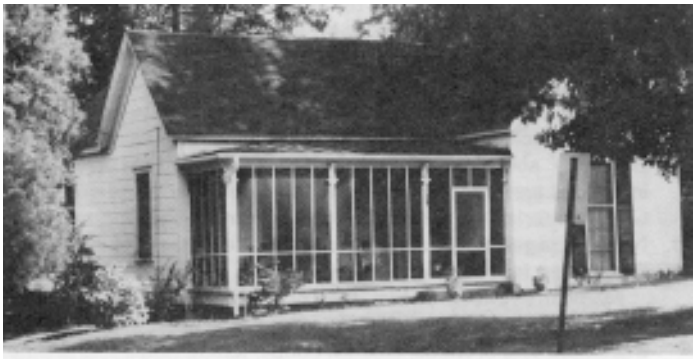
(b) Enclosure of porches: The full enclosure of porches for other uses is generally not encouraged. Front porch enclosures often detract from the overall historic character of buildings. Rear enclosures are less character altering and will generally be approved, as long as original materials and qualities of the building are preserved. Should a porch enclosure prove a necessity, it should be undertaken in such a way as to preserve original qualities and materials of the porch. These would include elements such as posts or columns and balustrades.

(c) Screening of porches: The screening of porches, either front porches or secondary porches, is generally an approvable treatment. The screening should be done in a traditional way, showing concern for the preservation of original elements whenever possible. Usually, the original balustrade should remain in place.



Either traditional sash or contemporary glazing are acceptable choices, especially if the porch is on the side or rear.

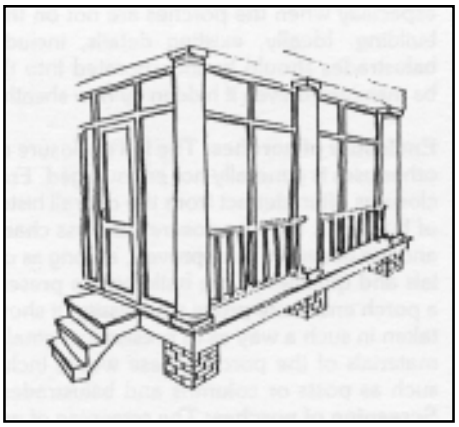
Porches have traditionally been infilled. Compare with the illustration of the same Prairie-Style house on page 74).



Screening porches is an old Southern tradition.

C. New Additions to Non-Historic Buildings in Traditionally Residential Areas

Changes to non-historic buildings and intrusions are also regulated by the Historic Preservation Commission. Owners wishing to make additions to their buildings should consider the overall character of the district as well as the character of their own buildings. Generally, changes that attempt to create a false sense of historic character are not encouraged. For non-historic buildings, owners should appreciate the existing character of their buildings and use that for a point of departure for new design. Ranch-style houses, for example, should have additions in keeping with the original designs. This would apply to room additions, porch enclosures, and decks as well as other types of



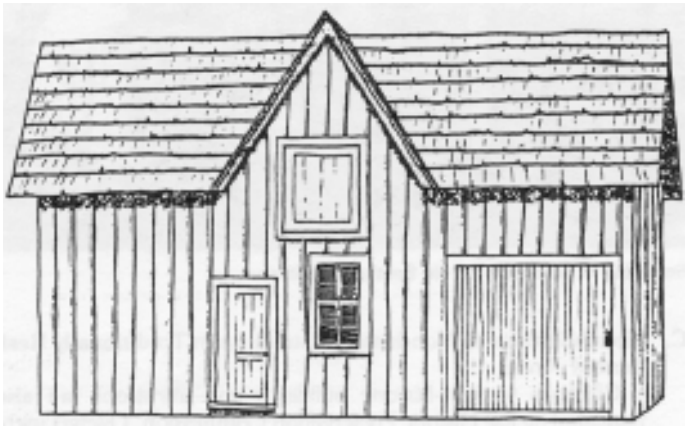
Always attempt to place screening behind posts and balusters.

changes. The general rules for sympathetic new additions set out for historic buildings apply as well to non-historic buildings (please consult above).

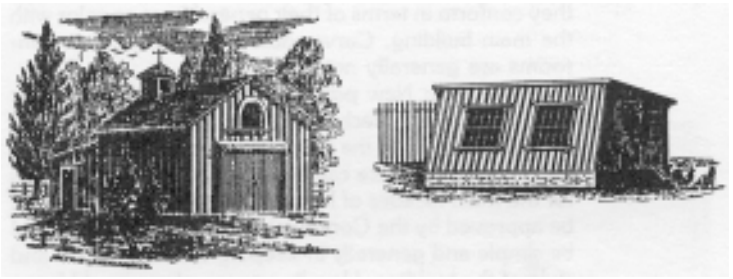
In some instances, more dramatic remodeling may allow for building more in keeping with the historic character of the neighborhood. Owners wishing to expand smaller post-1940s houses, for example, might consider designs that match the scale, height, massing and other characteristics of their historic environment. In such cases owners should consult "Guidelines for New Buildings" above, and follow the same prescriptions. Owners of intrusions are especially encouraged to consider those guidelines when undertaking major changes or remodeling.

D. New Garages and other Secondary Buildings for Historic Properties in Traditionally Residential Areas

Madison's Historic District once possessed far more secondary buildings than it does today. The last few years have witnessed a dramatic loss of sheds, chicken coops, tenant houses, and other structures that once helped define the character of the town. The preservation of features such as these -at least within reasonable limits - is highly encouraged by the Madison Historic Preservation Commission. New buildings, also in keeping with traditional designs, are also allowed and encouraged. This section helps establish guidelines for the introduction of such features.



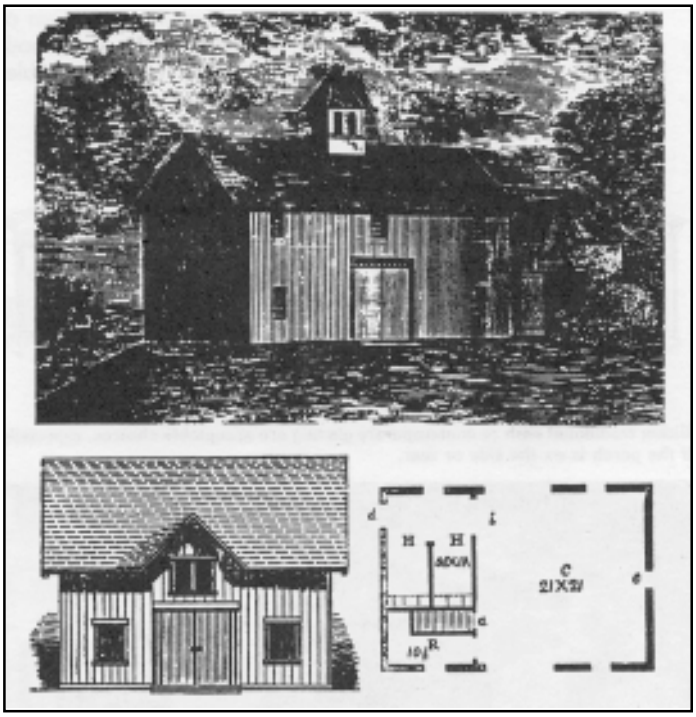
1. Sheds: Most historic houses in Madison had sheds, either for agricultural purposes or simply for storage. Traditional sheds took several forms. Such forms provide prototypes for new sheds, now often necessary for the storage of lawnmowers and other tools. The use of metal or plywood prefabricated sheds is discouraged and generally not approvable. All sheds should be placed inconspicuously out of the public view.



Two 19th-century designs for a carriage house and a “poultry house.”

Try to avoid “stock” metal sheds.

2. Barns: Larger buildings, such as barns and carriage houses, also were typical of historic Madison. Owners wishing to make significant additions to properties, either for storage or for residential or other use, might consider such traditional forms for their new buildings. Barns might be considered as prototypes for modern garages as well.

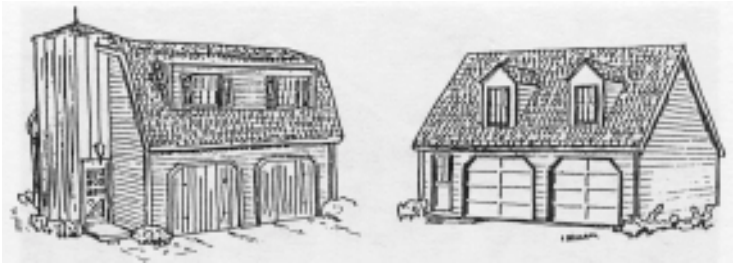


3. Garages: Garages were a new building type of the early 20th century. Many early owners of cars (and present owners as well) relied on carriage houses or barns to protect their vehicles. Now, garages are often built as substitutes.

Generally, owners should attempt to follow traditional practice when building new garages on their property. Historic garages provide useful prototypes for new designs, as demonstrated by a number of modern garages in Madison. Ideally, new garages should

be simple in design and not make a major "statement." However, there are a number of historic, early 20th century garage designs that owners might consider for design inspiration.

Historic garages, many dating to the 1920s, provide good models for newer garages. An example of a newer garage in a traditional style is shown here.



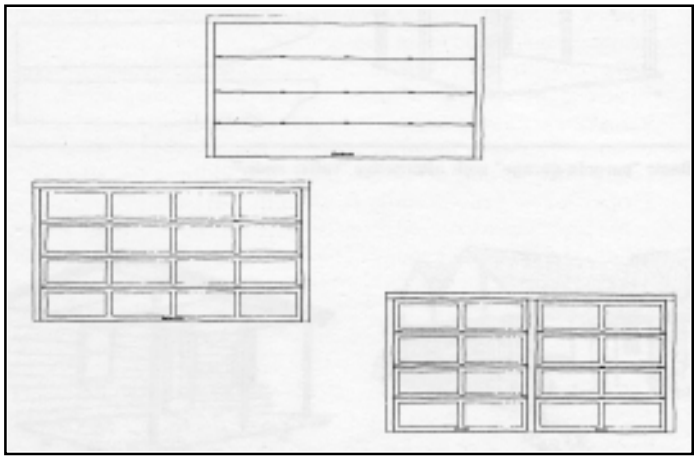
Too phoney "barn-like"

Better – the doors could be improved

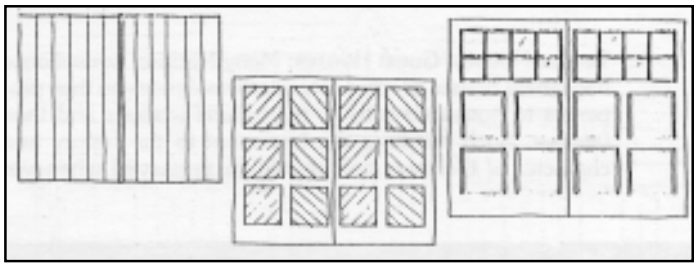
A good approach, except for the barn-like roof and obviously overhead doors

The best solution: roof, doors, orientation all well considered

Stock plan designs can be adapted for approximate garages, sometimes with minor modifications.



For overhead, track-type doors minor modifications can help – notice the improvement from top to bottom.



All three of these door designs would be appropriate for new garage doors.

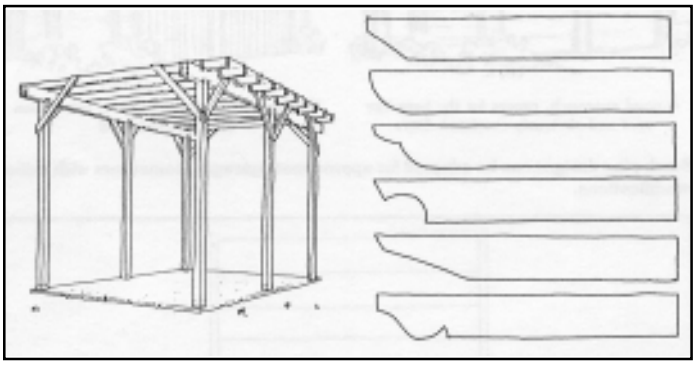
Always, garages should be placed inconspicuously on lots, and should be oriented to drives or to secondary streets. In no case should they be placed at the fronts of lots on major thoroughfares.

4. Carports/Porte Cocheres: Modern carports are not really traditional structures at all. However, there is some 19th century precedent for protective roofs, mainly for carriages, and this practice was incorporated into many post-automobile houses as well. These are called porte cocheres.

Owners may in some instances wish to consider freestanding carports or attached porte cocheres for historic houses. Generally, new porte cocheres are discouraged. In some instances, however, they can be approved. Overall, porte cocheres should be designed to be in keeping with the main house, in some cases following stylistic or historic precedents. A Craftsman-style porte cochere, for example, might be appropriately added to a Craftsman bungalow. Similarly, a Craftsman-inspired pergola, might serve as the basis for a freestanding carport.

Freestanding carports should generally complement the main qualities of the principal building on the property or blend in with other, more utilitarian secondary structures, such as sheds or arbors. Modern metal, prefabricated carports are not usually approvable, though some contemporary designs might otherwise meet the standards of the Commission.

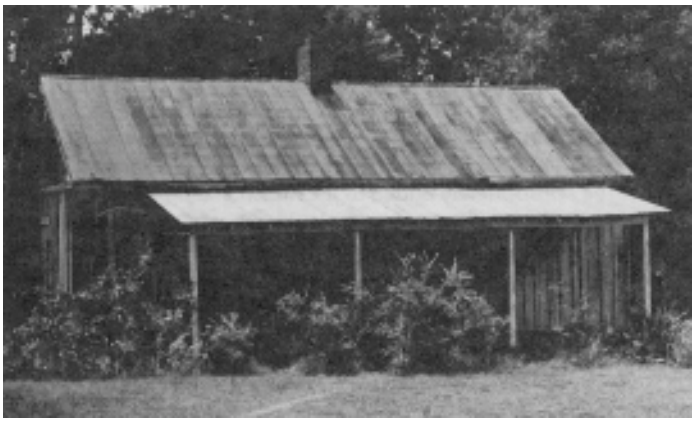
A typical Craftsman-style porte cochere.



Basic “pergola-garage” with alternative “rafter ends.”

Avoid modern carports.

5. Tenant Houses/Guest Houses: Many Madison houses once had tenant houses or other secondary residences on their properties to house servants or agricultural workers and their families. Such buildings are important to the history and character of the town and should be preserved whenever possible. New secondary residences, while intended for servants or, more typical now, for offices or guesthouses, should follow the precedents set out by old tenant houses.



Designs do not need to rigidly copy earlier prototypes, but such prototypes, in most cases, should at least be taken into account. Completely modern buildings, including mobile houses, are generally not considered appropriate for historic residential neighborhoods.

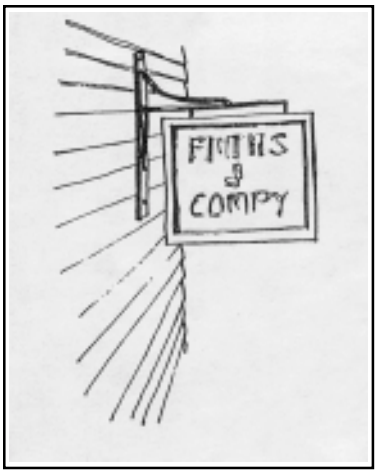
6. Other Secondary Buildings: Madison possesses a number of other secondary structures, ranging from greenhouses, through well houses, to playhouses. Their continued use is encouraged. New buildings for similar purposes should generally follow historic precedent.

E. Garages and Other Secondary Buildings for Non-Historic Properties in the Historic Residential Areas

Non-historic property owners should generally defer to the historic context when undertaking changes. Generally, however, non-historic properties should not consider conspicuously "historic"-looking secondary buildings. Garages should be in keeping with the overall historic character of the non-historic property - a simple, "ranch-house style" garage for a ranch house - but should otherwise follow precedent for historic buildings -i.e., the ranch house garage should be placed at the rear of the property as with historic examples. Prefabricated buildings, such as metal carports or small barn-like storage sheds, are not recommended, even for non-historic buildings, in that such building types detract from the overall character of the historic district. Generally, modern carports, garages, and secondary buildings should be simple and utilitarian in design, stylistically in keeping with the non-historic house, but sited in keeping with historic practices in the town.

F. Signs on Buildings in Traditionally Residential Historic Areas

Many previously residential properties are now used for commercial and institutional purposes. This is particularly true along parts of Main Street, both north and south of the town square. Commercial or office uses often call for identification and advertising signs, which may detract from the historic character of traditionally residential buildings. Generally, signs attached to one-time historic (and non-historic) residences should be small and unobtrusive. Everything should be done to maintain the earlier or historic residential character. Generally, more prominent signs should be placed in front yards or on walkways so as not to impinge upon the building themselves (see below, "Site Features in Traditionally Residential Neighborhoods").



Signs in traditionally residential areas (even residential areas converted to business use) should be small and unobtrusive. See also "Free-standing Signs" below.

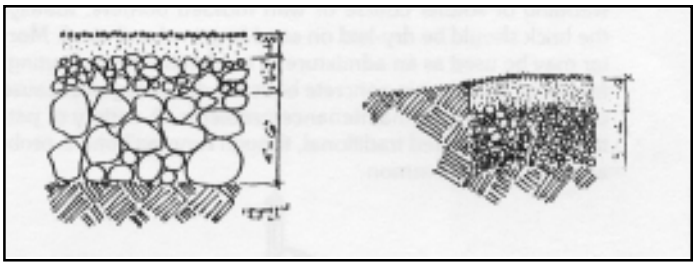
III. Additional Site Features in Traditionally Residential Historic Areas

In addition to major new elements introduced into traditional residential historic areas, the Commission is also concerned with the introduction of what might be considered secondary features. These include elements such as walkways, fences, retaining walls, freestanding signs, parking areas, and lighting, all of which can have a profound effect upon the overall character of historic neighborhoods. The following guidelines are intended to provide guidance to owners undertaking minor landscape and site improvements:

A. New Walkways

Madison possesses a number of historic walkways. These include brick, gravel, cast and poured concrete, and even grass. Ideally, original walkways should be preserved and repaired. In some cases, however, this is either not possible or desirable for the owner. The following are suggested alternatives, which should be considered.

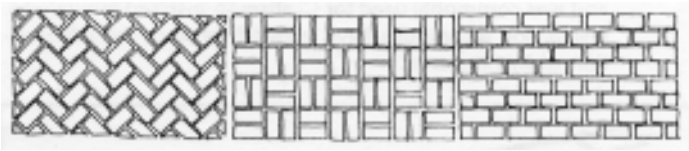
1. Gravel Walks: These are traditional for Madison. They are relatively easy to install, but sometimes difficult to maintain.



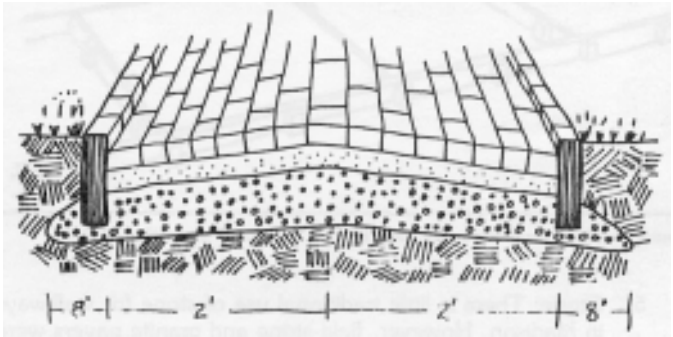
Be certain to build-up a gravel drive with rubble or at least crushed stone. A slight curve or crown will help in maintenance.

A grass walk – probably the grandest of all.

2. Brick Walks: Brick often tends to be overused in historic districts. However, there is a great deal of precedence for brick walks in Madison. Brick walks can be built using a variety of brick types, colors, and patterns. Generally, more "historic" appearing brick is preferred. Brick walks should be edged with standing or soldier

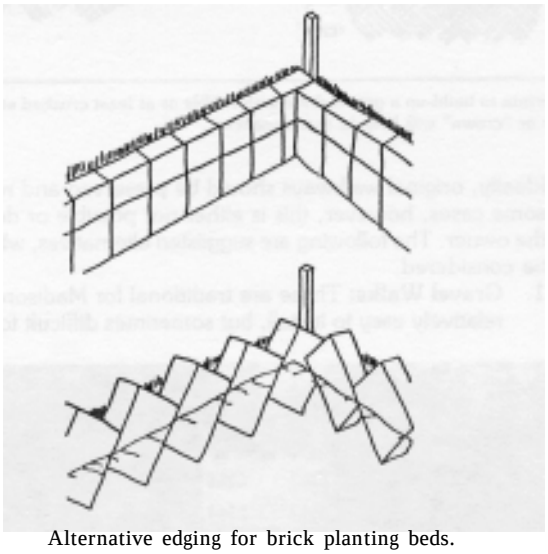


Common brick walk patterns: herringbone, basket weave, running bond.



A good brick walk requires a good gravel or crushed stone base. Be sure to "crown" the walk for better drainage.

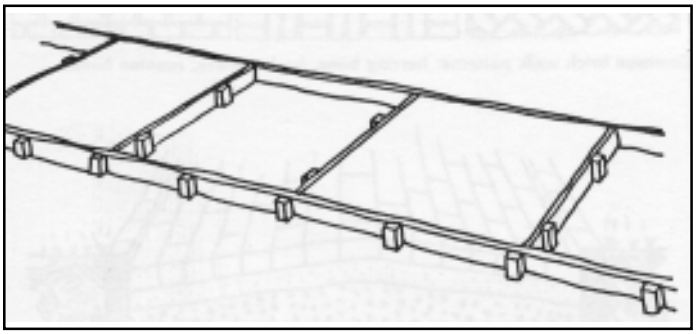
course or with molded borders. Ideally, the brick should be dry-laid on sand or gravel and sand. Mortar may be used as an admixture to sand in the final grouting. Mortared bricks set in concrete beds are discouraged because of appearance and maintenance problems. A variety of patterns are considered traditional, though running bond is probably the most common.



Alternative edging for brick planting beds.

3. Cast Concrete Walks: Cast concrete blocks are a traditional paving material for walkways. Their use began in the early 20th century, and many Madison houses have cast concrete walks. Pavers, usually hexagonal, are still available from masonry suppliers. As with brick walls, existing concrete walks should be repaired whenever possible. New paving blocks should be used to replace damaged or missing blocks. Alternately, new concrete block pavers can be used for new walkways. Installation should follow that for brick walks. In some instances, square or rectangular concrete pavers might also be considered.

4. Poured-in-Place Concrete: Poured-in-place concrete is a traditional paving material for historic houses. It should especially be considered for early 20th century houses, including Craftsman-inspired buildings, Prairie Style houses or Four-Squares. Concrete was highly recommended, for example, by Gustav Stickley in his periodical, The Craftsman, and was commonly used for Craftsman-inspired bungalows. Installation techniques have varied little since the introduction of this material.



Poured-in place concrete walks have been a "tradition" since the 1910s.

5. Stone: There is little traditional use of stone for walkways in Madison. However, fieldstone and granite pavers were widely used paving materials in the region and are appropriate for most historic houses. They should also be dry-laid much like brick and concrete.

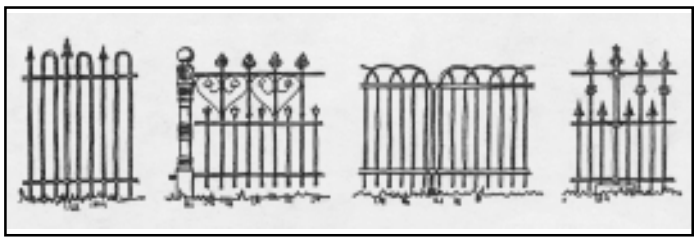
A rare Madison stone walk.

6. Non-recommended Materials: Non-traditional materials, such as asphalt, broken tile set in concrete, or round concrete pavers, are not recommended for walkways for either historic houses or non-historic houses in historic areas.

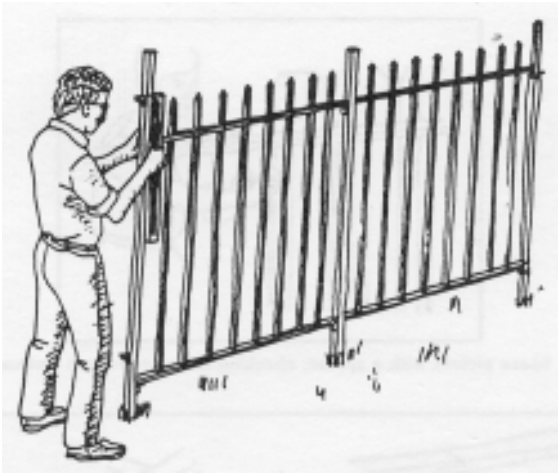
B. Fences

Both iron and wood fences were commonly used in Madison. In fact, the town once had many more fences than it does today, judging from historic photographs and the many low masonry walls that once supported wood fences. Most of the Madison fences were decorative wood, or picket fences, though there are a few remaining wrought iron fences as well. There is also historic precedent for solid plank fences, horizontal board fences and for various wire fences.

1. Iron Fences: Iron fences are actually expensive and only rarely installed today. Owners contemplating iron fences - now usually welded steel -should replicate simple historic designs when possible. Existing metal fences provide good examples. If there is documentation for an earlier metal fence, every effort would be made to duplicate the original.

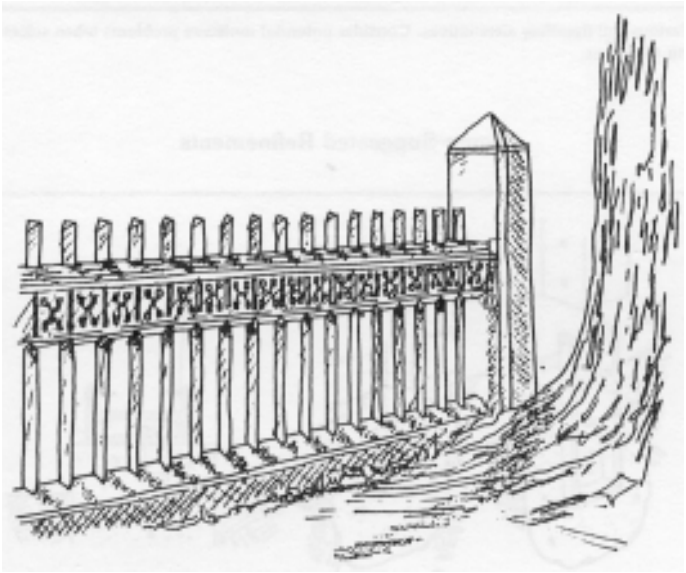


Some typical 19th-century examples of iron fences.



Simple, welded steel fences are often the most appropriate, when earlier fences are not known. Professional installation is recommended.

2. Wood Fences: Wood picket fences are the most common decorative fences in Madison. Owners wishing to install a wood fence should first consider recreating a known existing fence. Documentation should be sought in old photographs and on the site: often postholes or wails provide indications of earlier fences.



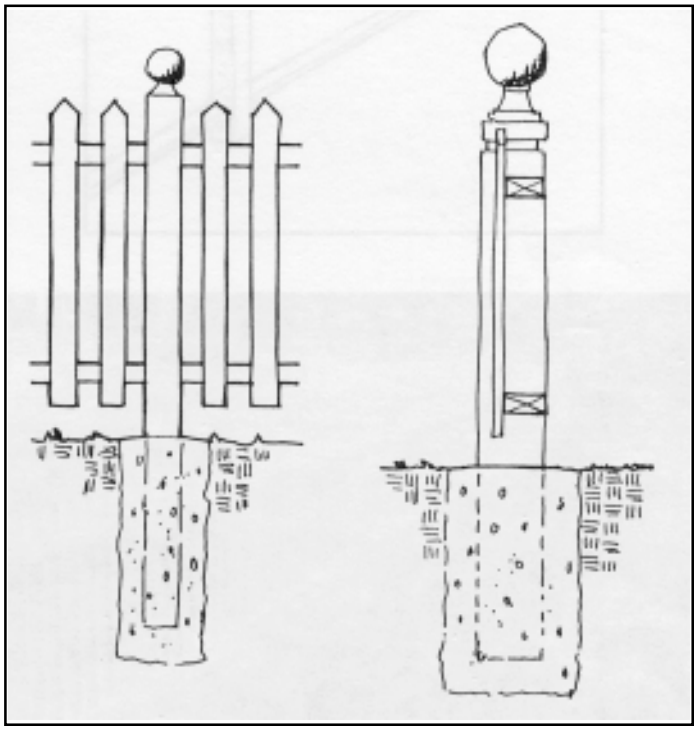
Picket fences generally varied from period to period. Ideally, fence designs corresponding to architectural style or type of the main house should be selected. Greek Revival houses, for example, usually had narrow, square-shaped pickets, usually set between parallel rails and supporting members. Other Greek Revival fences had baseboards meeting the sidewalks. Late 19th century fences tended to be more elaborate. Wider pickets, both with and without baseboards, and decorative sawn pickets, sometimes mimicking balustrades, were also common. Craftsman fences tended toward composite arrangements, sometimes with panels above and lattice below, or with alternating vertical boards. Finally, Colonial Revival fences return to styles of the early 19th century, often with prominent posts and gates.

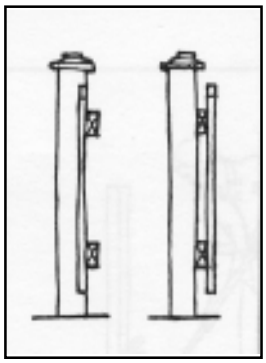
Fences should be installed following long recognized procedures. Treated material is highly recommended, as are galvanized nails. Boards can be prepainted or prestained to promote longevity. Heights vary, but pickets generally range between three and four feet. Posts may be flush with the pickets or may be set back. They may be prominent features of the design, or generally hidden from view. Fences should be detailed to avoid water penetration.

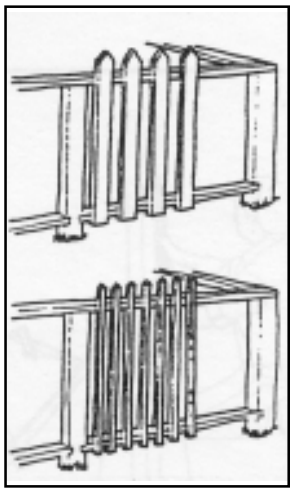
Some traditional picket fences, especially for more modest buildings, might be left unpainted. Various waterproof coatings will help to protect the life of such fences.

Picket fences are generally not appropriate for post-1940s houses with some exceptions. Picket fences would be inappropriate for most modern brick ranch houses. Prefabricated, especially thinner, wood picket fences are often inappropriate for historic buildings. Pickets should be at least 3/4 inches thick. Half-inch thick prefabricated pickets often look out of character with historic districts.

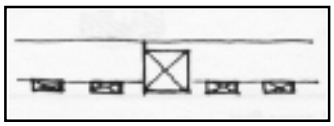
A Simple Fence





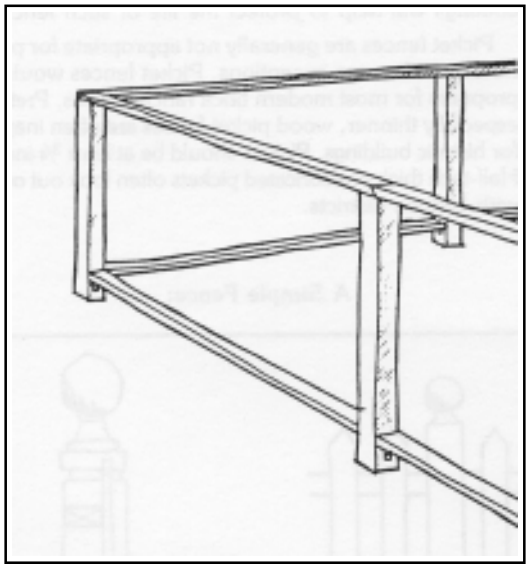


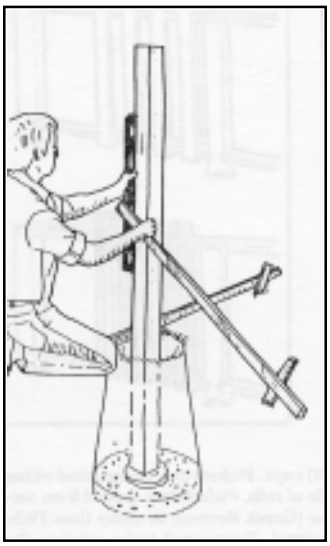
Posts, placed no more than 8 feet on center, are set in concrete, with a "crowned" top to promote drainage. Posts have simple ball (top) or slightly sloped plain wood (center, left) caps.

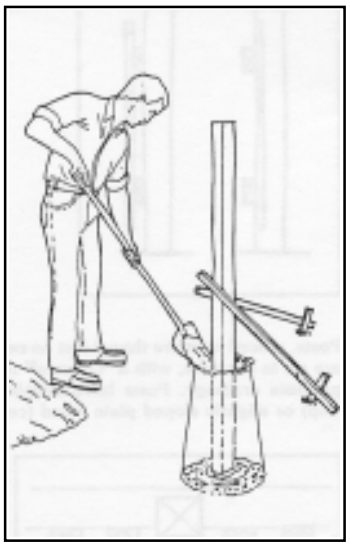


Pickets can be mounted to either side of rails. Picket sizes ranged from narrow (Greek Revival) to wider (late 19th-century). Posts need to be set into the ground approximately 1/3 their length.

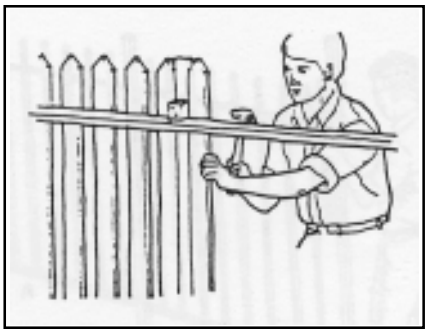
Building the Rail and Setting Posts



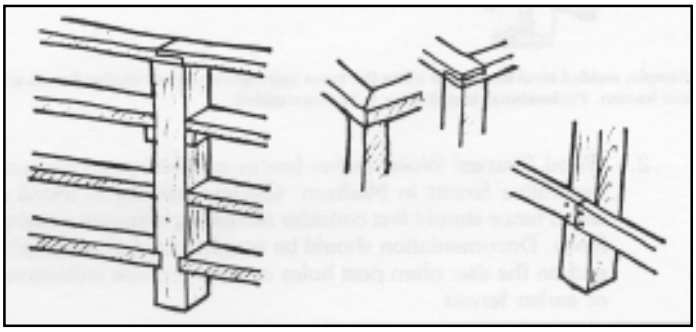




The posts and rail come first.

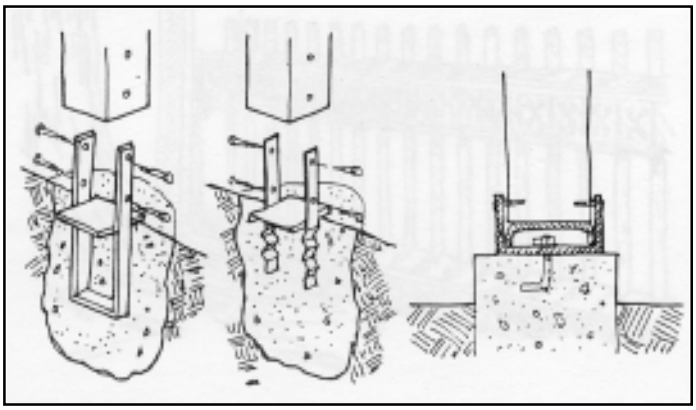


Space pickets with a spacer, checking that they remain vertical.

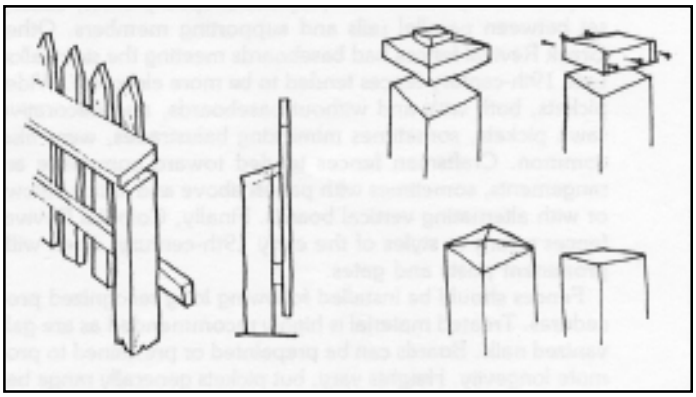


Various rail detailing alternatives. Consider potential moisture problems when selecting detailing

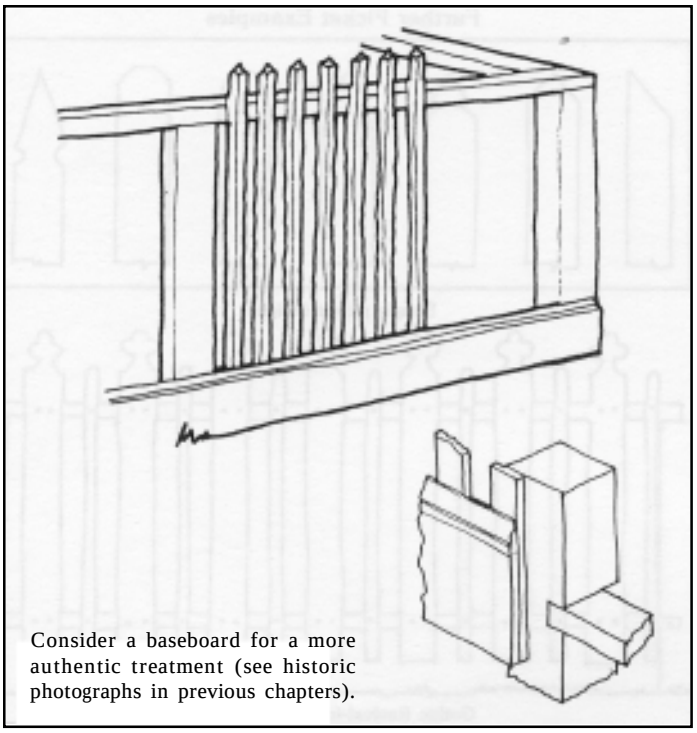
Some Suggested Refinements



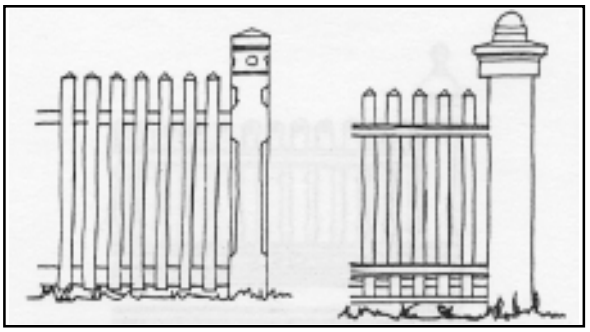
Consider metal anchors to avoid later decay. Otherwise, use treated material, especially for posts.



Slope upper rail and either bevel or use standard metal caps for posts. Avoid flat post-top as shown at bottom right.



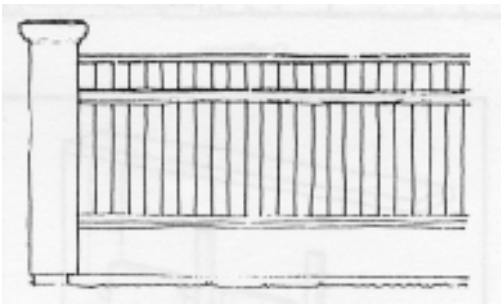
Consider a baseboard for a more authentic treatment (see historic photographs in previous chapters).



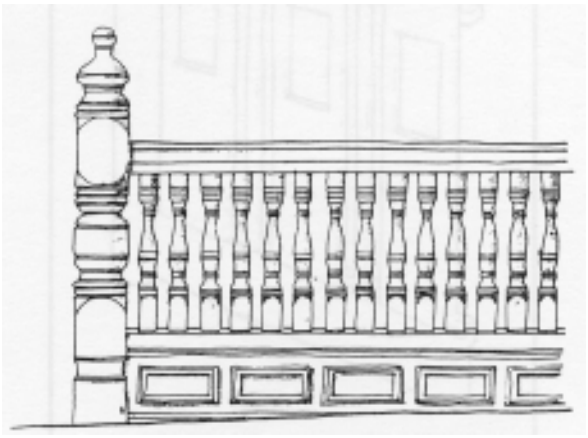
A built-up post is often preferable (see illustration bottom left).

Some Alternative Styles

dowels – Greek Revival

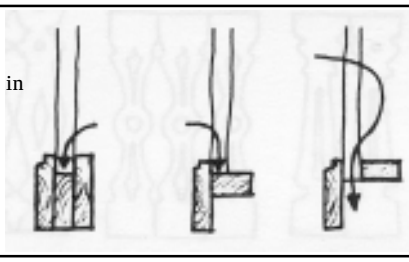


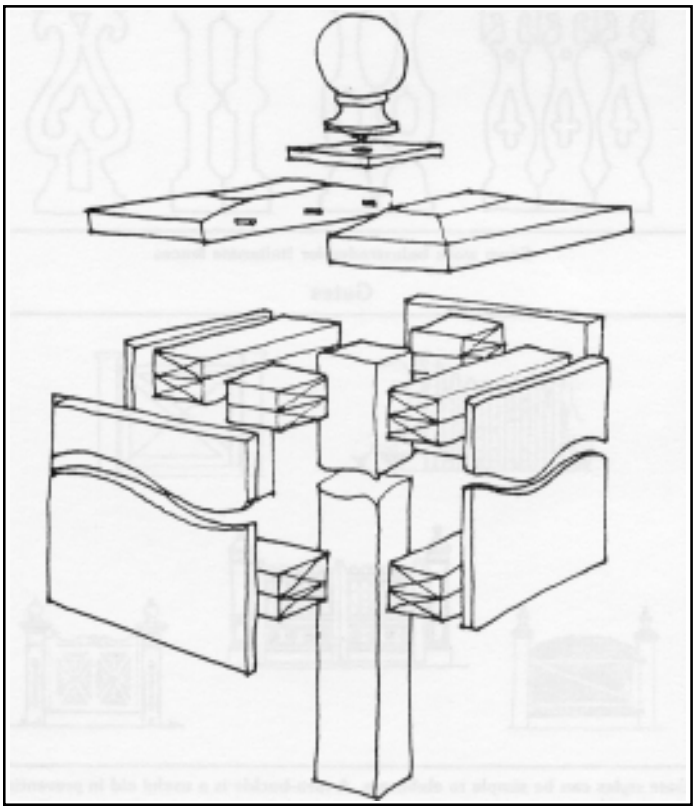
fence with rail – Greek Revival and later

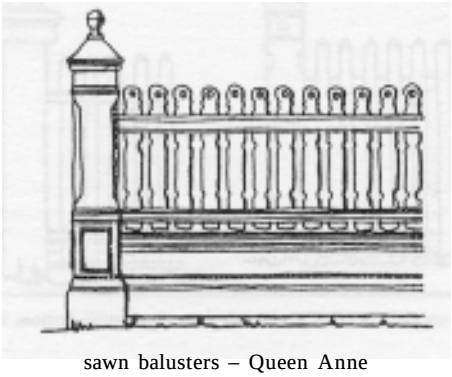


turned balusters – Italianate

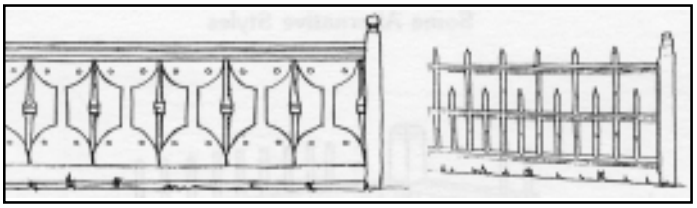
Consider water run-off in your baseboard design.



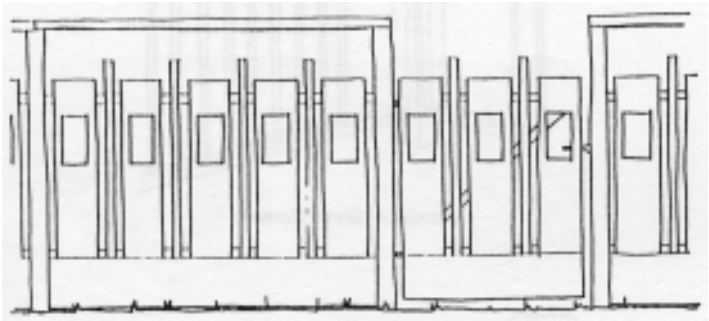




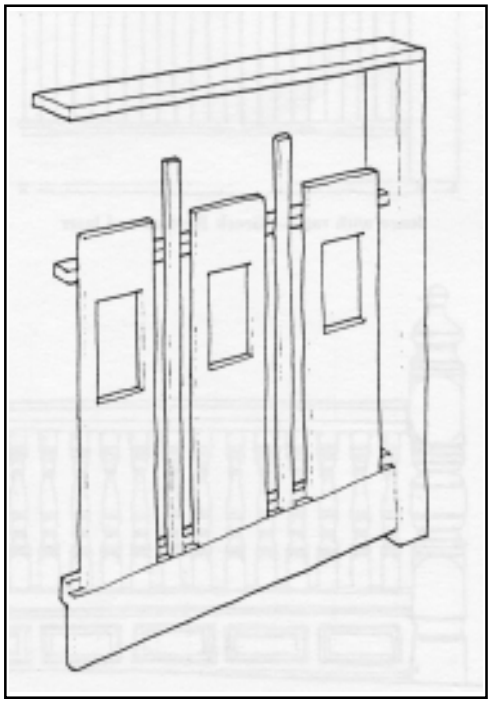
sawn balusters – Queen Anne



Queen Anne/Folk Victorian

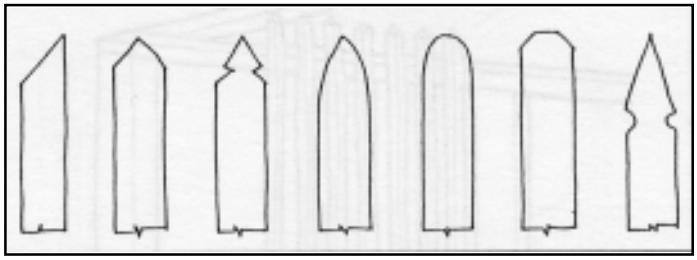


Craftsman

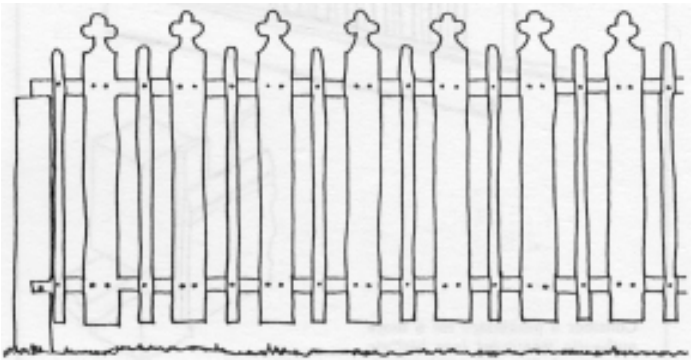


A detail from the Craftsman example

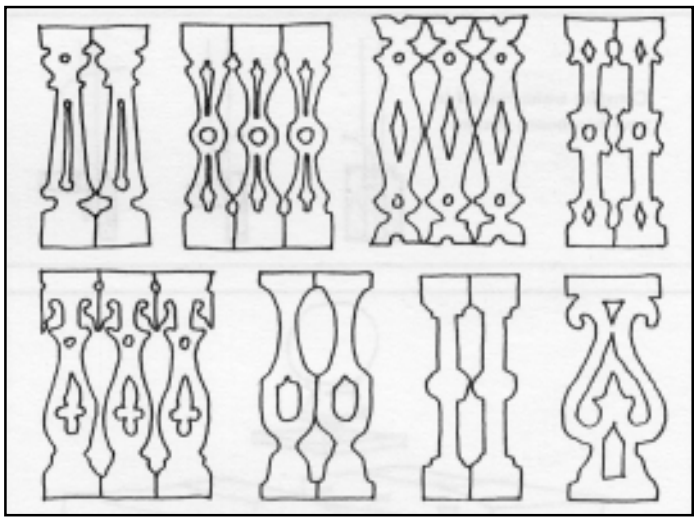
Further Picket Examples



Simple picket designs

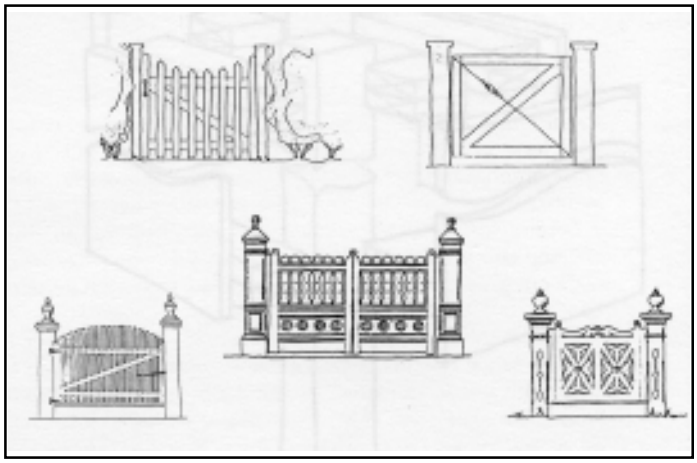


Gothic Revival-inspired pickets

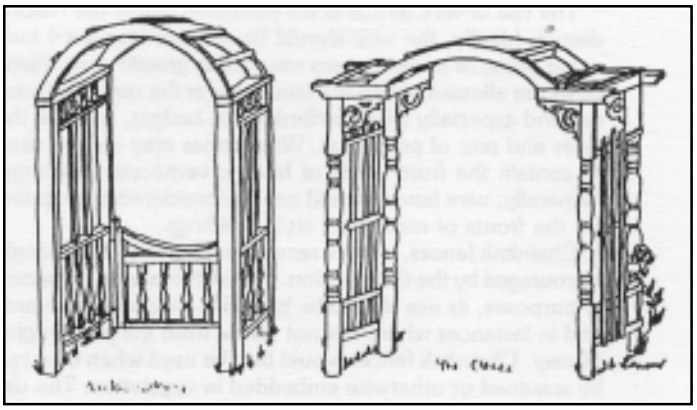


Sawn work balustrade for Italianate fences

Gates



Gate styles can be simple to elaborate. A turn-buckle is a useful aid in preventing sagging.

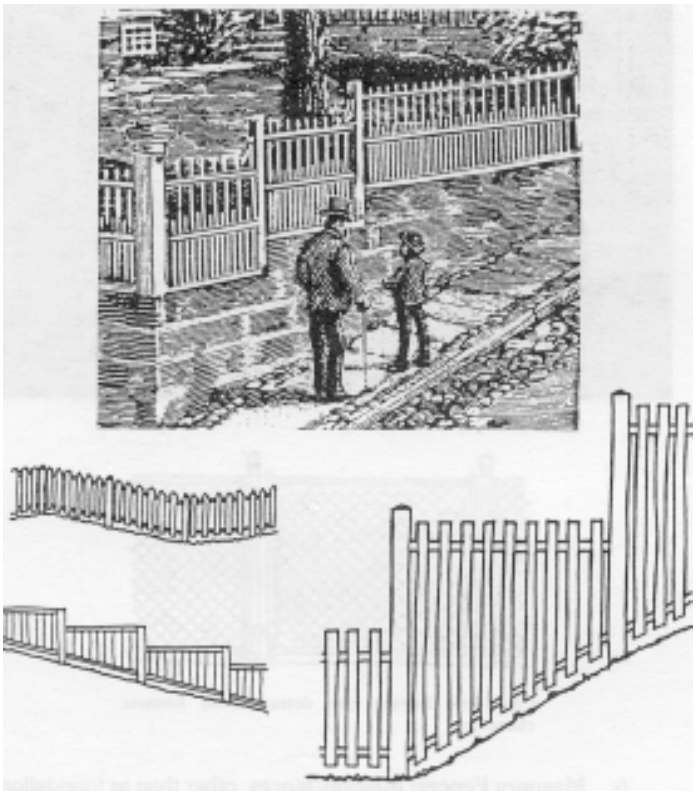


Garden gates/arbors

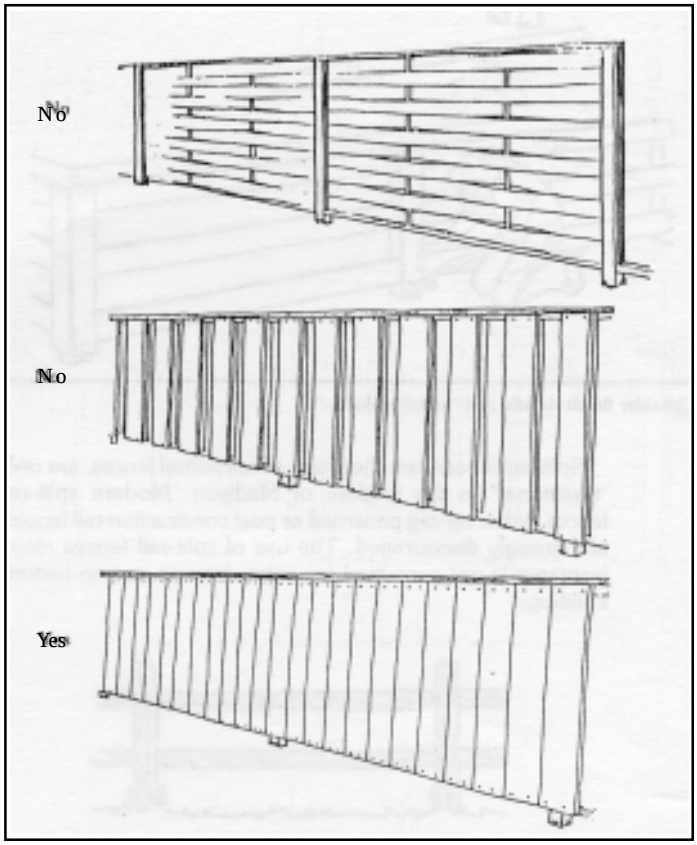
Plank fences, especially composite plank fences, were particularly common in traditional black residential areas. The use of composite plank fences for more modest buildings is strongly recommended.

Plank fences can be painted or may be stained to give a weathered look. A wide variety of plank fence designs will be accepted by the Commission. More modern designs, such as basket weave fences or lattice fences, are generally discouraged, though may be considered in some instances. Modern round and half round post fences are discouraged and in many instances disallowed. Plank privacy fences can be used for both historic and non-historic properties. The use of plank rather than stockade type fences is encouraged for non-historic properties as well.

Difficult Terrain

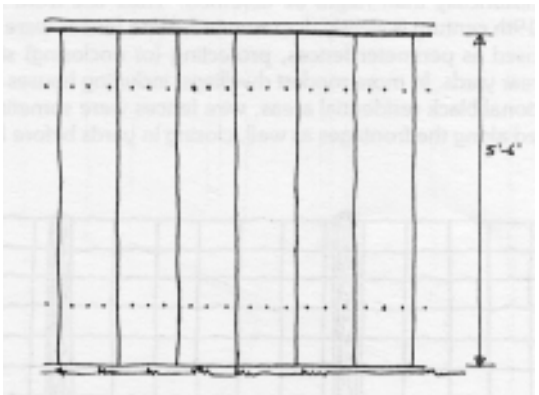


Picket fences can be used on rolling terrain. For steeper, continuous slopes, stepped fences are best.



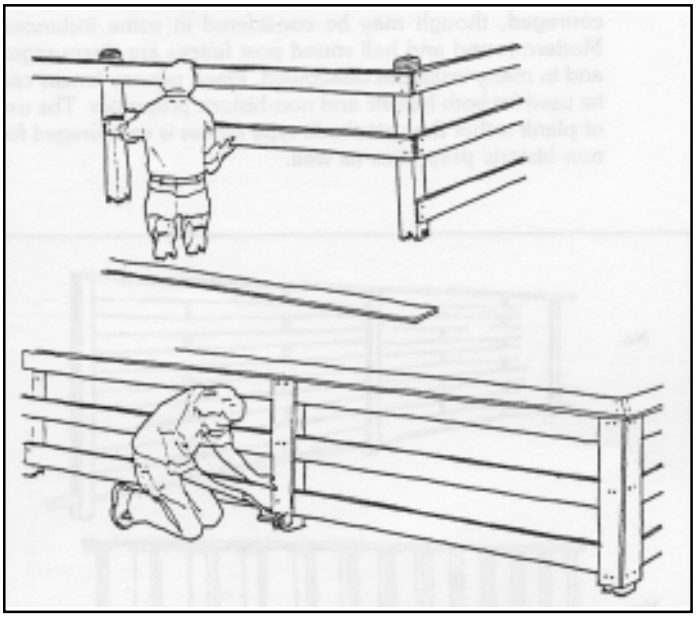
3. Plank Fences and Privacy Fences: Vertical plank fences are traditional in Madison. Fences of this kind, ranging in height from four feet to seven or eight feet are indicated in historic photographs and are known to have been used in other southern towns as well. Fences of this kind usually lacked decorative embellishments; they were usually utilitarian in intent and character. Tops of boards. usually four to six inches wide were cut square or at an angle, creating a sawtooth pattern.

   Traditional vertical plank fences provide ideal prototypes for new fence designs. Vertical plank fences can be used to create privacy and to screen parking lots or other non-traditional uses. Their use at the front of properties is discouraged as out of keeping with traditional practice. There are, however, instances in which the use of fences even at property fronts would be appropriate.



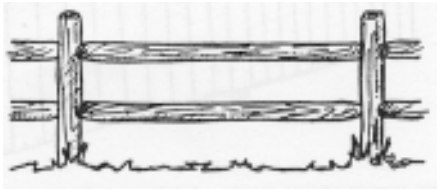
Design for a simple vertical plank privacy fence.

4. Horizontal Board Fences: Horizontal board fences are traditional for agricultural purposes. Many Madison properties had both domestic and agricultural functions, so board fences have been common in the town. Nearly always, board fences were used to contain animals. These are usually located at the rear of properties or around vacant lots. The use of board fences in front of houses on residential streets is not recommended or in most cases permitted.

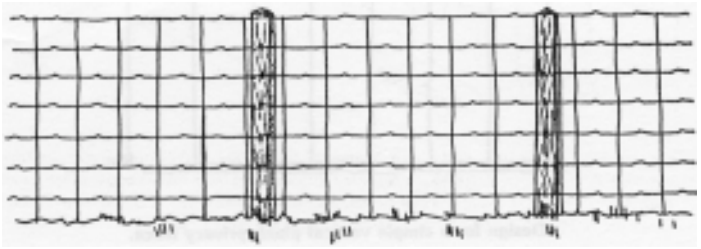


Consider finish details and "weatherability."

Split-rail fences, another form of horizontal fences, are only "traditional" in the folklore of Madison. Modern split-rail fences, either zigzag patterned or post construction rail fences, are strongly discouraged. The use of split-rail fences along frontages is not permitted for either historic or non-historic buildings.

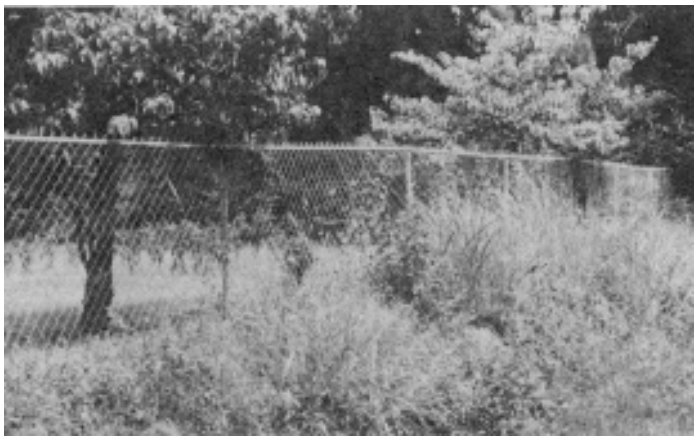


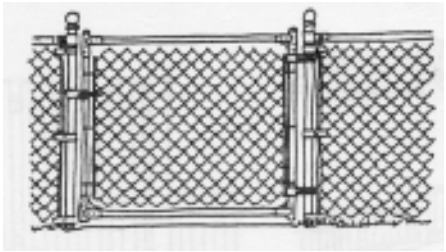
5. Wire Fences: Surprisingly, wire fences were more common historically than might be assumed. Their use from the late 19th century is clearly documented. Wire fences were usually used as perimeter fences, protecting (or enclosing) side and rear yards. In more modest dwellings, including houses in traditional black residential areas, wire fences were sometimes used along the frontages as well, closing in yards before houses.



The use of wire fences is still permitted within the historic district. Ideally, the wire should be mounted on four by four inch wood posts, or in some cases attached to granite posts. Metal posts are allowed, when the fences are at the rear of properties and especially when embedded in hedges, again at the sides and rear of properties. Wire fences may also be used to contain the front yards of historic vernacular buildings. Generally, wire fences would not be considered appropriate for the fronts of more high style buildings.

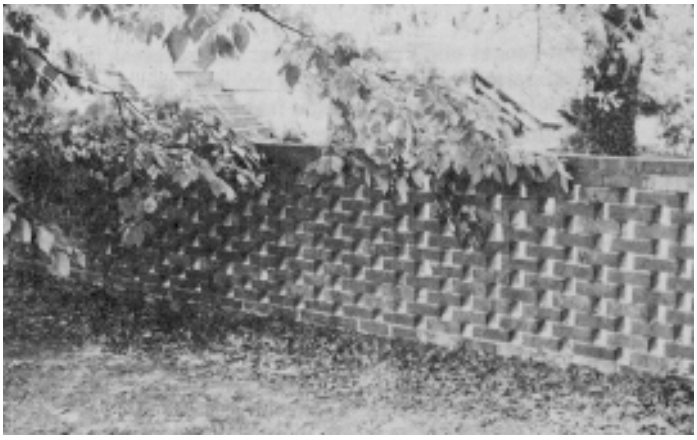
Chain link fences, a more recent wire fencing, are strongly discouraged by the Commission. If chain link is used for security purposes, its use should be limited to side and rear yards and in instances where it is not visible from the public rights-of-way. Chain link fences would best be used when they can be screened or otherwise embedded in vegetation. The use of dark-green or black-painted or vinyl-clad chain link is strongly recommended.



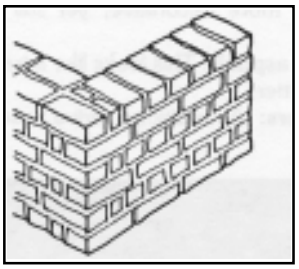


Chain-link fencing can detract from historic character.

6. Masonry Fences: Masonry fences, other than as foundations for other fences, are rare in Madison. Brick fences, using handmade or

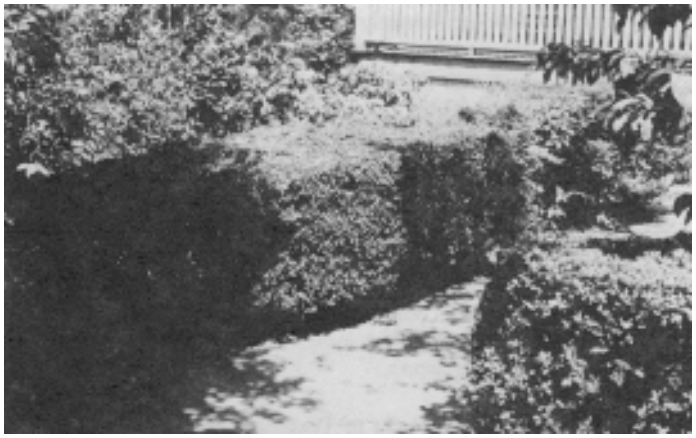


Well-designed brick fences can be appropriate.



handmade looking bricks provide excellent privacy walls, when circumstances require it. Brick walls, however, are generally urban in character and are not usually appropriate for Madison.

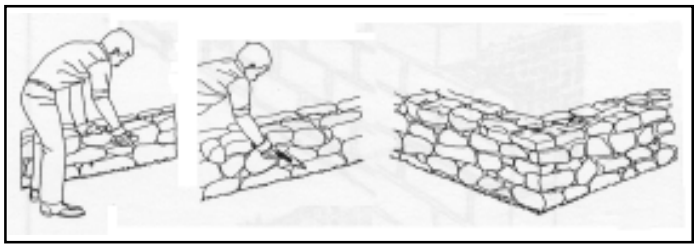
7. Hedges: The use of traditional boxwood, privet, and more recent holly hedges is strongly recommended as an alternative to different wood and metal fences. Hedges are traditional in Madison and help preserve the town's historic character. (See below for recommendations on landscaping, street trees, and gardens.)



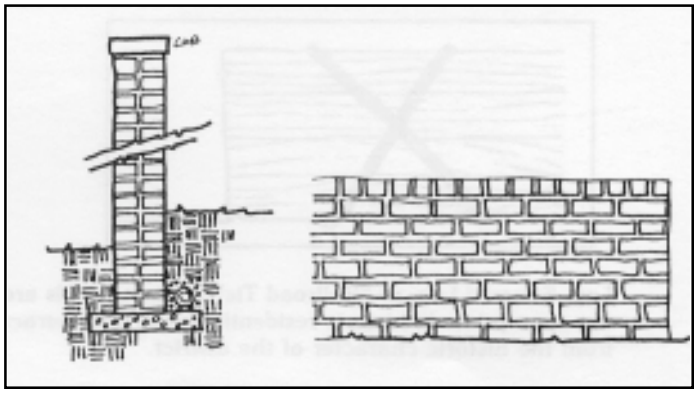
C. Retaining Walls

Retaining walls are a traditional feature in Madison, especially in hillier areas. Some walls are small, often really foundations for fences; others can extend as much as five to six feet above grade. When possible, existing retaining walls should be repaired or reset. If none exists, new walls following historic patterns should be constructed. Examples of historic retaining walls include:

1. Stone: The most naturalistic wall type, actually rare in Madison. Stone or stone veneer walls, set properly into the banks, create attractive and appropriate landscape features.

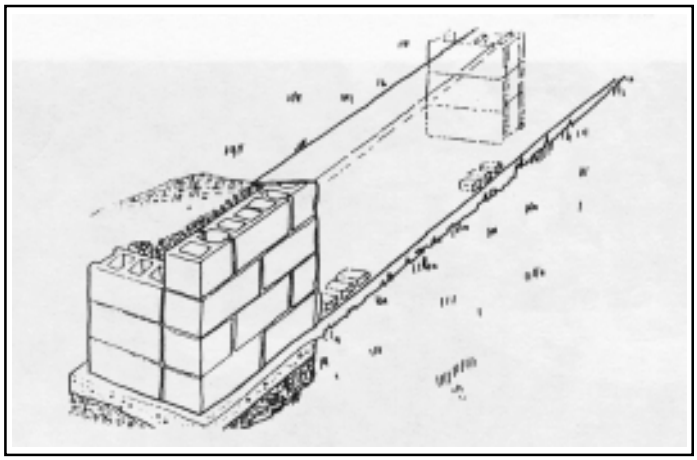


2. Brick: The most traditional retaining wall material. New brick walls should use artificially aged-looking brick or used brick when possible. High lime-content mortar and tinted cement would also help convey a historic appearance. Brick may be laid against a poured concrete or concrete block wall, which, in turn, is properly anchored into the embankment.

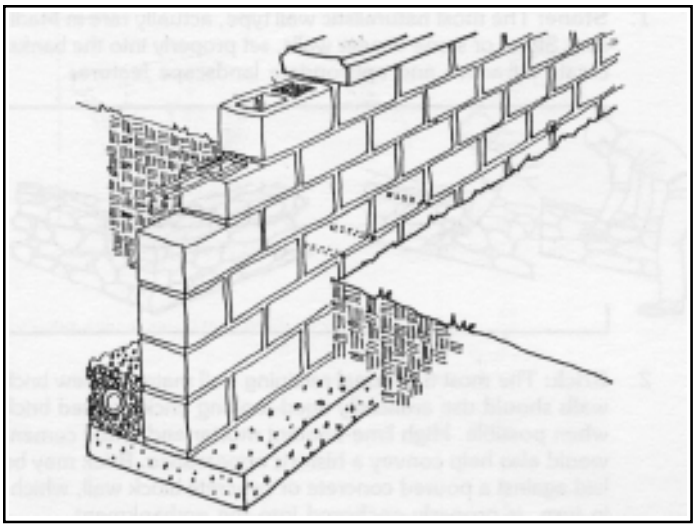


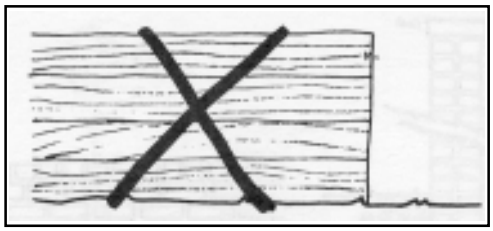
Place on footing and ensure proper drainage.

3. Poured Concrete/Concrete Block: Poured concrete and concrete block can be appropriate materials for retaining walls, provided their surfaces are subsequently stuccoed. Both materials have been used for retaining walls since at least the 1940s. Raw concrete and concrete block, however, are somewhat out-of-keeping with the character of historic residential areas. Their finish needs to be "softened," which smooth finished stucco accomplishes.



Block walls can be stuccoed or left “natural” and capped. Traditional molded block is probably best if the block remains exposed. In both cases provide for proper drainage – either through weep holes, as indicated above, or through perforated drain pipe, as shown in following photograph on next page.





Log, Squared Log, or "Railroad Tie" retaining walls are not appropriate in historic residential areas and detract from the historic district.

D. Driveways

Driveways have been "traditional" in historic districts at least since the early 1900s. They also follow carriage and wagon drives, which have an even longer history. Drives in Madison were traditionally gravel, and many drives are still made from either pea stone, gravel, or crushed stone. However, concrete drives are also traditional. And in more recent years, asphalt drives have become more common.

The following are arranged in order of preference beginning with the most desirable and ending with the least.

River gravel: Brown or gray-colored gravel, used traditionally on drives.

Gravel: the ideal driveway material in historic residential neighborhoods.

Pea stone: A more decorative, yet still traditional driveway material.

Gravel set in asphalt: This looks like a traditional gravel drive, but holds up better.

Granite pavers: A traditional drive, usually combined with gravel.

Granite pavers – a local Georgia tradition.

Concrete tracks: An early type of driveway for cars. This drive has an elegant and historic appearance.

Poured concrete: A "traditional" driveway, at least since the 1920s. This type of drive weathers well and is appropriate for most historic buildings.

Asphalt: A more recently popular material. Generally approvable, but often not the most appropriate driveway material. For additional expense, the asphalt can be dyed brown. River gravel or pea stone can further be added to convey a more historic appearance - similar to gravel.

Modern brick or concrete pavers: A fairly recent paving material. Newer pavers often look out of place in more rural feeling districts like Madison's.

E. Parking and Parking Lots in Traditional Residential Areas

Many historic buildings have greater parking needs now than they did historically. Also, some buildings have been converted to commercial or office uses (as well as converted to multiple unit residential) and some whole lots have been converted to parking for nearby or adjacent businesses.

Parking lots and cars in them often detract from the overall historic character of traditionally residential neighborhoods. It is important that care be taken to properly screen or otherwise visually reduce the impact of parking lots and multiple parking spaces.

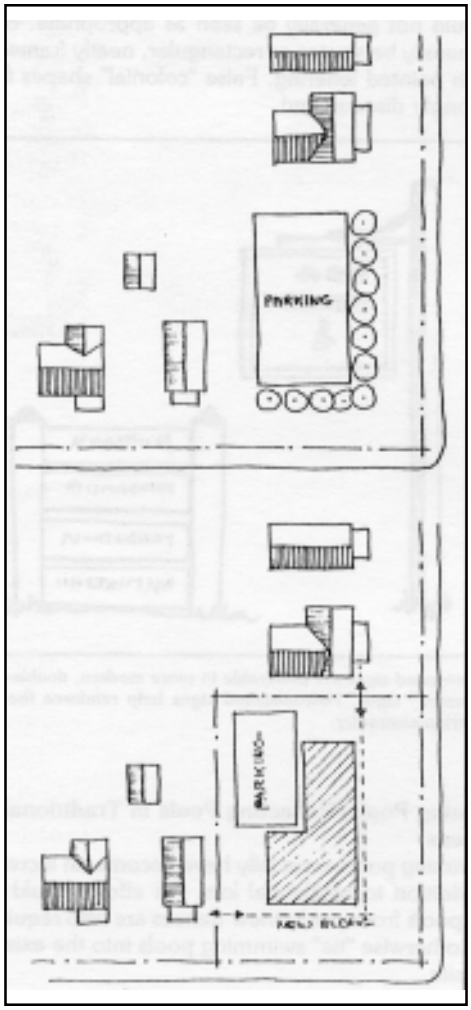
What follows are several basic rules to consider when introducing new parking areas.

1. Ideally, the new parking lot should be at the rear of buildings, invisible from public rights-of-way.
2. Front yards in residential areas should never be converted to parking.
3. Parking either in rear or side yards or on separate lots should be screened from public view. Means of screening include, but are not limited to, the following:
   a) Hedges, shrubs or trees: Vegetation provides a natural screening material. Care should be taken to use evergreen plants, preferably traditional plants.
   b) Fences: Wood fences, both picket and vertical plank, provide excellent screening for multi-spaced parking.

Again, parking spaces should not be placed at the fronts of buildings.

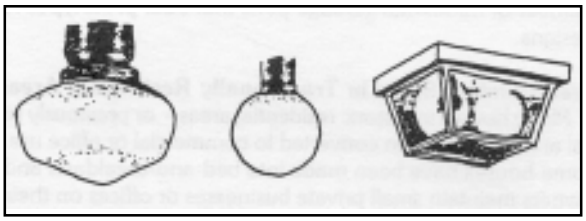
c) Masonry walls: In most instances, too heavy and harsh an element. Walled parking areas would be more appropriate for downtown commercial areas.

Screening for parking does not need to hide cars completely. Rather, the need is for some level of psychological distancing. Often, a combination of plants and fencing would be the most appropriate treatment.



F. Lighting in Traditionally Residential Areas

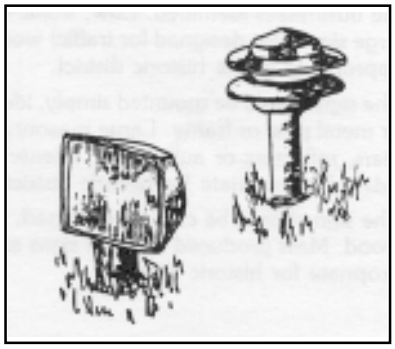
Residents and businesses have three major options: pole lighting; house mounted lights; reflected lighting, either "bounced" off houses or vegetation, or less obtrusive "up," or "downcast" lighting, often placed in trees. Historically Madison made little provision for lighting walkways or entrances. Gas lamps were not used, and many modern gas lamp copies, converted to electric lights, are not appropriate for historic buildings. Lights mounted unobtrusively on the insides of gateposts, on low ballards or even at ground level often provide the most appropriate lighting. Floodlights placed in trees or at the base of buildings also provide for sympathetic lighting. Most wall-mounted lighting fixtures have a false historic appearance inappropriate to Madison buildings. Traditional overhead porch lights remain a longstanding, historically appropriate option.



Ideally, rely on traditional porch lights, or newer porch lights.

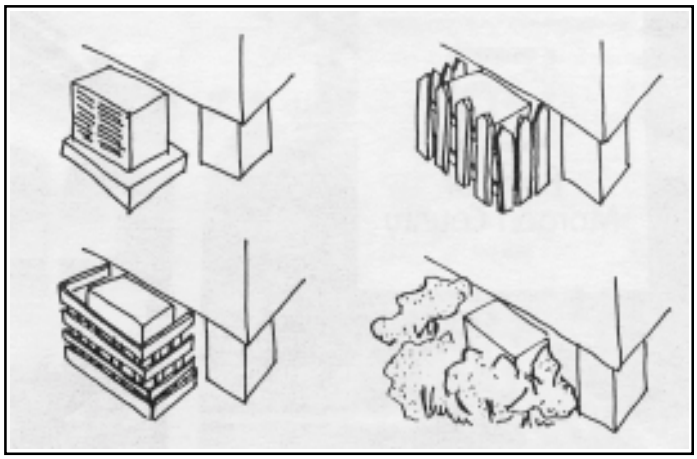
Avoid "colonial"- looking coach lamps, either on houses or on poles.

Indirect lighting or ground-level lighting are preferred choices.



G. Mechanical Systems/Satellite Dishes

Modern mechanical systems, particularly centralized air-conditioning units, are inevitable additions to historic buildings. Generally, air-conditioner condenser units should be placed at the rear and side yards of historic houses. Where highly visible, they should be screened by hedges or by wood fences. Satellite dishes are not considered appropriate for historic areas. If allowed by legal code, dishes should be placed at the rear of properties and screened from all public view.



Alternative screening for air conditioner units.

H. Garbage Containers

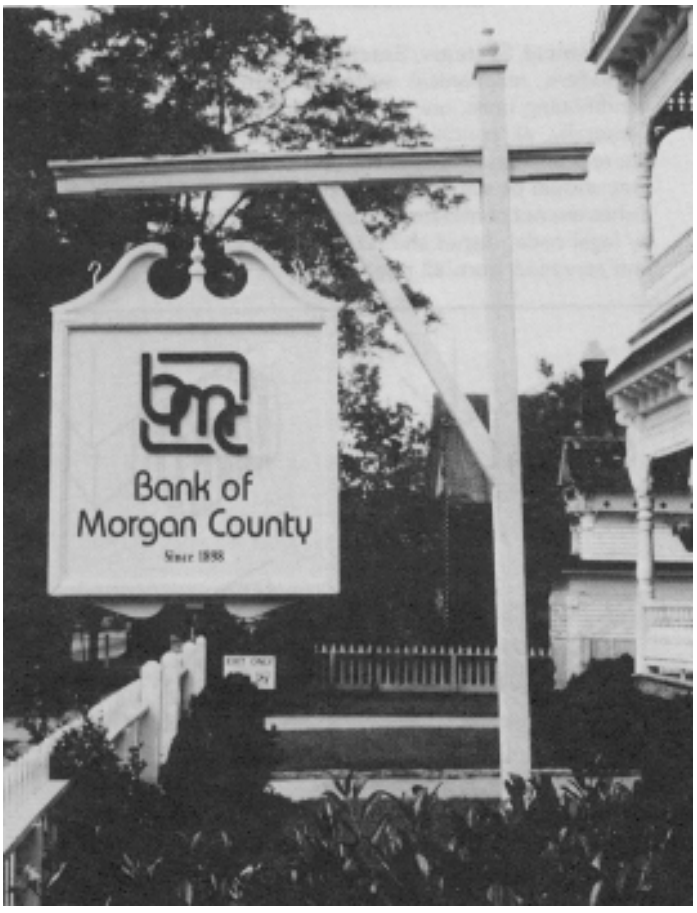
Garbage containers -either small sheds or enclosed pens - are traditional features in the Madison Historic District. Generally, garbage areas should be at the rear of properties or in side yards. Garbage cans should be screened from public view. There are a number of traditional garbage pens that offer prototypes for new designs.

I. Free-standing Signs in Traditionally Residential Areas

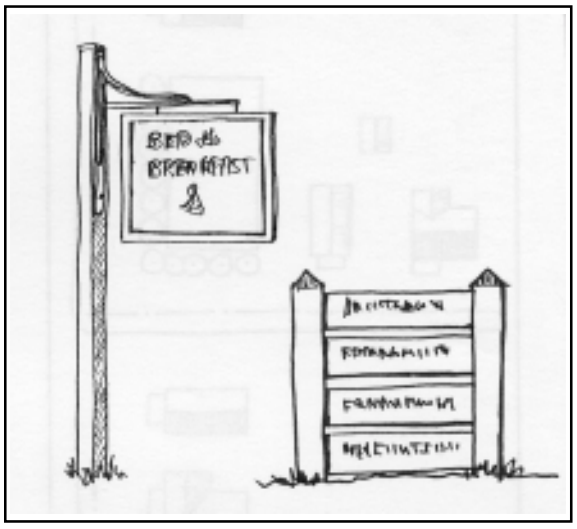
Many houses in historic residential areas - or previously residential areas -have been converted to commercial or office use. Also, some houses have been made into bed-and-breakfasts and some owners maintain small private businesses or offices on their properties. Appropriate signs for those businesses become an important factor in the preservation of the historic district. Therefore, their design, size, and placement are concerns of the Historic Preservation Commission.

The following are some general rules for the design and placement of identifying or business signs:

1. The sign should be no larger than what is necessary to identify the business. Following absolute prescriptions set out in the city code, owners should ensure that their signs identify the business only. Larger signs for advertising purposes are not generally appropriate in residential areas. Most clients and customers know of the businesses and merely need to have the businesses identified. Low, traffic-oriented signs (or tall large signs also designed for traffic) would not be considered appropriate in the historic district.
2. The sign should be mounted simply, ideally on a single wood or metal post or frame. Large masonry signs and signs with piers, reflectors or automobile oriented signs are not considered appropriate for historic districts.
3. The sign should be custom designed, of a material such as wood. Mass produced modern signs are not considered appropriate for historic districts.
4. The sign must be permanently mounted. Temporary signs, including portable signs, are not allowed in the district or in the town. (Exceptions, of course, are made for temporary signs, advertising special events or yard sales.)
5. Lighting for signs must be unobtrusive and externally mounted. Internally lit signs are not allowed in the historic district. Lighting should be sufficient to allow for identification of the sign. Some signs need not be lit at all.
6. The design should be simple and not overly "historic" in appearance. Since residential areas in Madison have traditionally not been used for businesses, phony-looking historic signs would not generally be seen as appropriate. Signs should generally be square or rectangular, neatly framed and made with painted lettering. False "colonial" shapes for signs are strongly discouraged.



A simple post-mounted sign that helps reinforce the pedestrian character of the town. A square mounted version would be even simpler and more typical of historic Madison.



Post-mounted signs are preferable to more modern, double post or “buttressed” signs. Post-mounted signs help reinforce the town’s pedestrian character.

J. Swimming Pools/Reflecting Pools in Traditionally Residential Areas

Swimming pools especially have become an increasingly common addition to residential lots. An effort should be made to screen pools from public view (fences are also required by code) and to otherwise "tie" swimming pools into the existing features of the site.

IV. New Construction: Buildings, Outbuildings, Additions and Other Changes in Traditionally Commercial and Industrial Areas.

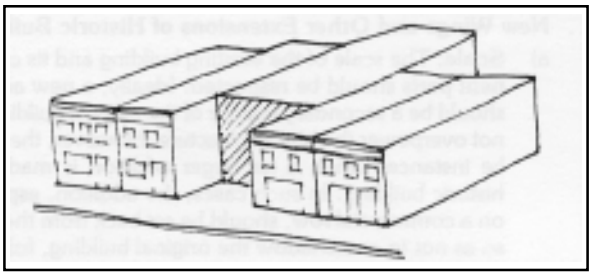
Madison possesses a number of significant commercial, warehouse, and industrial areas. These include the whole of the downtown surrounding the square, much of West Washington and West Jefferson Streets between the square and the railroad, and all of the area around the railroad and historic train station. There are also pockets of industrial and commercial areas along Wellington Road, and on parts of Burney Street. Also, industrial and institutional buildings have begun to encroach upon some traditional residential areas, especially along North and South Main Streets and along North Hancock and Park Streets. All of these areas have a character different from that of strictly residential areas.

For areas with overlapping character, guidelines for residential areas will have to be considered as well. The rules for commercial/industrial areas are quite different from those for historic residential neighborhoods. The following guidelines are meant to address these special requirements.

A. New Buildings in Commercial or Industrial Areas

As with residential neighborhoods, new buildings in commercial or industrial areas should blend comfortably into their surroundings. Scale, height, massing, rhythm of openings, and materials are all considerations in the design of new buildings in historic contexts. Specific considerations include:

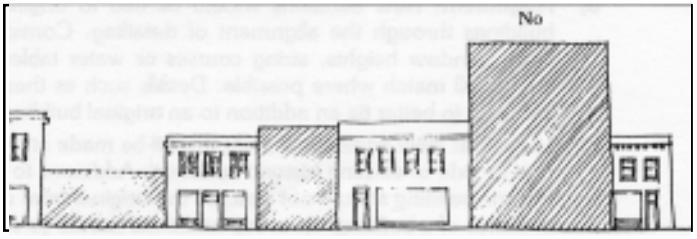
1. Siting/Setback: New buildings should conform with adjacent or surrounding buildings in terms of their siting and set back. Generally, historic retail buildings and other commercial buildings front directly on sidewalks. Conforming as well with present city building codes, new buildings should follow the precedent set by historic buildings.



Maintain existing setback.

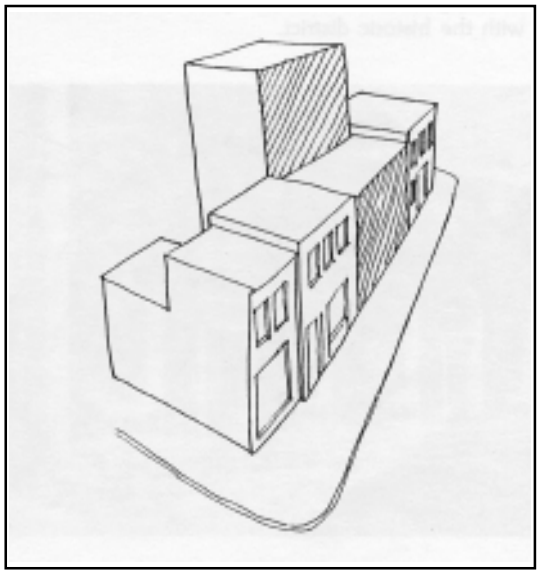
2. Orientation: The orientation of new buildings should match that of adjacent or surrounding buildings. Entrances should be on the same side as on surrounding buildings. Facades or parapets should be oriented in the same direction. Ridges or roofs in warehouses or other industrial areas should run in the same direction as existing buildings.

3. Form/Massing: Form and massing are important considerations for commercial or warehouse buildings as they are for residential properties. New retail buildings should in some way imitate or otherwise complement historic buildings. New facades, for example, should extend the line of existing parapets, or repeat the form and rhythm of adjacent buildings. Similarly, new retail buildings, even those covering more than one lot, should suggest the form and massing of single lot developments. The same general prescriptions hold true for warehouses or industrial buildings.



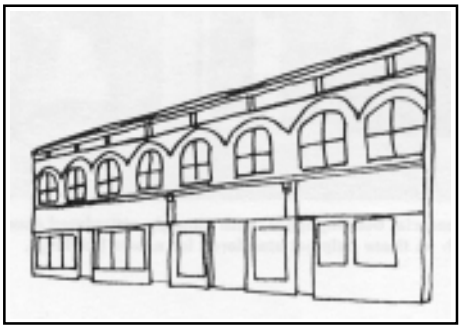
Respect the prevailing streetscape.

4. Height: New commercial, warehouse, and industrial buildings should generally respect the heights of adjacent and nearby buildings. While absolute heights are dictated by the city's Zoning Ordinance, owners wishing to build new commercial or industrial buildings should attempt in other ways to relate new buildings to existing ones. One possibility in the case of a commercial building placed on existing commercial street would be to set back the taller stories from the street, allowing the front bays to relate to adjacent structures (see illustration). If such a solution were not possible, elements of the facade should relate directly to elements on opposite facades. Similarly, higher buildings on industrial or warehouse lots should be relegated to the rear of lots, so that the traditional sense of scale along street frontages can be maintained.



Set back higher stories on newer buildings, infill buildings.

5. Bay Divisions/Rhythm: The rhythm of door and window openings and other vertical divisions of commercial or warehouse buildings should be repeated in new construction. This is another way that new buildings can be made to relate to existing ones.



6. Details: Details on newer commercial or industrial buildings should in some way complement or repeat the pattern of adjacent or nearby historic buildings. Cornice lines, string courses, window locations, even designs for parapet walls should pick up on existing examples to allow for the more sympathetic introduction of new buildings in the historic district.

7. Materials: New buildings in commercial and industrial areas should utilize materials common on surrounding historic buildings whenever possible. Madison's historic commercial and industrial

buildings display a wide variety of materials. Most, however, are brick or stucco over masonry. Some industrial and warehouse buildings also have sheet metal roofs and siding. All of these materials would be considered appropriate for new buildings, depending on context. Trim materials, glass, and materials for details such as doors should also match the character and quality of historic examples.

8. Windows and Doors: Window and door arrangement, as suggested vertically by bays and horizontally by stories, should follow the precedent set by historic buildings. The traditional proportions of window openings to wall spaces should also be respected. Large expanses of plate glass on streets that include predominantly brick buildings with small windows would generally not be considered appropriate. Tinted or reflective glass also would usually be considered out-of-character with the historic district.

Madison commercial building types, with strongly articulated doors and windows. Buildings such as these help set the standard for newer buildings.

9. Style: Building style is not dictated by the Historic Preservation Commission. Owners may wish to emulate a number of historic styles; also, new styles will always be introduced. However, new buildings in designs that complement existing historic architecture are highly encouraged. Also, new designs should generally represent somewhat abstracted versions of originals. New retail buildings, for instance, should not look exactly like existing predominantly Italianate ones, but rather should emulate features, such as cornice lines, window shape and so on. Generally speaking, post-World War II "colonial" type buildings should not provide the model for new construction. The Commission would prefer that new design draw upon the traditions of the 19th century historic core of the town, rather than more generalized "Colonial" or "Georgian" styles.

B. Additions to Historic Buildings in Commercial and Industrial Areas

New additions to historic buildings should generally respect the character and qualities of the original building as well as the overall character of the historic district. Additions are not discouraged under the Historic Preservation Ordinance as long as they meet these criteria. The following are offered as specific guidelines for owners contemplating new additions to historic commercial, industrial or warehouse buildings.

1. New Wings and Other Extensions of Historic Buildings:
   a) Scale: The scale of the existing building and its component parts should be respected. Ideally, a new addition should be a secondary feature of the original building and not overpower the historic structure. However, there may be instances when a far larger addition is made to a historic building. In such cases, the addition, especially on a commercial row, should be set back from the street so as not to overshadow the original building, following prescriptions for new construction above. New warehouse additions should simply be set back and be sufficiently staggered or otherwise "broken up" into perceptibly "manageable" components.

While an institutional rather than commercial property, the Methodist Church's new parish hall shows how a newer building can relate to an older one without overpowering the original or directly copying it.

   b) Alignment: New additions should be tied to original buildings through the alignment of detailing. Cornice lines, window heights, stringcourses or water tables, should all match where possible. Details such as these can help to better tie an addition to an original building.
   c) Location: New additions ideally should be made at the rear or side of existing historic buildings. Additions to a historic building should not obscure the original front or entrance of a building. Rooftop additions should be set back from view (see below).

d) Materials: Materials for additions should either match or complement those of the historic building to which they are attached. The Commission would consider a number of materials, however, since it is often difficult to determine what material might best complement historic materials; contrasting materials, for example, might in some instances provide the most appropriate new material.

e) Roof shape: Roof shape is one of several details that can help to tie an addition to its site and context.

f) Setbacks: New additions should be set back or otherwise staggered from the original place of the historic building. For adjacent additions to building fronting the street, the new building should be separated from the existing by a setback or bridging element. New additions should not be blended into the wall plane of the existing building but should appear as distinct elements.

g) Reversibility: New additions to historic buildings should respect the original "envelope" or exterior walls of the original historic structure. Original exterior walls should remain in place whenever possible. Also, new additions should be joined to the original in a way that causes minimal damage to the historic building. The rule should be that should the addition ever be removed, the original building would remain intact.

2. Roof-top Additions or Changes:

a) Additional stories: Rooftop additions are a feature of many rehabilitation projects. Flat or nearly flat parapet roofs provide often-ideal platforms for additional stories. While generally discouraged, rooftop additions are permitted by the Historic Preservation Commission given that certain criteria are satisfied. These are that:

1. The rooftop addition should not be visible from below the building. Ideally, no rooftop addition should be visible from the sidewalk across the street from a commercial building. Visibility from greater distances-i.e. from across the town square-would also be taken into account by the Commission, but need not necessarily disallow the addition.
2. The addition should not overwhelm the original historic building, in terms of height or scale.
3. The addition should not flagrantly duplicate details of the historic building, to suggest that it was an original part.
4. To the degree possible, the rooftop addition should be built so that it could be removed at a later date without severe damage to the original building.

Under no circumstances will rooftop additions that simply extend the existing building up additional stories using identical detailing be allowed.

b) Dormers: Dormers are permitted on commercial or industrial buildings in order to expand usable space into attic areas. Dormers however, should be in character with the style of a building-i.e. industrial type dormers for industrial buildings. Ideally, they should be placed on less visible sides.

c) Roof decks: Decks are permitted on commercial or warehouse buildings as long as they are not visible from public rights-of-way.

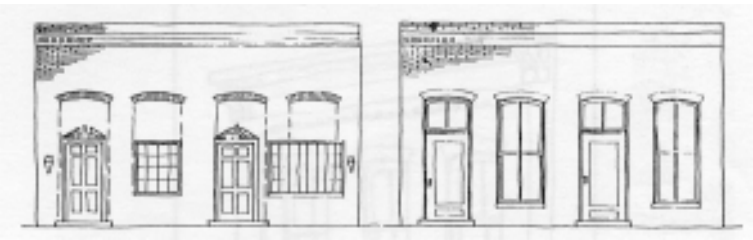
d) Roof windows and skylights: Roof windows -windows matching the plane of pitched roofs -or skylights are permissible for historic, commercial and warehouse or industrial buildings. Such windows, however, should minimally alter the character of historic roofs. An excessive number of skylights would be considered "character-altering." Ideally, skylights would be placed on less visible roof surfaces. Skylights for parapeted buildings would present no major problems.

3. Atria: The cutting of courtyards or "atriums" into historic buildings is highly discouraged. Such additions in most instances would be seen as seriously detracting from the character of historic buildings.

4. Storefront Changes: Original historic storefronts should be preserved whenever possible. Owners are encouraged to expose previously hidden storefronts when opportunities arise. New storefronts should:

a) consist of restorations of original or historic storefronts;
b) attempt to reconstruct known and documented (ideally with a historic photograph) historic storefronts;
c) consist of simplified approximations of 19th or early 20th century storefronts; or
d) consist of a new storefront in the spirit, if not the form, of traditional storefronts.

This list should be considered as a decreasing scale of interventions, ranging from the optimum treatment to the minimal expectation. Fabricated or historically inaccurate storefront designs are considered inappropriate. Stock, "colonial"-style detailing is highly discouraged for historic storefront alterations or restorations.



Owners are encouraged to “recapture” original storefronts and entrances.

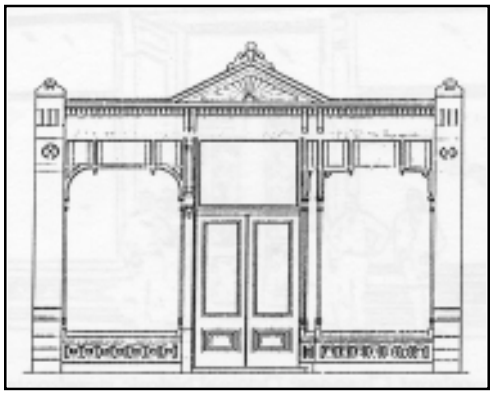
C. New Additions to Non-Historic Buildings in Commercial or Industrial Areas

New additions to non-historic buildings in commercial or industrial areas should follow recommendations set out above for new construction. Ideally, additions should respect both the character of the existing building and the overall character of the historic district. In some cases, the character of the existing building is out of keeping with that of the district, however. In such instances new additions should attempt to serve as a bridge between the non-historic building and its context.

D. Secondary Buildings for Historic Properties in Historic Commercial and Industrial Areas

Secondary buildings in historic commercial and industrial areas should relate to their immediate surroundings and to the general

character of the environment. Generally, they should be simple and utilitarian in character, relating to the utilitarian character of the commercial core and industrial and warehouse areas. Sheds should be of materials comparable to the main building material of the principal building on the lot or should be wood or sheet metal in keeping with more historic patterns. Secondary buildings for what were originally houses now located in predominantly commercial or industrial areas may more appropriately follow precedents set in residential areas. (See previous page.)



Only in rare cases should owner attempt to use a full-blown Victorian storefront such as this. Without documentation, *simple* is usually the best solution.

E. Secondary Buildings for Non-Historic Properties in Historic Commercial and Industrial Areas

Generally speaking, secondary buildings on properties holding non-historic buildings should follow the overall precedent for the area. New sheds, garages or other outbuildings should be utilitarian in character and should relate to the overall context of the commercial or industrial area.

F. Signs for Commercial and Industrial Properties

Signs are among the most frequently altered features in commercial areas. They make important contributions to historic districts and can make either a positive or a negative impact. The design, placement, size and colors are all important considerations.

Signs can be flat – either painted or attached – hanging, or free-standing (the last is discussed in a separate section below). Signs can also be directly painted on windows and doors.

1) Flat/Attached or Painted Signs

a) Size: Signs attached to commercial buildings or warehouses should be no larger than established by city code. However, for historic buildings, size should also be dictated by the arrangement of door and window openings and by other architectural features, such as recessed panels, etc.

b) Placement: Signs should be placed neatly over businesses. They should relate directly to architectural features, and also be aligned at least in part with similar signs on nearby or adjacent buildings.

The left and middle examples show a conscientious deference to architectural character. That at the right does not.

c) Materials: Attached signs should be painted on wood or metal in keeping with local traditions.

d) Design: Ideally, new attached signs should be custom designed and unique to given business establishments. Manufactured or standard designs are not encouraged with the exception of some now historic standardized product signs. (See historic signs below.)

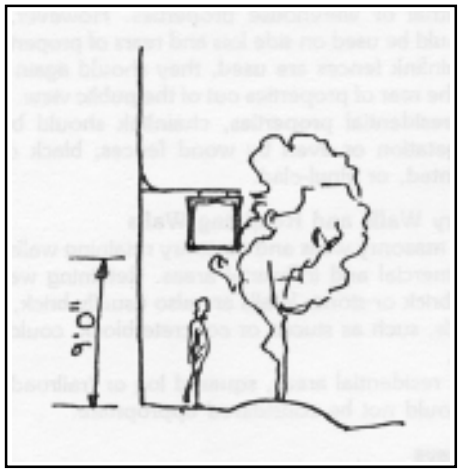
This example from Madison – Illinois – provides guidance on sign placement and design.

e) Lighting: When necessary, signs should be lit by directed lights. No internally lit signs will be permitted in the historic district.

2) Hanging Signs

a) Size: Hanging signs attached to buildings can be no larger than 32 square feet. They should be attached to metal or wood brackets and hang freely from wall surfaces.

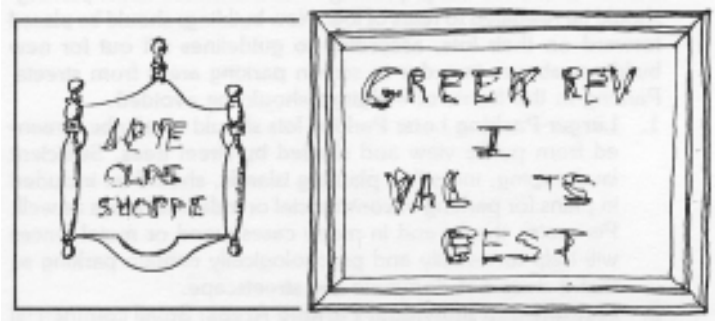
b) Placement: Hanging signs should be erected above businesses, immediately next to entrances. They should be aligned with other signs in the same area so as to create a more uniform appearance.



Ensure adequate clearance for pedestrians. Look to other signs for guidance.

c) Materials: Hanging signs should generally be wood or metal. Some other materials would be considered, however. Generally, plastic or glass hanging signs would not be approved.

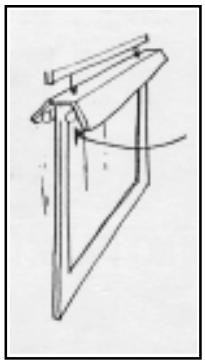
d) Design: Hanging signs will be accepted in a variety of designs as long as other requirements are met. Generally, "colonial-"looking signs are discouraged in favor of simpler more traditional sign shapes.



"Colonial" signs probably have less clear link to Madison's past than simple panelled ones.

Another reason historic signs need not be "colonial." An outstanding Madison example.

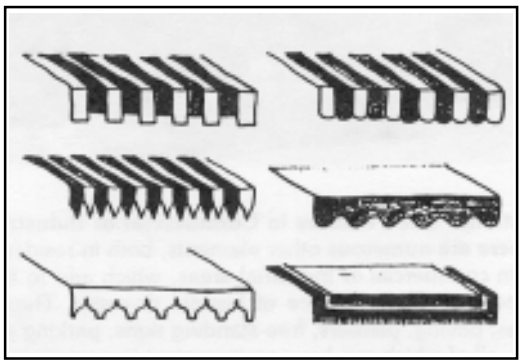
e) Lighting: Hanging signs should be lit by directed lights, usually placed above the sign. Internally lit signs are not considered appropriate for the historic district.



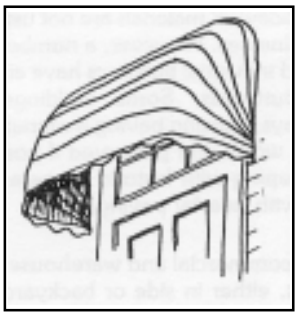
Lights placed here.

G. Awnings

Many businesses in Madison originally had cloth awnings to protect customers and merchandise. The use of traditional cloth (canvas) awnings is permitted and encouraged by the Commission. In general, awnings should be traditional in character and follow traditional patterns and use traditional colors. Awnings may be placed above windows or over storefronts and entrances. Larger marquet-type awnings, including awnings requiring separate posts at curb, are not permitted in the historic district. Bulbous, marquis-type awnings are strongly discouraged as out of keeping with traditional designs.



Awnings are available in a wide variety of styles and colors. Avoid examples such as that pictured below.



AVOID!

H. Historic Signs

Historic signs should be preserved and protected whenever possible. In some instances, historic signs might be repainted in order to preserve them. Historic signs, especially painted signs on brick walls, are important to the historic character of Madison and better examples should be preserved. The restoration or duplication of known historic signs is also encouraged.

The texture and other qualities of older, faded signs are difficult to obtain other than "naturally." Historic signs as these (above and below) should be preserved whenever possible. Badly faded signs of great historic interest might be repainted.

V. Additional Site Features in Commercial or Industrial Areas

There are numerous other elements, both in residential areas and in commercial or industrial areas, which add to the overall character and appearance of historic diversity. These include fences, paving, planters, freestanding signs, parking areas, and walls, all of which can have an important impact on appearance and character. The following guidelines are intended to provide guidance for new site features in commercial and industrial areas.

A. Entrances, Walkways

Decisions on sidewalk materials are not usually made by owners or renters of businesses. However, a number of historic commercial buildings and industrial buildings have either paved entrances or separate courtyards. Some buildings also have paved forecourts. Always, existing paving materials should be assessed for their historic worth and preserved if possible. New materials should be in keeping with historic usage and match or at least be compatible with nearby paving.

B. Fences

A number of commercial and warehouse or industrial properties have fences, either in side or backyards. Some historically residential buildings located now in commercial or industrial areas also have fences or had fences at some time in the past. Historic fences, of course, should be maintained when possible. New fences should follow historic precedent.

1. Plank and Iron (Steel) Fences: Generally, fences in commercial or industrial areas are utilitarian in character. High plank, high picket (over six feet), or high iron or steel fences are generally appropriate. For previously domestic buildings, low wood picket fences (approximately three to four feet) are also appropriate. For detailing on picket fences and suggestions for their installation see "Fences for Residential Areas" above.
2. Wire Fences: Wire fences are particularly appropriate for industrial or warehouse properties. However, such fences should be used on side lots and rears of properties. If modern chain link fences are used, they should again only be used at the rear of properties out of the public view. As in the case of residential properties, chain link should be masked by vegetation or even by wood fences, black or dark green painted, or vinyl-clad.

C. Masonry Walls and Retaining Walls

Both masonry walls and masonry retaining walls are common in commercial and industrial areas. Retaining walls are nearly always brick or stone. Walls are also usually brick, though other materials, such as stucco or concrete block, could also be considered.

As in residential areas, squared log or "railroad tie" retaining walls would not be considered appropriate.

D. Driveways

Many commercial, warehouse, or industrial buildings have separate drives, especially in alleyways. Many of these are maintained by the city. Others are maintained by owners. In general, drives in historic commercial or residential areas should have a utilitarian appearance. This can be accomplished through a wide variety of materials, including gravel, crushed stone, asphalt or concrete. For more details on materials, see "Guidelines for Residential Construction" above.

E. Parking and Parking Lots in Historic Industrial Areas

Parking can often overwhelm traditionally, pedestrian -oriented historic districts. Ideally, parking -other than on-street parking- should be relegated to rears of lots. New buildings should be placed forward on their lots, according to guidelines set out for new buildings above, in order to screen parking areas from streets. Parking in the fronts of buildings should be avoided.

1. Larger Parking Lots: Parking lots should ideally be screened from public view and shaded by street trees. Sufficient landscaping, including planting islands, should be included in plans for parking in commercial or industrial areas as well. Perimeter shrubs and in many cases wood or metal fences will help to visually and psychologically contain parking so that it does not dominate the streetscape.
2. Multiple and Individual Parking Areas: Small commercial parking areas should also be screened from public view when possible. Vegetation, wood, or metal fences are useful in screening parking.
3. Industrial Lots and Work Areas: Industrial lots again should be screened from public view. Green or black painted chain link coupled with shrubs or plank fences can better screen industrial uses from the public view. Hedges of traditional material such as privet or more modern hollies can help to hide industrial parking areas.

F. Lighting in Commercial and Industrial Areas

New lighting in commercial and industrial areas should reflect the general qualities of the area. Artificial gas lamps or coach lamps were not used traditionally and are a more recent addition. Owners or lessees would be better advised to use lighting fixtures suggestive - though not necessarily copies - of early 20th century lighting. Simple bulbs in dish reflectors or globes would in many cases be the most effective.

Many businesses can rely on city streetlights and reflected lights for lighting. Spotlights strategically placed can also improve lighting, as can unobtrusive lights in store way recesses and in other areas hidden from view.

Freestanding lampposts would be most commonly expected in parking areas or at rears of buildings. Again, these should be of simple utilitarian character and not overtly "historic." Fake-looking "colonial" post lamps are not considered appropriate in historic areas.

G. Mechanical Systems/Satellite Dishes

Modern mechanical systems, including centralized air-conditioning units, should be located at the rear of properties or inside alleys. They should be hidden by shrubs, in some instances, or provided with wood fence enclosures.

Satellite dishes would be considered an intrusion in the historic commercial area especially. When allowed by local code, dishes must be hidden from public view.

H. Garbage Containers

Garbage cans should be neatly contained in sheds or in separate fenced enclosures. Garbage storage should be shielded from public view.

I. Free-standing Signs

Many commercial and industrial properties require free-standing signs. Following requirements set out in the city code, owners and lessees should take additional steps to ensure that their signs are designed in the spirit of the historic district. Generally, signs should be kept to a size that is sufficient to identify the business, 16 square feet is the maximum permitted. Large signs to attract through traffic are of limited effectiveness and detract considerably from the overall qualities of the historic district.

The following rules are offered for further guidance to owners wishing to erect signs.

1. The sign should be no larger than what is necessary to identify the business. Larger advertising signs are generally not considered appropriate for commercial or industrial properties in historic areas; 16 square feet is the maximum size.
2. The sign should be placed on a simple wood or metal post. Large masonry signs or signs with piers are not considered appropriate for historic areas.
3. The sign should be custom designed. In most instances, large standardized signs would not be considered appropriate in historic areas.
4. The sign must be permanently mounted. City code does not allow for temporary or portable commercial signs.
5. Lighting must be unobtrusive and externally mounted. Internally lit signs are generally not considered appropriate for historic districts.
6. The design should be simple and not overtly "historic" in appearance. Artificial "historic" or "colonial" looking signs are generally not appropriate for 19th century historic districts such as Madison. Owners and lessees should creatively draw upon historic precedent for inspiration for new signs.

Check with city officials before considering free-standing signs. City code has separate regulations for placement, size, etc.

J. Nonconforming Historic Signs

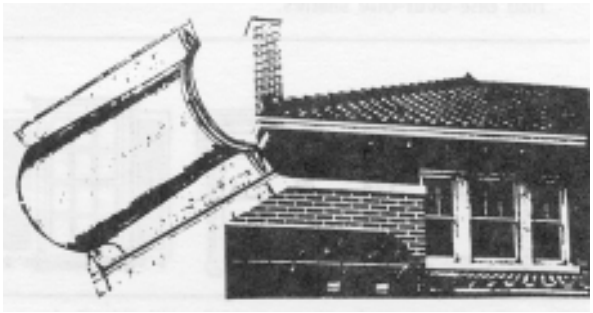
Some signs that do not conform to modern practice as set out in these guidelines may be considered worthy of preservation. Such signs, if kept in place, will be considered on a case-by-case basis by the Commission.

VI. Frequently Altered or Replaced Features for Residential and Commercial/Industrial Properties

There are a number of building features in addition to those discussed above that are subject to frequent change or replacement. Many of these are character-altering and need to be considered by the Historic Preservation Commission. A number, but not all, of such possible changes are discussed here for convenience to owners. It should be stressed that alternatives such as those discussed here go beyond mere maintenance and constitute character-altering changes. Applications for Certificates of Appropriateness must be made to the Commission.

A. Roofing Materials

Roofing materials can in some instances be considered character-defining. Slate roofs, tile roofs, and some metal roofs can be important features of a building -ones that distinguish it from other buildings. In instances where the owner wishes to replace an original or historic roof by another, this decision must be reviewed by the Commission. The Commission will take relative cost and other factors into consideration and will attempt not to impose a hardship on owners. However, owners are encouraged to retain and repair original and historic roofing when it is present, or to replace existing roofing with identical or similar materials. (Most Madison buildings have asphalt or fiberglass reinforced roofing, or rolled roofing, in the case of commercial buildings. Such materials are considered replaceable, as long as they approximate existing roofs. Replacement asphalt shingled roofs that are not character changing do not require permission from the Commission. Please consult with Commission members or city staff.)



Some roofing materials, such as slate, tile, or pressed metal plates may have significance in their own right. Consider this when thinking of replacement.

B. Windows

Original or historic windows can be important character-defining elements. The shape of openings, the type of windows, and the light divisions - that is, number of panes - are all important to the historic character of buildings. Owners wishing to replace windows should consider the following questions:

1. Replacement Windows
   a) Do the original windows need replacing? Many old windows can be repaired rather than replaced at considerable savings. Repair should always be the first choice.

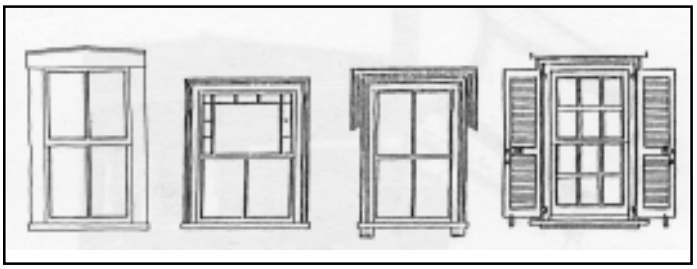
Consider repair first.

b) Will the new windows require a change in window openings? Can the new windows fit within existing cuts in the wall? Do they require a change in shape or enlargement of original openings? Ideally, if new windows are required, they should require no major alterations of openings.

c) Are the windows the same type? Historic windows are usually double or triple hung sash. However, there are instances of casement windows, fixed windows, and other types. New windows should nearly always duplicate the original or historic window types.

d) Are the new windows made from the same materials as the historic windows? New windows should match the original materials or at least convey the same appearance. Wood windows, for example, should replace wood, metal replace metal. However, there are now laminated windows that match wood. Also, some metal windows may not be easily replaced. Some newer, perhaps almost historic, windows can detract from the overall character of buildings. The Commission would certainly take such contingencies into account.

e) Do the light configurations duplicate the original window's divisions? New windows should match the pane divisions of historic windows. For example, multipaned sash windows should not be installed in buildings that originally had one-over-one sashes.



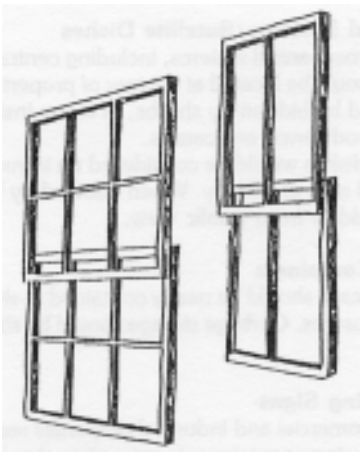
Pane or "light" configuration is significant to a window's and building's character.

f) Can the windows be installed with minimal damage to other materials? Care should be taken to obtain windows that fit original casings. In some instances, replacement sash rather than replacement whole windows may be enough.

In all instances, "snap-in" artificial-looking grids will not be approved. Such systems do not duplicate historic muntin divisions and often do not hold up over time.

2. New Window Openings and Bay Windows

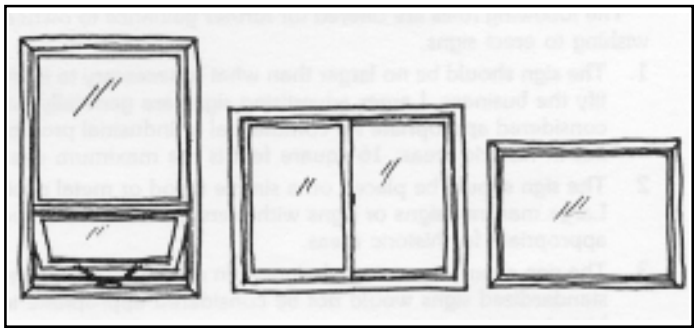
New bay windows and other major window changes, including the provision of new window openings, are considered as another alteration to historic structures. Generally, they should adhere to the following rules:



Consider replacing the sash only. Most shops can provide new sashes to match the original.

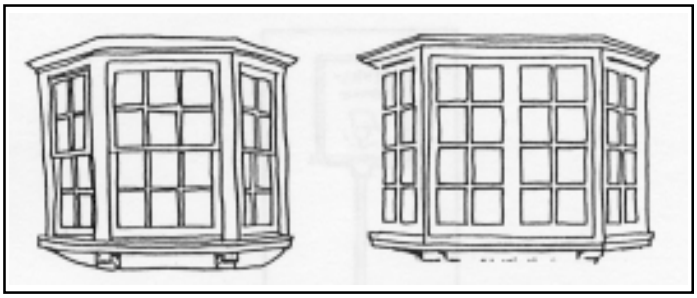
a) New openings are discouraged on primary facades. Try to locate new windows on sides or rears of buildings.

b) New openings should generally be in character with originals. Windows may duplicate original patterns.

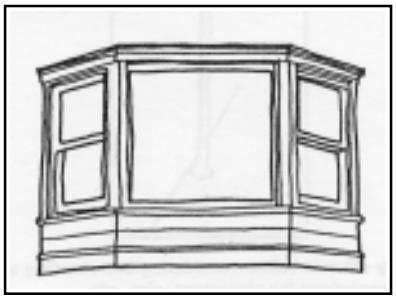


Avoid modern windows such as awning, sliding, or fixed panes. If used, they should be placed only on rear or other less visible elevations.

c) Bay windows should not occupy principal facades. Modern bay windows should ideally be located on the rear or side of properties. Either modern or traditional bays would be considered appropriate. Custom designs are generally preferable.



New "stock" bay windows such as these should never be used on primary facades, but could be considered for the rears of buildings. The same is true of the more "modern" looking bay window below.



C. Storm Windows and Doors

1. Storm Windows:

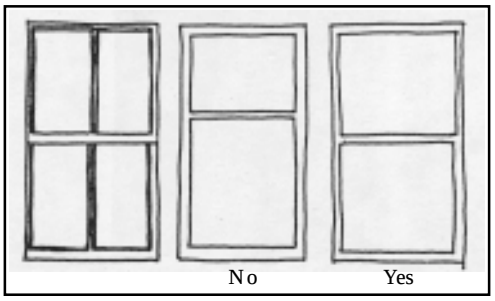
Storm windows and doors are part of the reality of today's more energy conscious businessman or woman and homeowner. There is also historic precedent for both historic screens (see below) and storm windows and doors.

a) Ideally storm windows should have a minimal impact on the historic appearance of buildings. Owners should consider proper weather-stripping and repairs as alternatives to storm windows and doors.

b) If storm windows are decided upon, owners might also consider interior storms. A number of companies now make and install adjustable interior storm windows, which have the least visual impact.

c) If exterior storms are decided upon, the new storm should match the color of the existing sash whenever possible. White, brown, and black storm windows are available from most suppliers. These most closely match existing sash. Also, green-enameled storm windows and other custom colors can often be special ordered.

d) Finally, even aluminum storms can be painted, using a non-ferrous primer and a paint to match sash colors. The results can be surprisingly good.



Be certain that the dividers for the storm windows match the meeting rails of the sash.

2. Storm Doors:

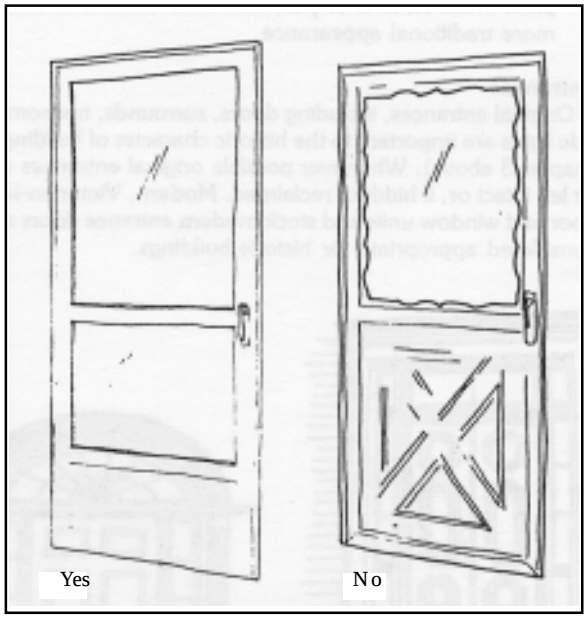
Storm doors, though a minor feature, can detract considerably from historic buildings. Aluminum combination glass and screen doors, often with decorative metal "curlicues," take away from historic character. Energy savings on doors have been shown to be minimal, since little seal is created. A better choice for a storm door would be one that had minimal impact, such as a simple rectangular metal or wood storm door. Both are available from suppliers at only slightly higher costs than the standard aluminum doors.

A best solution for storm doors would be a special-ordered storm door based on traditional screen door designs. These often are supplied with interchangeable storm and screen panels. Owners might also alter stock screen doors to serve as storm doors.

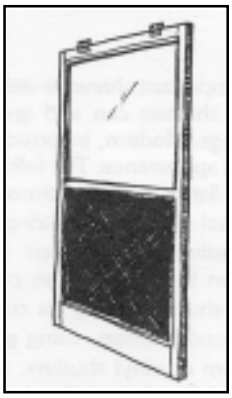
D. Window Screens and Screen Doors

Window screens and screen doors can have important impacts on historic buildings, just as can storm windows and doors -

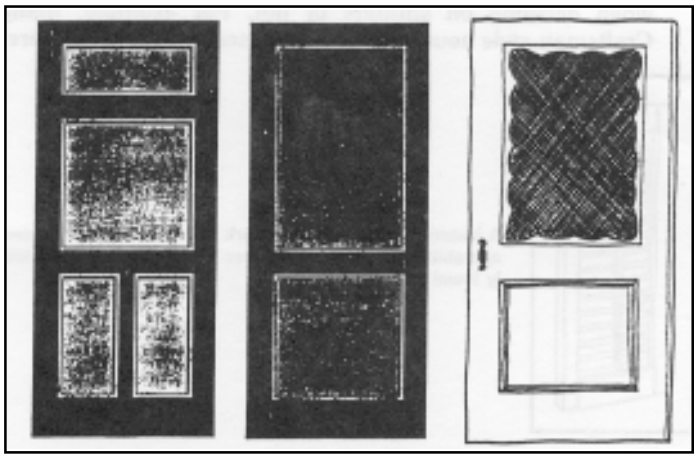
1. If your building has traditional wood frame screens or screen doors, you are strongly encouraged to keep them repaired. New screen windows can also be made using traditional patterns.
2. Traditional screen doors are also important to a building's historic character. Original doors should be repaired whenever possible. If beyond repair, wood screen doors can be special-ordered or they can be purchased from local suppliers. Sometimes simple doors can be embellished with stock ornamental prices to create more traditional effects.
3. Louvered screen doors have some historic precedence and are cheaply available. Their use is preferable to metal screen doors.



If metal storm doors are used, pick a plain design rather than one with decorative – often "colonial" – features.



Historic screen windows (and less common in the South, historic storm windows) can be an important historic feature.



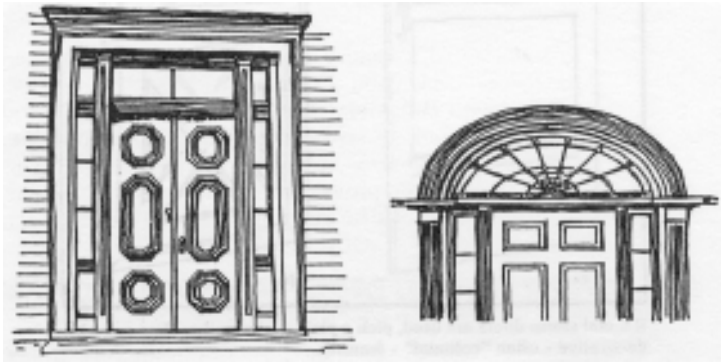
Good screen doors are readily available and far superior to many more commercial screen doors, as that shown on the right.

A tip on metal screens: Nylon screens and black-painted screens are more traditional in appearance and "read" differently from modern aluminum screens. One idea is to spray paint metal

screens or purchase black screens to achieve a more traditional appearance.

E. Entrances

Original entrances, including doors, surrounds, transoms, and sidelights are important to the historic character of buildings (see Chapter Three above). Whenever possible original entrances should be left intact or, if hidden, reclaimed. Modern, Victorian-looking door and window units and stock modern entrance doors are not considered appropriate for historic buildings.

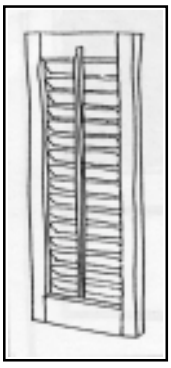


F. Shutters

Shutters can be important character-defining features for historic buildings. Original shutters can add greatly to the historic appearance of buildings. Modern, incorrectly installed shutters can take away from that appearance. The following, ranging from ideal to acceptable, is a list of considerations.

1. Maintain original shutters, repairing when necessary.
2. Consolidate existing usable shutters, installing custom or stock new shutters on less visible sides of the building.
3. Install custom shutters, hung on correct hardware.
4. Install stock wood shutters, using proper hardware.
5. Install aluminum or vinyl shutters, using proper hardware.

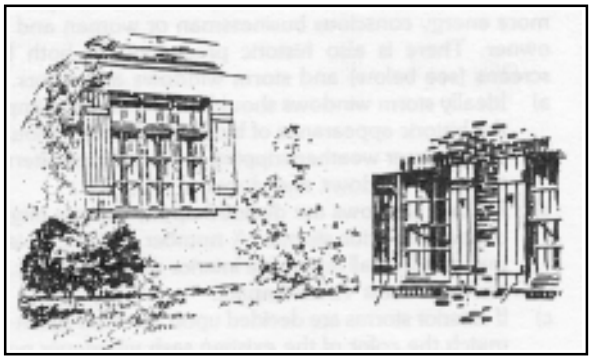
Remember: Shutters should look like they could be closed. Shutters too small or large for windows can look out of place. Some buildings never had shutters. Please consider this when deciding on shutters or not. For example, many Craftsman-style houses and later houses never had shutters.



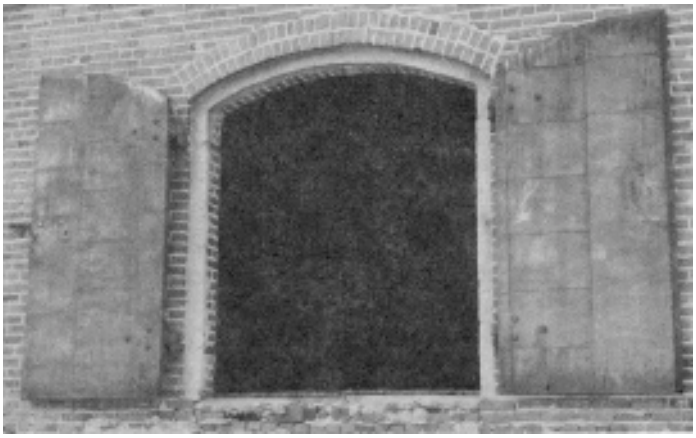
A historic shutter can be a work of art – it has thickness, operability, and often "character." These are qualities rarely found in "stock" materials.

Suggestions:

Consider shutters appropriate to the time period and the building type. Some Craftsman buildings, for example, had fanciful decorative shutters. Colonial Revival buildings sometimes had paneled shutters. Industrial buildings often had sheet metal shutters. All of these suggest examples for new shutters for buildings of those types. Always, the right shutter should be used for the right building. Domestic looking shutters on warehouses-even if converted to other uses -would be as inappropriate as sheet metal shutters on houses!



Early 20th-century shutters often differed from standard louvered models. Note these two examples from the 1920s.



Industrial buildings deserve industrial shutters – often sheet metal over wood. Even if the use has changed, industrial components for old warehouses are strongly preferred. (See above and below.)

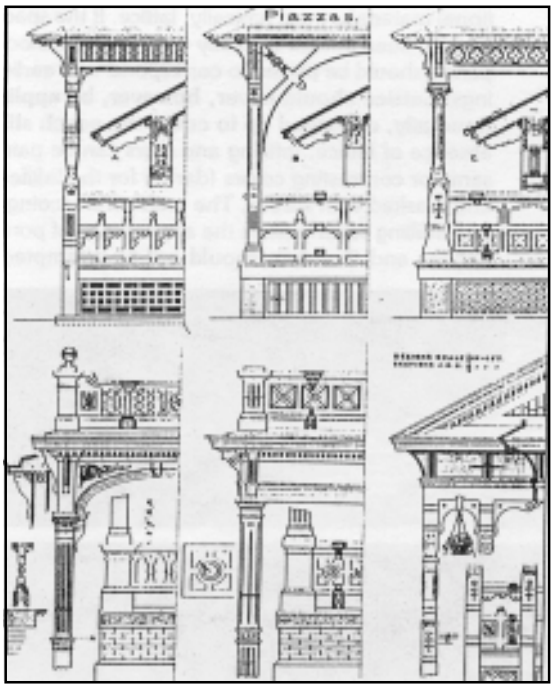
Note on Shutters for Non-Historic and New Buildings:

Shutters for non-historic and new buildings should follow the same general guidelines. Shutters on new commercial buildings are generally discouraged as inappropriate to the building type.

G. Porch Repairs and Changes

Porches are among the most frequently changed features of historic houses. Ideally, repairs should follow the original, though occasionally design changes are introduced for practical reasons - i.e. changes in roof slope to allow for better drainage and so on. Always, changes should be made to be in-character with the building and its type or style. Completely invented porch details are strongly discouraged.

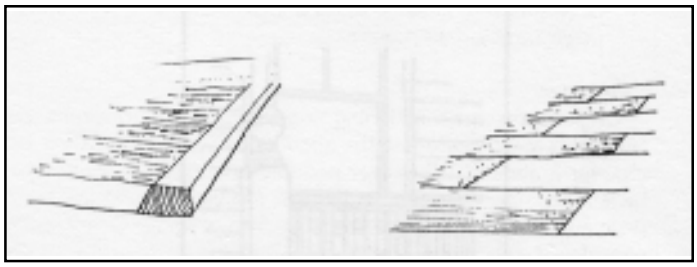
If a porch is replaced entirely, the design should match the original or a documented earlier porch. The free borrowing of porch designs, except in the case of simple vernacular buildings, is strongly discouraged.



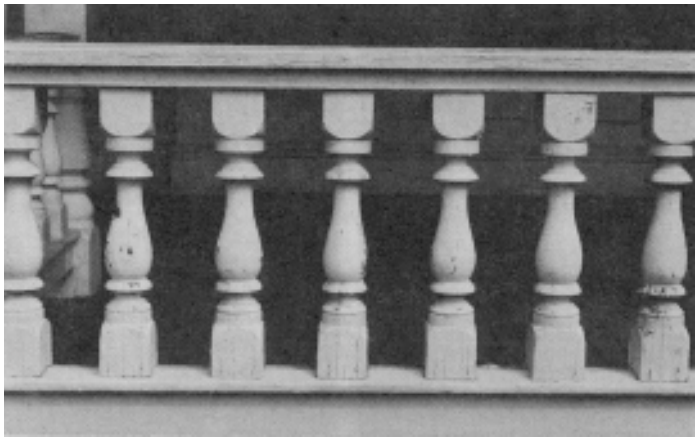
Such wildly decorative porch details should be avoided unless you can document that they were once on your building. However, some "educated choices," based on style and period, can be made for most houses.

The following are some of the major porch components and things to keep in mind.

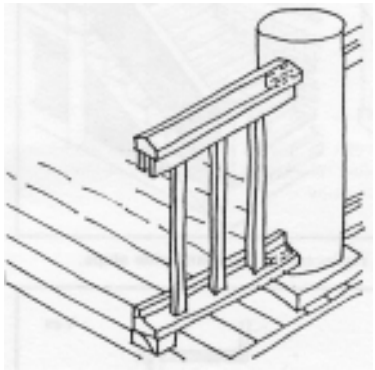
1. Posts: Repair or replace in kind. If posts are deteriorated beyond repair and no similar posts can be obliged, then relatively simple, unobtrusive posts are recommended. Welded steel posts are not considered appropriate for historic buildings.
2. Floors: Decks should always run perpendicular to house fronts of older facades. Decks running parallel to wall surfaces are not traditional, nor do they shed water properly. Decks can be replaced entirely or they can be patched. Ideally, new materials should be interwoven with old. If this proves difficult -as it often does-sanding can help cut down on the visual impact of the joint.
3. Ceilings: Historic ceiling material can be expensive. Ideally, damaged porch ceilings should be replaced in kind. Beaded tongue-and-groove is a typical material. If in-kind replacement proves too expensive, other materials can be substituted. Inventive use of casings and moldings can make even plywood acceptable.
4. Rails and Balusters: Damaged or missing rails and balusters should be replaced in kind whenever possible. When the original rail or baluster is not known and if in- kind replacement proves too expensive, simplified rails and balusters would be acceptable. Modern balusters such as those used on decks are not acceptable.



Nosing on porch decks can help prevent deterioration. Ideally, try to "weave" new in with old deck materials.

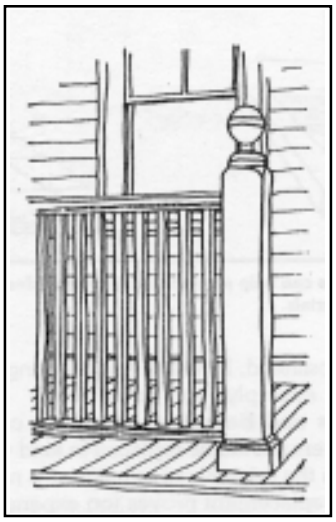


A word of caution: Rails on modern houses are set at 42 inches, far higher than historic rails. To install rails in this way severely detracts from the scale and appearance of historic buildings.

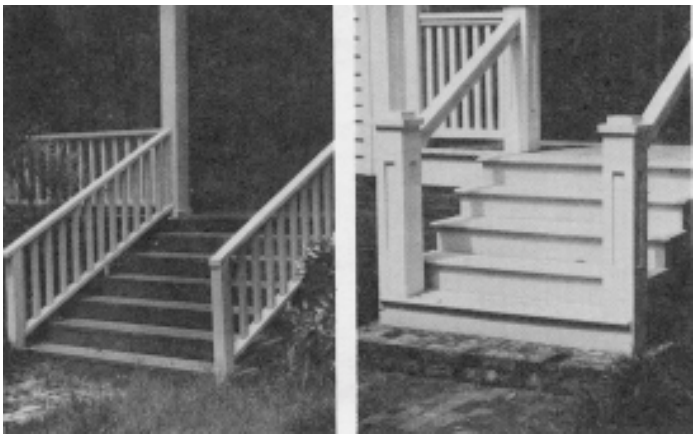


Typical rail and baluster detailing for porches. Do not scrimp on balusters if you want an authentic appearance.

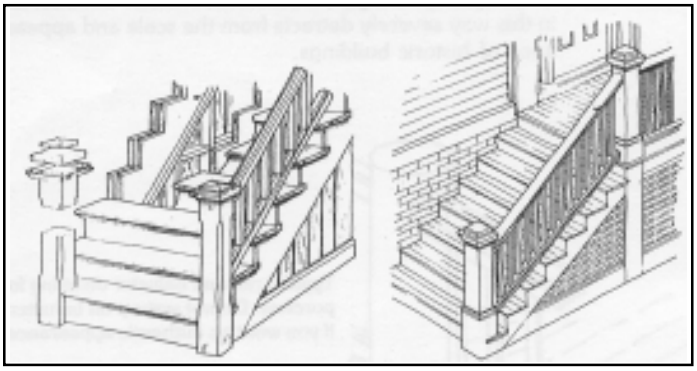
5. Porch Steps: Steps should be simple and in-keeping with the porch. Wood or masonry are acceptable. Stock, cast-concrete steps are not preferred but are in most instances acceptable.
6. Piers and Foundations: Porch piers and foundations should be treated much like other foundations (see below). Ideally, original piers should be left in place and exposed. Continuous



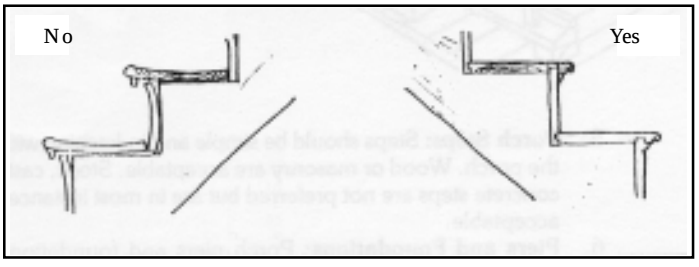
Most porch rail repairs are considered "replacement of existing" not "new rails." Traditional 32 - 36 inch heights are more typical than modern code determined 42 inch.



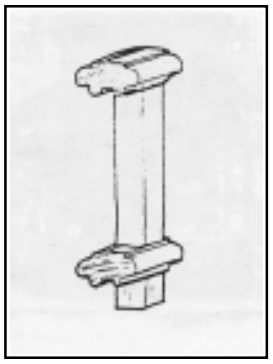
Simple wood porch steps such as these are preferable to "stock" concrete steps.



Two slightly more elaborate designs for replacement of front and side steps.

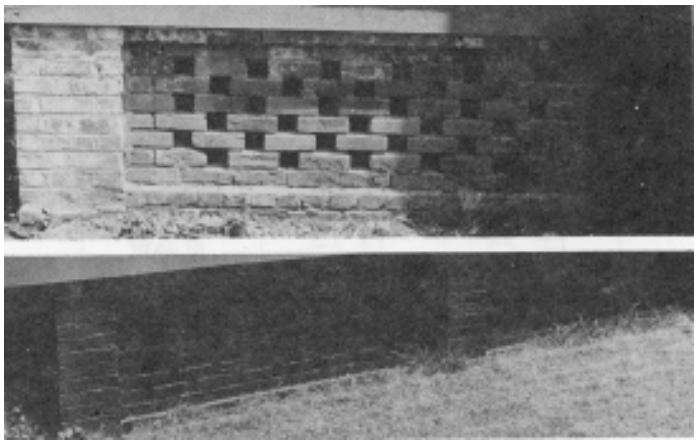


Details are important: rabbeted joints, proper drip molds, placing the top of the curve of the wood grains of the boards *up*, all help preserve wooden steps.

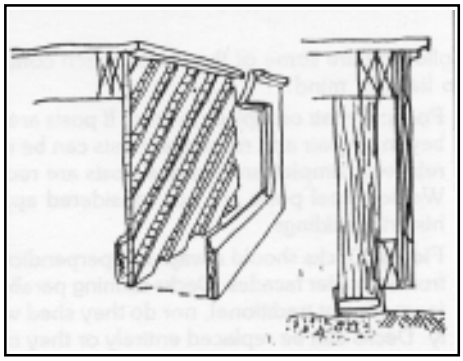


Notice detailing of this top and bottom rail; all surfaces should slope downward to better shed water.

foundations, such as continuous brick foundations, should similarly be left intact. New foundations should follow conventions and consist of brick or stuccoed piers to correspond with porch posts above. Spaces between piers should be infilled with traditional materials, most typically, lattice. If the spaces have already been infilled-typically with concrete block-lattice panels should be placed to correspond with earlier openings. Lattice should never, however, be applied continuously, or extend up to cover the porch sill. In the absence of lattice, infilling and piers can be painted the same or contrasting colors (darker for the infilled block) and masked with shrubs. The uniform stuccoing of piers and infilling severely alters the appearance of porch foundations and therefore should not be attempted.

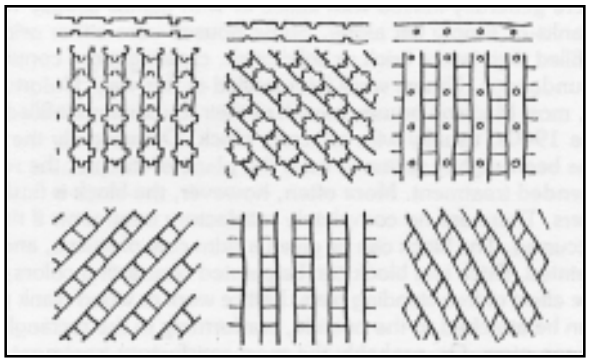


Traditional brick lattice.



One way to apply wood lattice screens: attach frame over lattice.

7. Porch Roofs: Porch roofs take a variety of shapes, but are usually shed (slightly sloped), half-hipped, or hidden behind cornices or entablatures. In most instances, the original roof shape should be retained when possible. Materials are often

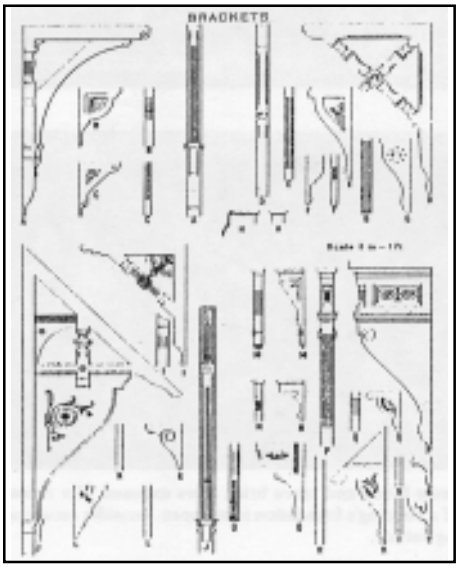


Consider patterns other than standard diamond. All are traditional on 19th and 20th-century porches and houses.

asphalt shingles or rolled roofing or metal, either standing seam or v-crimped. All of these materials are appropriate. In most cases, replacement roof covering should match the original.

8. Trim: Many porches, especially those of the late 19th century, are embellished with decorative wood trim. Some of this trim was actually manufactured in Madison at the once successful Madison Variety Works. In general, existing trim should be maintained and repaired when necessary. The original trim is important to the historic character of buildings and is a valuable cultural reminder of past practices.

   In some instances owners may wish to add new trim. Ideally, the prior use of trim elements should be documented. Failing this, trim can be copied from existing buildings of the same period. The use of undocumented period looking trim is discouraged, however, on the grounds that it conveys a false sense of historic development. Owners should keep what was there and introduce new features only when necessary.



Use undocumented porch trim sparingly.

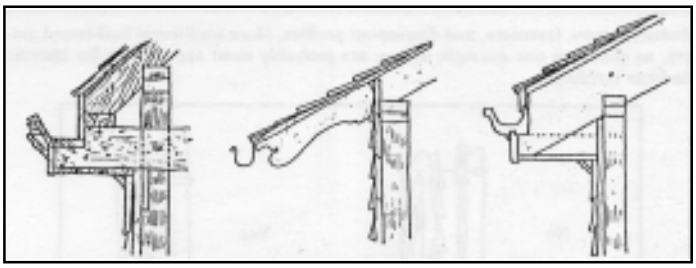
H. Gutters and Downspouts

Gutters and downspouts are important for the preservation of buildings. They also can have an impact on appearance.

First, consider whether your building ever had gutters. Some buildings have splash blocks and channels, serving as ground level gutters. These should be preserved and maintained when possible.

Second, determine what the original gutters for your building might have looked like. Some early buildings had wood gutters. These can still be obtained.

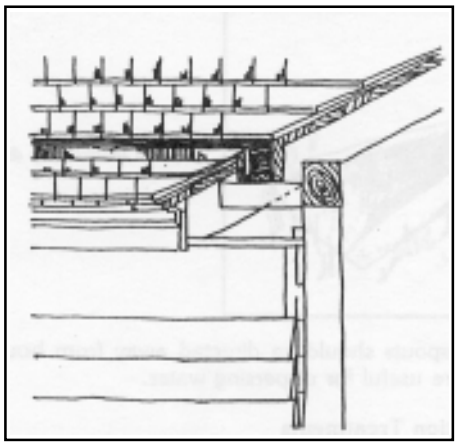
Handicapped access to historic buildings (and porches) is sometimes necessary. Ideally, place ramps at the side; the proper choice of rails and balusters can help tie the ramp in with the building.



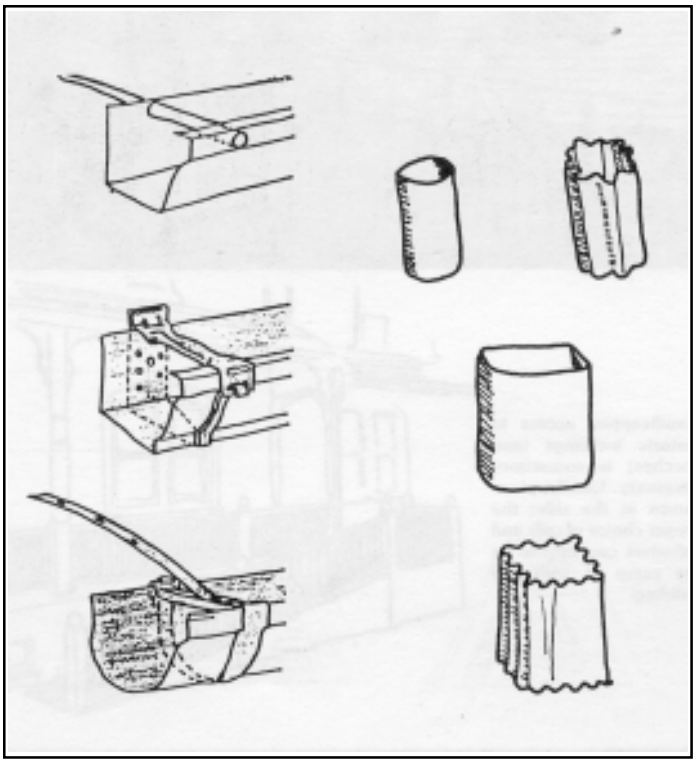
Some historic gutter types: boxed, half-round metal, and wood.

Most gutters are either half-round in profile or molded (ogee-pattern gutters). Generally, half-round are the most traditional.

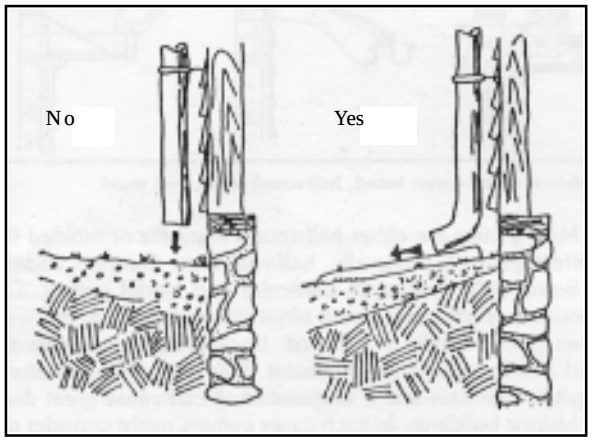
Some older houses in particular had boxed gutters. Downspouts, in such cases, were often directed through the walls or even placed inside of columns. Such gutters can perform well and add to a building's character. However, they are often difficult to maintain-and if unmaintained can cause great damage to historic buildings. In such cases owners might consider covering boxed gutters over and installing easier to maintain exterior gutters.



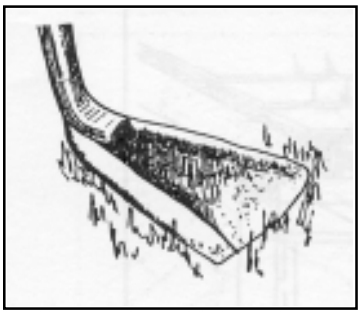
Detail-boxed gutter. Without proper maintenance, this gutter type can lead to problems.



Modern gutters, fasteners, and downspout profiles. More traditional half-round gutters, as shown in one example above, are probably most appropriate for historic Madison buildings.



Gutters must direct water away from buildings; otherwise they are of little use.



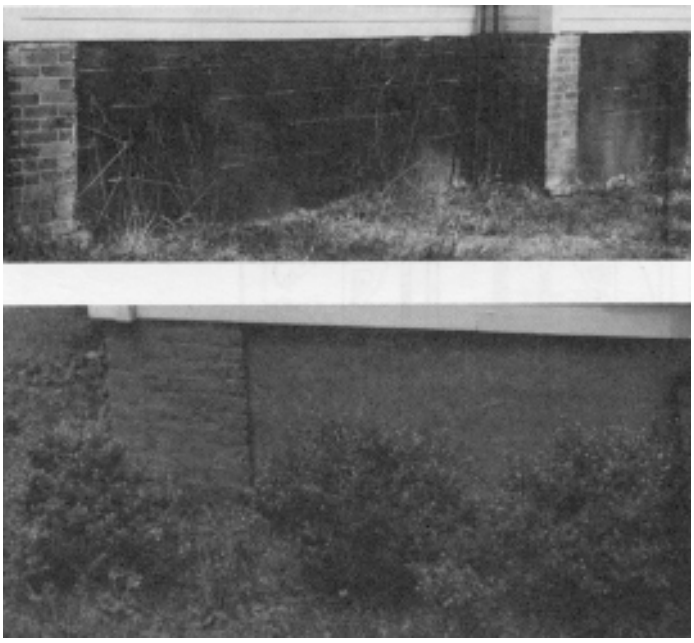
Splash blocks help disperse water.

Downspouts should be directed away from houses. Splash blocks are useful for dispersing water.

I. Foundation Treatments

Foundations are extremely problematic for historic buildings. Traditionally, most houses in Madison sat on brick piers. These were generally infilled with lattice or with planks-usually vertical planks-or simply left alone. Some houses were either originally infilled with lattice brick or solid brick, creating more continuous foundations. Others were later infilled in this way. Unfortunately, most Madison houses have had their foundations infilled since the 1940s, usually with concrete block. Occasionally the block has been slightly recessed from the plane of the pier-the recommended treatment. More often, however, the block is flush with piers. There are no completely satisfactory treatments if this has occurred. The block can be given a skim coat of stucco, and then painted. Brick and block can be painted contrasting colors giving the effect of free-standing piers. Lattice work or wood plank panels can be attached to the outside, conforming to the rectangles between piers. Or, probably the most satisfactory treatment, brick and piers can simply be painted the same color and then hidden by foundation plantings. A continuous skim coat of plaster is not recommended as this interrupts the traditional division between piers and openings.

There are no easy solutions for infilled foundations. Few older buildings retain open piers. (See above and below.)

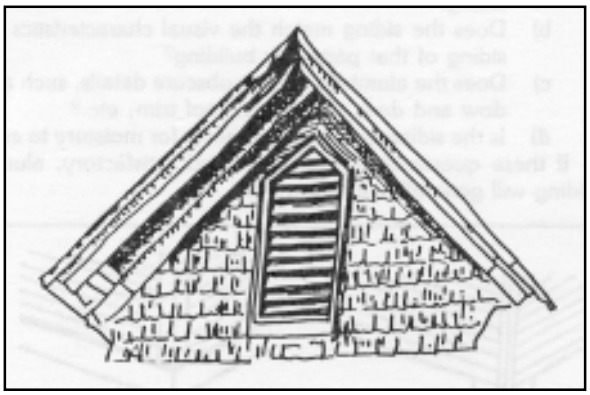


It is best to stucco over concrete block and leave brick piers exposed. If a recess can be created, all the better. If a building's foundation is still open, consider recessing masonry infilling and applying lattice.

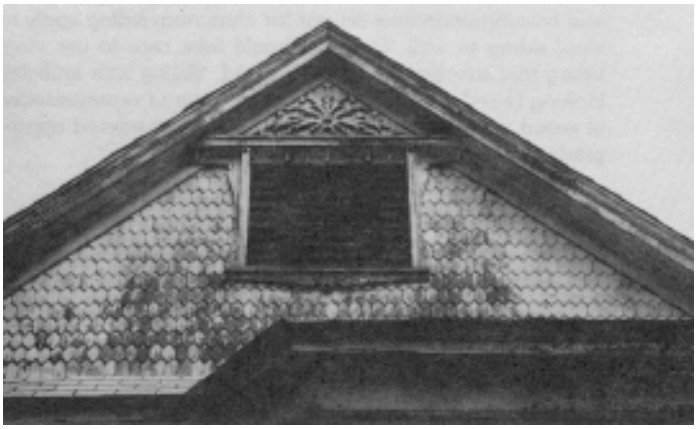
For buildings as yet "uninfilled," traditional treatments are recommended. More modest buildings would generally have had their pier openings infilled with plank panels. Sheet metal could also be considered an appropriate material. On simpler buildings, such as tenant houses, it should be applied neatly and should not obscure piers.

Continuously applied lattice, sometimes installed to cover sills as well as foundations, is not recommended as a foundation treatment.

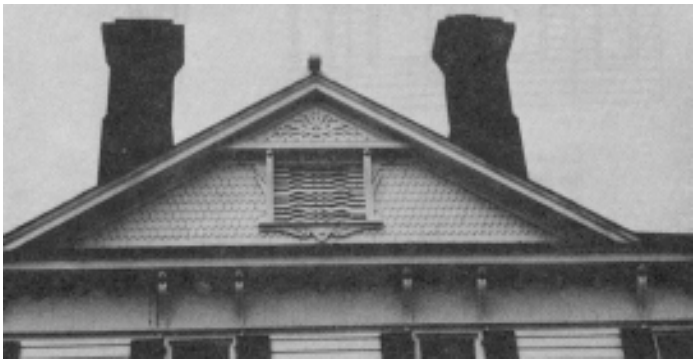
J. Ventilation



Many historic buildings require better ventilation than originally provided for. There are numerous examples of gable vents in Madison to provide models. Some, again, were manufactured locally. Also, standard wood vents can be used to vent attic crawlspaces and other parts of attics or porch roofs previously unvented. It is important that their placement be carefully considered so that new vents complement existing window and door openings. The vents, in turn, can be painted to match other trim.

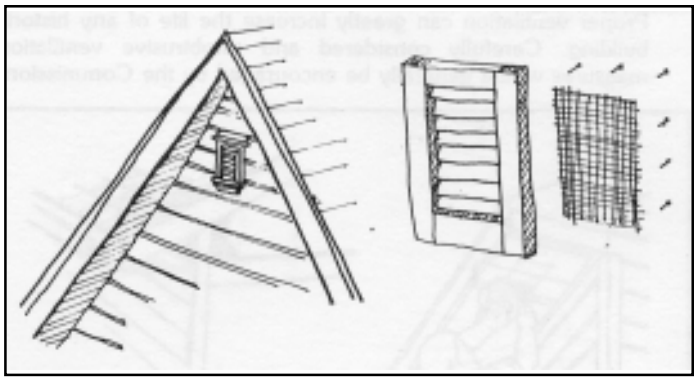


Historic examples in Madison (above and below).

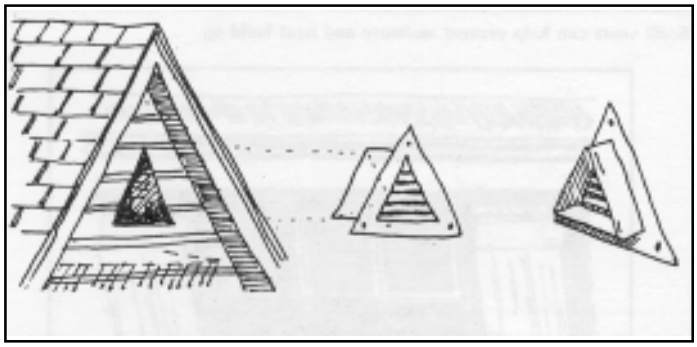


Roof vents, including turbines and ridge vents, can be easily installed with minimal damage to the original appearance of buildings. Externally mounted roof fans can also be an inexpensive way to deal with ventilation problems. Both turbines and fans should be mounted on less visible roof surfaces.

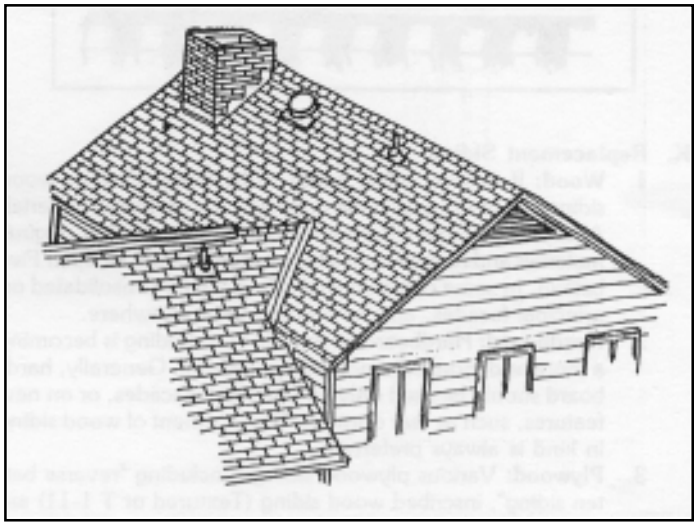
Finally, soffit vents can be installed to help ventilate previously unvented attic spaces. Soffit vents are particularly useful for hipped roofed buildings without vents. They can be installed unobtrusively,

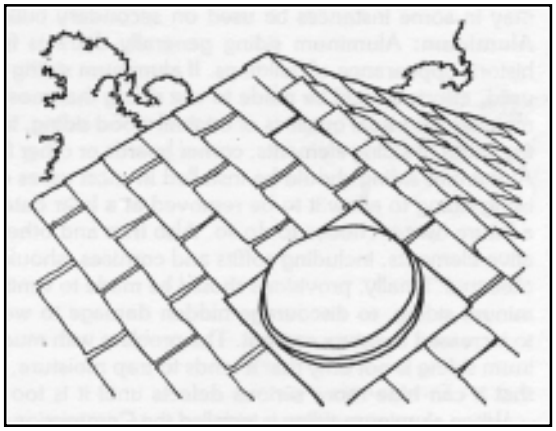


A traditional and simple wood vent.



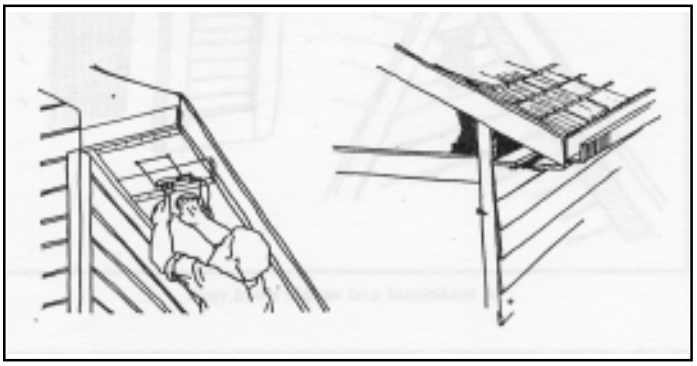
Avoid stock metal vents.



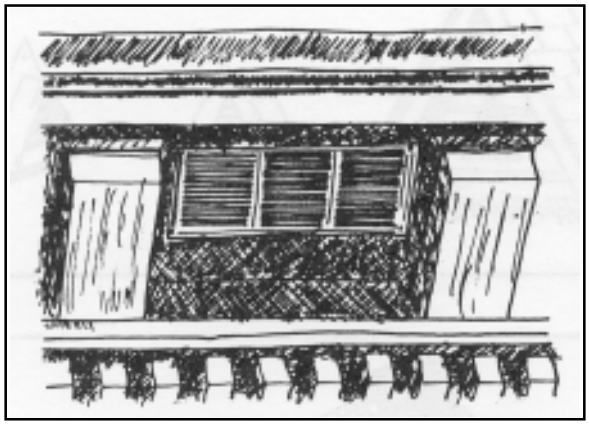


Place roof vents, fans, and turbines on less visible sides of the roof.

and there is much historic precedence for their use. Proper ventilation can greatly increase the life of any historic building. Carefully considered and unobtrusive ventilation measures would generally be encouraged by the Commission.



Soffit vents can help prevent moisture and heat build up.

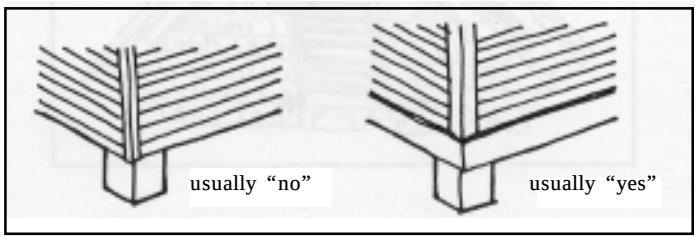


K. Replacement Siding

1. Wood: If original siding needs to be replaced, new wood siding chosen to match the original is the preferred material. Always, of course, efforts should be made to repair original materials and replace only where necessary (see Chapter Five below). In some cases original siding can be consolidated on principal facades, and new siding used elsewhere.
2. Hardboard: Hardboard or particle board siding is becoming a more and more common siding material. Generally, hardboard should be used only on less visible facades, or on new features, such as rear dormers. Replacement of wood siding in kind is always preferred.
3. Plywood: Various plywood sidings, including "reverse batten siding," inscribed wood siding (Textured or T 1-11) are not considered appropriate for historic buildings. This siding may in some instances be used on secondary buildings.
4. Aluminum: Aluminum siding generally detracts from the historic appearance of buildings. If aluminum siding must be used, efforts should be made to use siding that most closely matches the visual qualities of original wood siding, including the width of siding elements, corner boards or other features. Aluminum siding should be installed in most cases over existing siding to allow it to be removed at a later date should a future owner choose to do so. Also trim and other decorative elements, including soffits and cornices, should not be obscured. Finally, provisions should be made to ventilate aluminum siding, to discourage hidden damage to wood and to increased moisture content. The problem with much aluminum siding is not only that it tends to trap moisture, but also that it can hide more serious defects until it is too late.

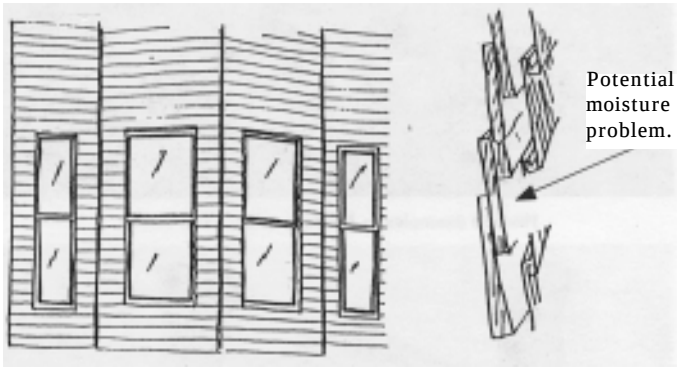
   When aluminum siding is installed, the Commission will consider the following:

   a) Does the aluminum siding look reasonably like wood siding?
   b) Does the siding match the visual characteristics of the siding of that particular building?
   c) Does the aluminum siding obscure details, such as window and door surrounds, roof trim, etc.?
   d) Is the siding ventilated, to allow for moisture to escape? If these questions can be addressed satisfactory, aluminum siding will generally be approved.



Aluminum siding can usually be approved on additions to historic buildings and for secondary buildings.

5. Vinyl Siding: Vinyl is rapidly replacing aluminum as the most popular artificial siding alternative. In general, requirements and recommendations set out for aluminum siding apply to vinyl siding as well. Owners should take care to use vinyl siding that successfully imitates wood. Siding with artificial- looking raised wood grains is not considered representative of wood siding and will not generally be considered appropriate by the Commission.



Owners using aluminum or vinyl siding must ensure that the siding does not obscure details, such a window trim (as in this example). Siding should also be vented to prevent moisture build-up.

L. Air-conditioning Units

Air-conditioning units are a fact of life of modern living. Generally, window units are considered temporary and removable items- despite the fact that they are really not. Their installation is not usually reviewed by the Commission. Care, however, should be taken to install air-conditioners in such a way as to cause minimal damage to original openings. Also note that window-installed air-conditioning units will over time affect windows, causing deterioration of sash rails and other parts due to differential moisture problems.

Individual units can also be installed in openings cut in walls. Generally, such cuts are discouraged, and when made should only be done on rear or other less visible elevations. Efforts can be made to

mask units with louvered covers or other devices.

Cuts for air-conditioning units should never be made in brick or other masonry materials, at least on visible sides of the building. Such vent cuts are irreversible and alter the overall character of historic buildings.

In all cases, the use of centralized air-conditioning units, with condensers hidden from general view, is strongly advised.

M. Changes to Non-Historic Buildings

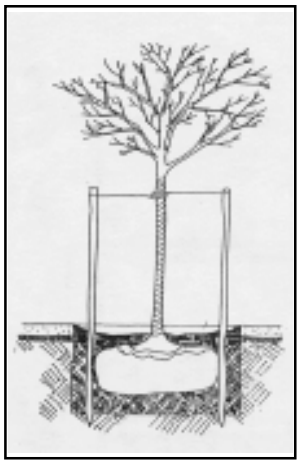
Changes to non-historic buildings within the historic district are governed by the same requirements set out for historic buildings. In general, changes should be made in keeping with the type and style of the building. Efforts to create an earlier appearance-such as adding "colonial" trim to 1960s ranch houses or multi-paned shop windows to buildings originally possessing plate glass-are strongly discouraged. Also discouraged are efforts to "domesticate" otherwise industrial buildings. Changes to non-historic buildings located within the historic district will be reviewed like any other proposal for change.

VII. A Note on Landscaping

The Madison Historic Preservation Commission does not review changes to gardens or to landscaping, other than new "hardscape" components, such as walls or fences. However, owners and residents should be aware of a number of historic precedents and are encouraged to consider such precedents in their own landscaping plans.

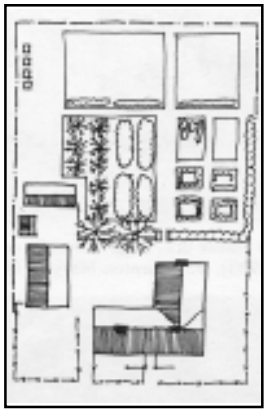
Landscaping applies at several levels. One, there are remnants of earlier landscaping practices and tastes. Historic street trees, many as much as 50 years old, as well as unusual specimens, such as cedars or magnolias, should be valued as part of a landscape heritage. Their survival and conscientious replacement help to protect the historic character of the town as well as providing always much needed shade and relief. The same is true of several pecan orchards and other trees providing canopies.

A second level of landscaping is the idea of recreating gardening practices. Many owners are interested in recapturing the look of garden areas surrounding historic houses. In these cases -in the absence of better documentation in the form of historic photographs or journals- owners should consider gardens that are appropriate to the time period for their building: more formal, sometimes boxwood gardens for Antebellum houses; both formal and more curvilinear, or "naturalistic"



Replanting of larger shade trees, such as oaks and maples, needs to be a community-wide effort.

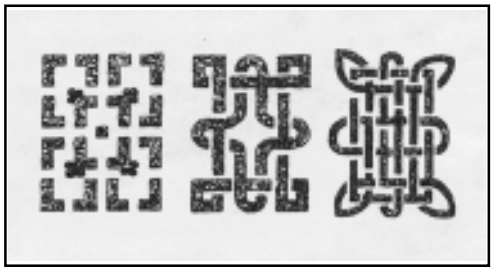
gardens-often with planting beds-for post Bellum houses; almost room-like, petitioned gardens for Craftsman bungalows; and a return to formal gardens for Colonial Revival houses. Efforts should be made to choose plant materials appropriate to the different periods to convey an "accurate" impression of earlier gardens.



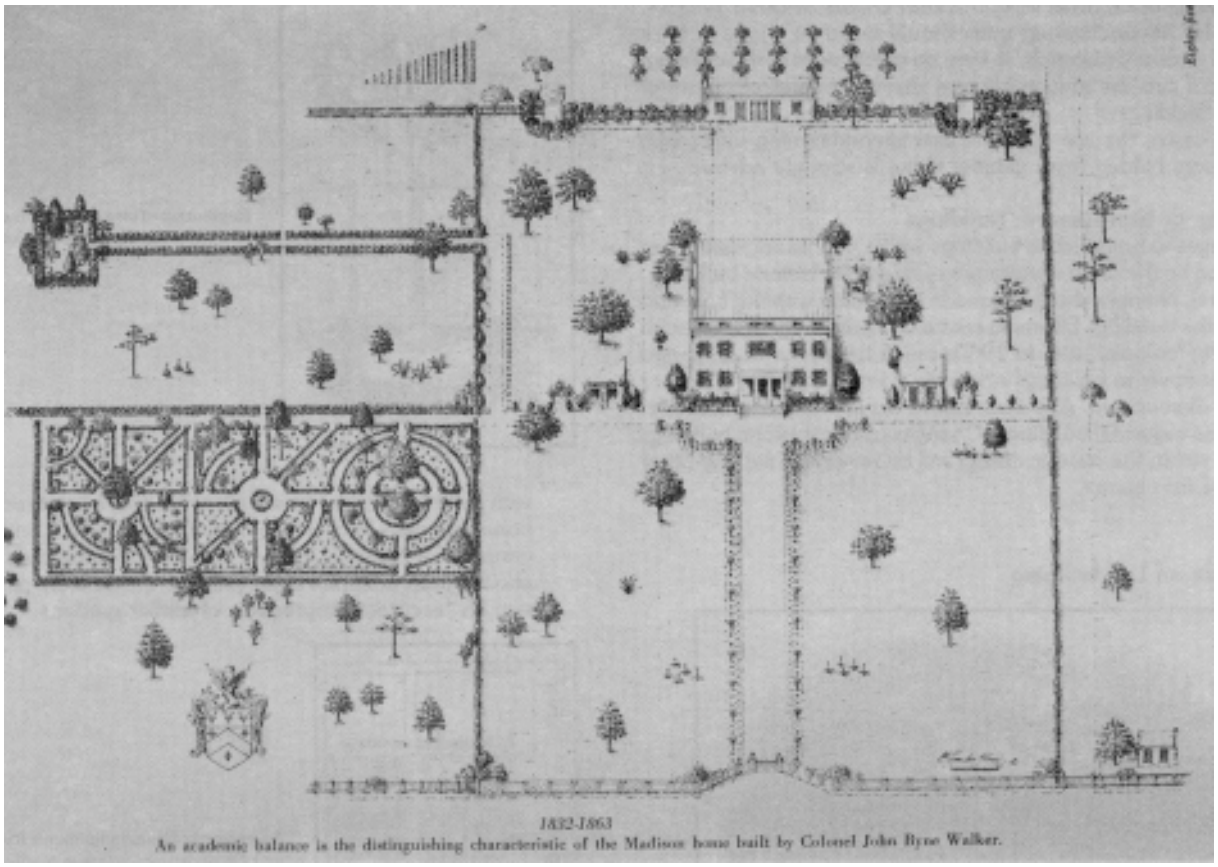
An early garden arrangement: fruits, vegetables, and dependencies follow a rectilinear formal pattern even for modest houses.

Third, as with street trees and orchards, there are a number of plant varieties and practices that represent a continuity with the past. Privet hedges, nandina, flowering quince, acuba and azaleas are all "traditional" if not profoundly historic. The continued use of traditional plants is strongly encouraged to help maintain the characteristic texture of the town's landscaping. Modern plant materials, especially overuse of redtip and euonymous, is not encouraged.

Finally, there are a number of "folk" gardening practices that deserve recognition. Gardens decorated with bottles or pottery, gardens with movable potted plants, even, in some cases, gardens with swept yards should be noted and preserved when possible. Historic and traditional gardens represent a variety of tastes and appearances all of which can be appreciated in their own right. Madison is made up of such various and diverse contributions and should be appreciated for this.

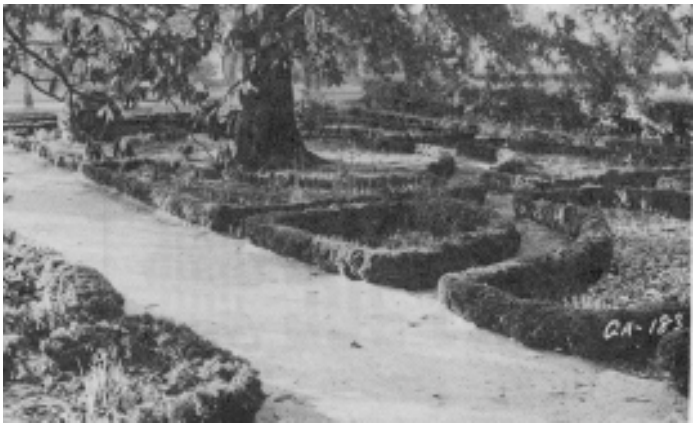


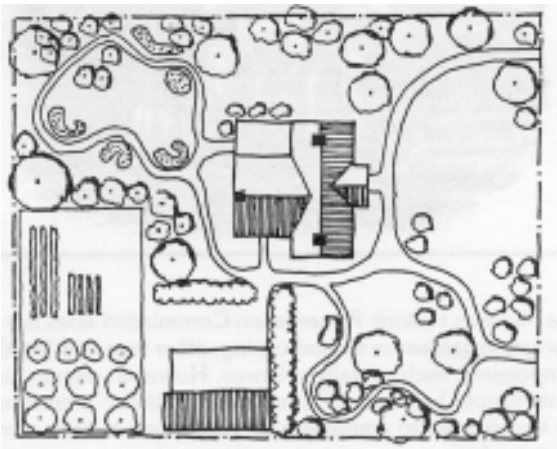
Some alternative “knot garden” designs.



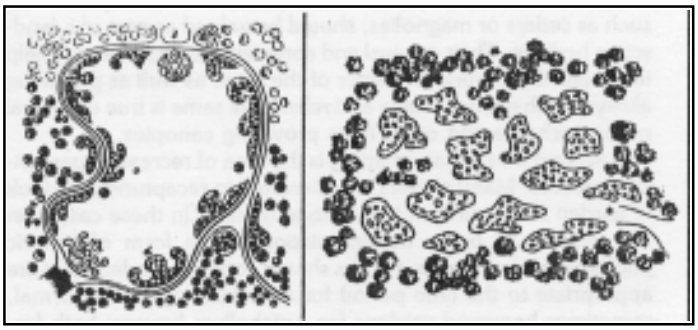
Bonar Hall, the Col. John Byne Walker House of c. 1832. Note the ornate geometrical garden, teahouse, and "orangerie." Illustration from Loraine Meek's *Garden History of Georgia* [1933], P. Thornton Mayre, illustrator.

"Boxwood," a similar formal garden. Photograph from the Historic American Buildings Survey 1936, L.D. Andrew photographer. (Above and below.)

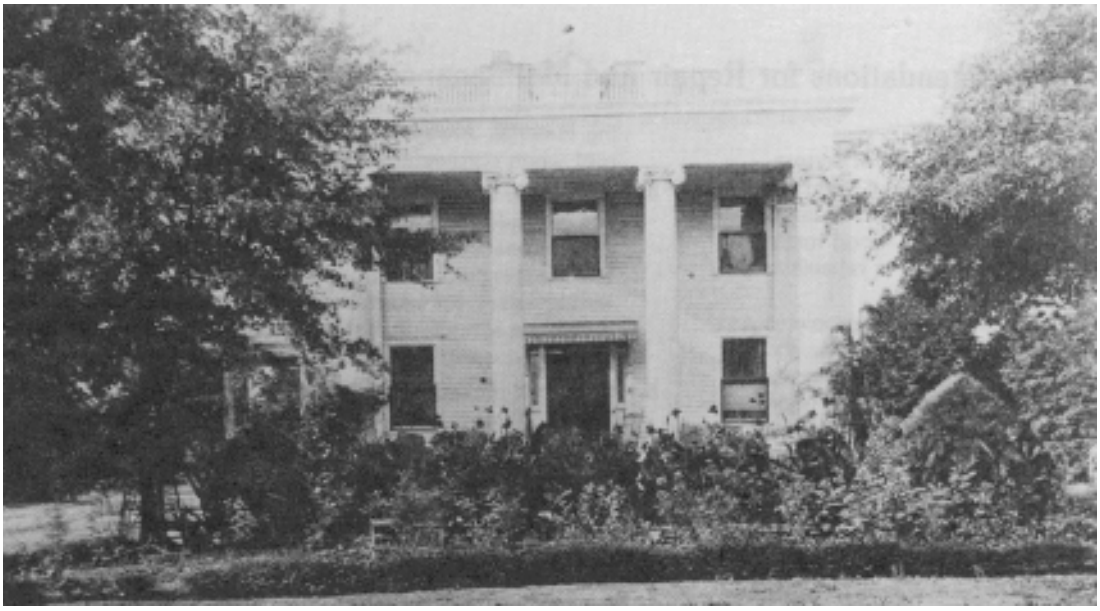




The shift of the 1850s and '60s toward curvilinear gardens.



"Bedded-out" flowers and shrubs – a late 19th-century practice.



The C.L.C. Thomas House on the outskirts of town. Note the late Victorian plantings. Photograph c. 1919. Courtesy of the Georgia State Archives.

The Cornelius Vason House, photograph c. 1919. This c. 1910 house exeplifies the newer gardening practices – open lawns and foundation plantings, both of which remain popular today.

VIII. Moving Historic Buildings

In rare instances it is necessary to move historic buildings in order to preserve them. While there is considerable precedent for moving buildings -several Madison buildings are known to have been moved and moving is in fact a long-standing procedure -moving historic buildings is now generally discouraged, unless no other solution is available.

If a building must be moved, the following steps should be taken:

1. Retain as much of the original building as possible. Take care in dismantling elements for the move. Label all parts before dismantling.
2. Make a careful photographic (and ideally graphic) record of the building prior to the move.
3. Select a new site that shares many characteristics with the original or historic site.
4. Maintain the original or existing orientation of the building.
5. Maintain the original elevation of the building (the same height above ground).

IX. Demolition of Historic Buildings

The Madison Historic Preservation Ordinance is obviously designed to protect and enhance historic properties. However, there are times when owners' needs and the wish to preserve do not coincide. In such cases, the Commission will consider an application for Certificate of Appropriateness for Demolition. If the certificate is denied -following the required public hearing (see Section V of this ordinance reprinted as an appendix to this volume), and if the owner can show that the building is incapable of "earning an economic return on its value," demolition can occur as follows:

a) for buildings designated as historic, six (6) months
b) for buildings designated as non-historic, two (2) months
c) for buildings designated as intrusions, no waiting period.

A separate demolition permit must be secured from the City (in addition to review by the Commission). Every effort should be made to find an appropriate use for a historic building and, if all else fails, to find someone willing to move the building. If moving is not possible, the building should be carefully photographed or otherwise recorded prior to demolition.

The Commission will not approve any demolition without prior review of plans for any or all replacement structures.