



**MADISON
RESIDENTIAL DESIGN
REVIEW GUIDELINES
MADISON, INDIANA
PREPARED FOR THE CITY OF
MADISON, INDIANA**

**THOMASON AND ASSOCIATES,
PRESERVATION PLANNERS
NASHVILLE, TENNESSEE**

2009

INTRODUCTION

Historic preservation is a major factor in community and economic development of Indiana's towns and cities. A number of communities across the state have enacted historic district zoning, and historic preservation is now incorporated in many city and county planning efforts. The City of Madison recognizes the importance of revitalizing historic commercial and residential areas of the city as part of its economic goals.

The City of Madison adopted a municipal Historic Preservation Ordinance in 1982 and established a Historic District Board of Review to undertake the City's historic preservation program and to guide the future preservation policies, planning, and programs:

- To safeguard the heritage of the City by establishing a historic district
- To establish the means of protecting the district's natural and man-made heritage while providing guidelines for compatible new architectural development
- To stabilize and improve property values within the district
- To foster civic beauty and improvements
- To strengthen local economy
- To promote the use of the historic district for the education, pleasure, and welfare of the citizens of the city, state, and nation.

The Madison Historic District became a National Historic Landmark (NHL) in 2006, a designation that recognizes the city's importance nationally for its impressive collection of nineteenth and early twentieth century architectural designs.

City of Madison

2009

Tim Armstrong, Mayor

City Council

Planning/Building
Inspection Department

Historic District Board
of Review

Bob Schoenstein
President

Mike Hoffman
Building Inspector

Tony Hertz
Virginia Jorgensen
Dirk Cheatham

Rick Berry
Pete Backus, Sr.
Jim Lee
Darrell Henderson
Laura Hodges
Damon Welch

Louann Waller
Planning Secretary

Paul Davis
Mindy McGee
Robert Saueressig
Linda Wenning



Project Consultants
Thomason and Associates
P.O. Box 121225
Nashville, TN 37212

Acknowledgements

The Cornerstone Society considers it an honor and a privilege to present these, the first set of Design Review Guidelines for use in Madison's historic District. The Cornerstone Society wishes to express its sincere appreciation to all those who have participated in the process and have contributed to the development of these manuals, especially:

to **Marsh Davis**, President of Historic Landmarks Foundation of Indiana, for identifying the need for, and the importance of having, comprehensive design guidelines and for arranging to make available the initial funding for this undertaking;

to **The Efroymsen Fund**, a Central Indiana Community Foundation fund, for providing the initial funding for this project;

to the following local organizations that recognized the need for design guidelines and made financial contributions that enabled the hiring of a nationally recognized expert to develop guidelines tailored specifically for Madison's Historic District:

The King's Daughters Hospital

River Valley Financial Bank

Community Foundation of Madison and Jefferson County

Historic Madison, Inc.

City of Madison

Cornerstone Society, Inc.

to the members of the **Madison Design Guidelines Taskforce** that was assembled to plan the project, select a contractor, and oversee the project to its completion:

Tim Armstrong	Mayor, City of Madison
Mike Hoffman	City Building Inspector
Al Huntington	former Mayor, City of Madison
Dave Carlow	former City Council member
Jim Storm	former Building Inspector
Jeff Brautigam	Former Madison Historic District Review Board member
Rich Murray	Cornerstone Society, Inc.
Heidi Sauerssig	Cornerstone Society, Inc.
Nancy Gruner	Madison Main Street Program
Bob Sauerssig	Madison Main Street Program
John Staicer	Historic Madison, Inc.
Heidi Valco Kruggel	Historic Madison, Inc.
Sally Wurtz	Jefferson County Board of Realtors
Greg Sekula	Historic Landmarks Foundation of Indiana
Laura Renwick	Historic Landmarks Foundation of Indiana

and to **Phil Thomason**, preservation consultant who worked so diligently to give Madison a comprehensive **iii** set of design guidelines that can be used by the entire community to help protect our outstanding architectural heritage .

1st Reading 10/16/09
2nd Reading 10/20/09
3rd Reading 11/17/09
Roll Call: Yes - 7
No - 0
Passed

ORDINANCE NO. 2009-13

AN ORDINANCE OF THE COMMON COUNCIL OF
THE CITY OF MADISON, INDIANA
AMENDING SECTION 151.30 OF THE HISTORIC DISTRICT ORDINANCE

WHEREAS, the Common Council of the City of Madison, Indiana has determined that additional guidelines will assist the Historic District Board of Review in the implementation of the Historic Ordinance;

WHEREAS, the City of Madison has been presented with Commercial and Residential Review Guidelines tailored for use with the existing Historic Ordinance by the Cornerstone Society; and

WHEREAS, it is the policy of the Common Council of the City of Madison, Indiana to preserve the historic heritage of the City of Madison as outlined in section 151.01 of the Historic Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Madison, Indiana that section 151.30 of the Historic Ordinance is amended and shall read as follows:

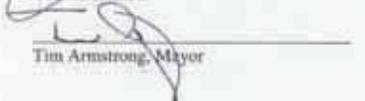
§ 151.30 CONSIDERATIONS OF BOARD.

It is not the intent of this chapter to discourage new construction or other development, nor to limit it to any one period of architectural style, but to preserve the integrity of the historic buildings and to insure the compatibility of any new work constructed in the historic district. In making its decisions, the Board shall consider the effects of proposed alterations or construction on both the individual structure involved and on the neighborhood surrounding the structure. The Board shall also consider the Madison Residential Design Review Guidelines, contained in Appendix A, and the Madison Commercial Design Review Guidelines, contained in Appendix B. The Board may amend the Guidelines from time to time subject to approval by the Common Council.

This Ordinance shall be in full force and effect from and after this date.

The foregoing Ordinance was passed and adopted by the Common Council of the City of Madison, Indiana at a meeting held on the 3rd day of November, 2009.

PRESENTED BY:


Councilmember

Tim Armstrong, Mayor

Contents

Introduction

Intent and Purpose of Design Guidelines.....	3
Economics of Preservation.....	6
A Brief History of Madison, Indiana.....	12
Architectural Styles and Building Types	18
Madison Historic District Board of Review	26

Design Guidelines, Residential

Preservation, Rehabilitation, and Restoration

Architectural Features.....	33
Awnings.....	35
Brickwork/Masonry	36
Chimneys.....	38
Doors and Entrances.....	39
Fire Escapes and Staircases.....	43
Foundations.....	44
Garages and Outbuildings.....	45
Gutters and Downspouts.....	46
Lighting.....	47
Paint.....	48
Porches.....	49
Porch Columns and Railings.....	51
Roofs.....	53
Shutters.....	55
Siding.....	56
Signs.....	59
Windows.....	60

New Construction

Decks.....	64
Ramps.....	65
Rear and Lateral Additions.....	68

Contents

Infill Buildings.....	69
<u>Site and Setting</u>	
Driveways, Sidewalks and Walkways.....	72
Fences and Walls.....	73
Pools, Fountains, Gazebos, and Pergolas.....	75
Landscape Elements.....	76
Parking Lots.....	77
Utilities.....	78
<u>Moving Buildings</u>	79
<u>Demolition</u>	80
Appendices.....	82
A: Secretary of the Interior’s Standards for Rehabilitation.....	83
B: Basic Maintenance Advice.....	87
C: Definitions and Terms.....	90
D: Bibliography.....	95
E: Incentives and Assistance for Rehabilitation.....	96
F: Resources.....	97
G: Madison National Historic Landmark Boundary Maps.....	98

Intent and Purpose of Design Guidelines

The Madison Historic District is of National Significance

In recognition of Madison's architectural and historical legacy, the Madison Historic District was listed on the National Register of Historic Places in 1973. The National Register is the nation's official list of properties important in the history, architectural history, archaeology, engineering, and culture of the United States. It is maintained by the National Park Service and expanded through nominations by individuals, organizations, state and local governments, and Federal agencies.

The Madison Historic District is also a National Historic Landmark (NHL). The prosperity that Madison enjoyed in the nineteenth century is evident in its array of architectural styles, including Federal, Greek Revival, and Italianate, as well as Craftsman and Art Moderne from the twentieth century. The Madison Historic District was listed as an NHL in 2006 in recognition of its national importance for its impressive collection of nineteenth and early twentieth century architectural designs. The district encompasses all of Madison's downtown, from the Ohio River on the south to the toe of the hill on the north, and the city limits east to west. It consists of 133 blocks with over 2,000 commercial, residential, and industrial buildings. There are fewer than 2500 National Historic Landmarks nationwide, and Madison's Historic District, representing 3% of the 80,000 properties listed in the National Register of Historic Places, is one of the largest NHL districts in the country. Very few cities can boast the distinction of its entire downtown being listed as a National Historic Landmark.

The *Madison Design Review Guidelines* are intended to provide specific criteria for alterations, changes, construction, and demolition in the Madison Historic District. Design guidelines provide owners of historic properties with assistance in making decisions about maintaining and enhancing the appearance of their properties, as well as provide the city of Madison with a framework for evaluating proposed changes. In this context, the guidelines are a useful tool for encouraging the preservation of significant resources through a concerted effort of private and municipal participation. **The Design Guidelines support the city's Historic District Ordinance and do not alter or replace the ordinance.** Design guidelines help property owners understand the purpose, the proper methods, and the private and public benefits of preserving and maintaining the historic character and architectural integrity of their property. Ideally, a secondary role of design guidelines is to engender a continuing interest in historic preservation and pride in community that will inspire the maintenance of, and prevent the neglect, abandonment, and demolition of, historic properties.

Intent and Purpose of Design Guidelines

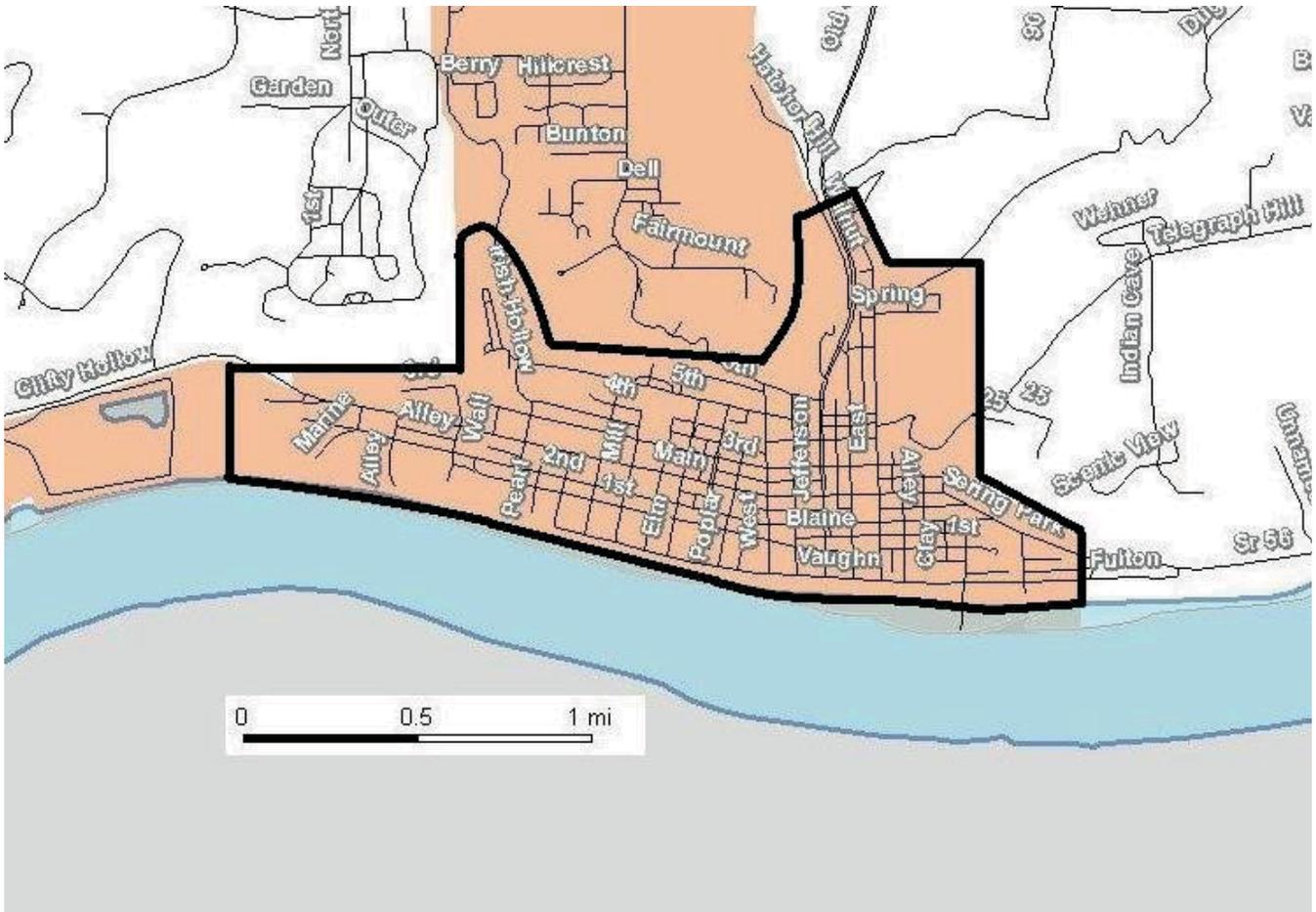
The design guidelines are concerned with all aspects of historic structures and especially with facades visible from streets. Most often the public views buildings from the street or sidewalk. The fronts of buildings also typically contain the most defining features of the property such as porches, main entrances, and decorative details. The rear of buildings are generally considered more private space and rear elevations provide more flexibility for additions or alterations since they are generally not readily visible due to the building's placement on the lot or screening by landscaping or fences. Construction at the rear of buildings is preferred when additional living space is required.

The guidelines are divided into residential and commercial sections and building elements appear in alphabetical order. Included is information on common rehabilitation questions, recommendations for maintaining the site and setting of historic areas and guidance for new construction. Photographs of buildings and architectural details in Madison are included to familiarize property owners with typical features and characteristics. Property owners are encouraged to refer to the guidelines when planning or designing new construction projects, planning exterior rehabilitations, and completing everyday maintenance.



Madison contains a nationally significant collection of 19th and 20th century commercial and residential architecture. (300 Block of Mulberry Street).

District Map



The Madison Historic District boundary includes the city's older residential and commercial areas. The design review guidelines apply to properties within this boundary.

Preserving Madison = Economic Development



Streetscape: 900 block West Main Street.

Historic Preservation Promotes Quality of Life

Quality of life comprises many facets of a livable community. Historic buildings embody a city's past, differentiating it from that of another place. The feeling of distinctiveness gives a community a strong sense of place. Historic buildings often house the cultural and consumer activities associated with quality of life, such as visiting museums, attending theaters, using libraries, and eating and shopping in unique establishments. Historic buildings are often clustered in a pedestrian-friendly location that is conducive to efficient access to employment, education, recreation, entertainment, shopping, and services. Further, preserving downtown buildings is environmentally responsible and helps prevent costs associated with rural development and sprawl. Madison has been recognized nationally for its unique character and quality of life.

Historic Preservation is "Green"

The greenest buildings with the least impact on the environment are those that already exist. Historic buildings embody energy that was expended in the past—the energy put forth to make the bricks, lumber, and details. Debris from demolition makes up 25% to 30% of all materials discarded in landfills. Preservation and rehabilitation precludes this wasteful loss of materials. Preserving and recycling an existing historic building has less negative impact on the environment than new construction.

Preserving Madison = Economic Development

Historic Buildings Often Last Longer Than New Ones

The life expectancy of rehabilitated historic buildings may well be longer than that of new structures. Many buildings constructed in the second half of the twentieth century do not compare in structural soundness or quality of materials of historic buildings. For this reason, many buildings constructed today will pose rehab problems in a few decades.

Historic Preservation Supports Taxpayers' Investments

Economic development in downtown and inner-city neighborhoods encourages responsible use of existing resources and infrastructure. Commitment to revitalization and reuse of historic commercial areas and neighborhoods may be the most effective act of fiscal responsibility a local government can take. Sprawl studies have proven over and over that the cost of infrastructure required in suburban development exceed the tax revenue returned by the development. Historic preservation bridges private and public investments.

ECONOMIC BENEFITS OF HISTORIC PRESERVATION

Historic Preservation Increases Property Values

Studies across the country show that property values in designated National Register or local historic districts either stabilize or increase. A 1997 study conducted by the Historic Landmarks Foundation of Indiana compared annual appreciation of property values within several historic districts with those of the overall municipal market in their corresponding cities. The study found that sale prices appreciated more in historic districts in Evansville and Indianapolis than in adjacent neighborhoods not within the historic district. While property values within historic districts in Indianapolis kept pace with the overall market, those in Evansville out-paced the overall market. The study also found that property values in Anderson steadily appreciated following the creation of historic districts there. Studies across the nation, as well, are consistent in illustrating that historic overlays benefit owners through higher property values and house sales.

Historic Preservation Creates Jobs

Rehabilitation and revitalization projects create thousands of jobs annually, and **historic rehabilitation creates more jobs than new construction**. Rehabilitation projects are more labor intensive than new construction. In new construction generally half of all expenditures are for labor and half are for materials. In a typical historic rehabilitation project, between 60 and 70 percent of the total cost goes toward labor, which places more money into the local economy. Further, with a lower materials-to-labor ratio, fewer new resources are demanded by rehabilitation projects than in new construction.

Preserving Madison = Economic Development

Labor for preservation projects – carpenters, electricians, plumbers, sheet metal workers, painters – is nearly always hired locally. And local wages are spent locally. As for new construction, historic preservation generates jobs for architects, accountants, attorneys, engineers, preservationists, real estate brokers, and others. Also, the materials used in preservation projects are much more likely to be purchased locally, whereas materials for new construction are often purchased elsewhere.

Rehabilitation of existing resources, in addition to placing focus on downtown development, also tends to encourage local entrepreneurs to establish businesses in these buildings. Thus, historic preservation has a compounding effect on local economy and quality of life.

Historic Preservation Encourages Tourism

Preserving a city's historic landscape translates into tourism revenue. The distinctive history, culture, and landscape of a city attract visitors to a unique experience. The influx of tourists creates jobs and brings revenue to the community. Heritage tourism, or tourism which focuses on historic areas and sites, is one of the rapidly growing segments of the tourism industry. The quality and quantity of the historic architecture in Madison provides opportunities to enhance tourism in the city. Design guidelines encourage historic rehabilitation that is authentic and reinforce historic character, making destinations attractive to tourists. **Madison's historic character and special events attract an estimated 300,000 tourists each year and these tourists add some fifty million dollars to the economy of Jefferson County.** These dollars come to the city and county in the form of taxes and wages resulting from sales and employment in tourism based jobs.



West Main Streetscape.

Preserving Madison = Economic Development

Tax Credits for Rehabilitation

Tax-related incentive programs are available at the federal and state levels in Indiana. To qualify for the federal tax credit a building must be used for income-producing purposes and be listed on the National Register of Historic Places or be contributing to the historic character of a historic district listed on the National Register.

The Federal Preservation Tax Incentive is a cost-effective community revitalization program and rewards the rehabilitation of historic properties with a 20% tax credit. Schools, factories, churches, houses and other historic properties restored for use as income-producing properties such as rental housing, retail stores, and offices may qualify for the credit. The rehabilitation must follow the Secretary of the Interior's Standards and the guidelines prepared for Madison are written to conform with these standards. There is also a 10% federal tax credit available for non-historic, non-residential buildings placed into service before 1936. The two federal tax credits are mutually exclusive.

The Indiana Historic Rehabilitation Tax Credit (IHRTC) also provides for a 20% credit for rehabilitation expenditures against a property owner's state taxes. The review process is similar to that for the federal credit and both the state and federal credits can be taken for the same project. In addition to income-producing properties, the IHRTC is also available for property owners who rehabilitate their own houses. The property must be at least fifty years old, listed on the Indiana Register of Historic Sites and Structures and must be owned and occupied as the principal residence by the taxpayer. (Under the current law, there are restrictions that may limit a taxpayer's ability to derive the full benefit of the credit. Please contact the Indiana Division of Historic Preservation and Archaeology.)

The Federal and State tax incentive programs are not mutually exclusive. For example, a project that costs \$500,000 would allow the owner to take a \$100,000 credit against their federal taxes as well as a \$100,000 credit against their state taxes. Eligible expenditures include all rehabilitation costs for work carried out within the footprint of the building such as materials, contractor labor, and design fees.



The Eagle Cotton Mill on St. Michaels Avenue in Madison is a prime candidate for rehabilitation. Both federal and state tax credits are available to property owners for buildings such as this in Madison.

Preserving Madison = Economic Development

Madison's Historic Buildings and Sustainability

Preserving and maintaining Madison's historic buildings is one of the city's best opportunities for sustainable development. Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Preserving historic buildings is a valuable approach for protecting the environmental resources that have already been expended as well as those not yet used. Reusing sound older buildings is much more sustainable than abandoning them or demolishing them. Preserving and revitalizing Madison's historic district is "recycling" on a community-wide scale.

Conserving buildings preserves embodied energy, and reduces the need for new materials

Embodied energy is the amount of energy associated with extracting, processing, manufacturing, transporting and assembling building materials. Embodied energy in historic buildings includes the expense and effort used to fire bricks, cut and tool stone, transport and assemble the wood framing, and prepare and apply interior plaster. Construction of a building represents an enormous expenditure of energy from its foundation to its roof. Demolishing a historic building and replacing it with a new energy efficient building would take decades to recover the energy lost in demolishing the building and reconstructing a new structure in its place.

Retaining and rehabilitating buildings is more environmentally friendly than new construction

When studying the environmental effects of buildings, life cycle assessments are utilized. Completing a life cycle assessment of a building means that you examine and determine the material and energy usage and environmental impacts at each stage including extracting the resources, construction, use and disposal. When completing a building assessment not only is the cost of construction examined but also the costs and energy required to operate the building during its life.

One of the key considerations in a life cycle assessment of a historic building is the quality of its materials. The materials in historic houses often can last indefinitely if properly cared for. Most buildings in Madison have old-growth wood windows, brick and wood exteriors, and stone foundations that are a hundred years old or older. These materials can easily last another one hundred years because of their inherent quality. Contrast this with common materials today such as vinyl windows or new-growth wood elements that often require replacement after just ten to twenty years.

Preserving Madison = Economic Development

Historic buildings were designed to be energy efficient and can be upgraded to increase energy conservation

Historic buildings are often as energy efficient than new ones. Data from the U.S. Energy Information Agency found that buildings constructed before 1920 are actually more energy-efficient than those built at any time until the past decade when home builders began a concerted effort of building more energy efficient buildings. Many historic buildings have tall ceilings that help to reduce heat in the summertime and brick and plaster walls that provide substantial insulation properties. Common upgrades to historic buildings include the addition of attic insulation, installation of storm windows, and more efficient heating and cooling systems. In particular, repairing and weatherstripping historic wood windows and adding storm windows often results in energy performance equal to new vinyl or aluminum windows and at much less cost.

Preserving buildings reduces waste in landfills

Construction debris accounts for 35% of the waste in municipal landfills each year. Demolishing sound historic buildings is wasteful of the building's inherent materials and strains the limited capacities of landfills. Demolishing a 2,000 square foot home results in an average of 230,000 lbs of waste.



Fire Company building at 405 East
Main Street.

History

The history and development of Madison, Indiana, was tied to the Ohio River. Located in southeastern Indiana, Madison was historically both an important river port and an entry point to the Indiana Territory. Following Native American occupation of the area, the Ohio River brought the earliest explorers to the region in the late seventeenth and early eighteenth centuries. Various trapper companies passed through what later became Jefferson County crossing the river from Kentucky. The first documented white settlers came to Jefferson County during the first decade of the nineteenth century.

Following the Lewis and Clark expedition and the Louisiana Purchase, pioneers set out for the west, taking advantage of river systems for speedy travel. Using flatboats and keelboats to navigate, they populated the Ohio River Valley. Settlers incorporated the town of Madison, and lots went up for sale in 1809. As the county seat of Jefferson County, Madison enjoyed quick growth and prosperity from steamboat traffic on the Ohio River. By 1830, the population of Madison had grown to 1700. Steamboat transportation enabled Madison businessmen to compete with other merchants on the Ohio River and by the mid-1830s Madison had four wharfs. The prosperity of Madison in these early decades was reflected in the many fine brick homes constructed in the Federal and Greek Revival styles as well as many substantial brick commercial buildings along Main Street.



Exemplifying the unadorned, balanced character of the Federal style, the Sullivan House at 304 West Second Street was built in 1818 for state supreme court judge Jeremiah Sullivan, from Virginia. Considered Madison's first mansion, the Sullivan House evidences the city's rapid growth from pioneer town in 1809.

History

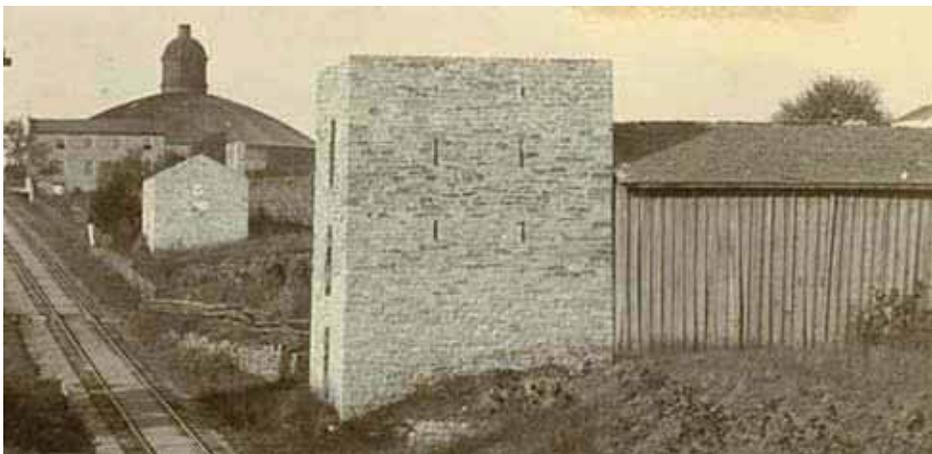
The John T. Windle Auditorium (Second Presbyterian Church) at 101 East Third Street was built in 1835 and is one of Madison's oldest public buildings. It is a notable example of the Greek Revival style in the Midwest.



Hogs were a major commodity of the region, and farmers drove their hogs to market on foot to Madison. Pork production resulted in secondary markets for products such as hog bristle brushes, soap, lard, and hide for leather. Within seventy-five miles of Cincinnati to the northwest, Madison was part of the nation's largest pork market, well ahead of Chicago's dominance of that market.

By 1836, the laying of rail line, twenty miles from Madison to North Vernon in that year, simplified the process of moving hogs to Madison. The building of the Madison and Indianapolis Railroad enabled the delivery of goods from rural locations to Madison, on the Ohio River, where steamboats continued the rapid transportation of products and people up and down the river. Madison became linked with eastern and southern markets.

By the early 1850s, Madison packed 124,000 hogs, compared with 334,000 in Cincinnati and 20,000 in Chicago. During the 1850s, there were at least fourteen pork packing houses in Madison.



The Godman and Sons packing plant was in North Madison along the rail line.

History



Railroad baron J.F.D. Lanier had this impressive Greek Revival mansion built in the 1840s. The estate consisted of an entire block on West First Street. Also a financier, Lanier loaned the state of Indiana over a million dollars during and after the Civil War.

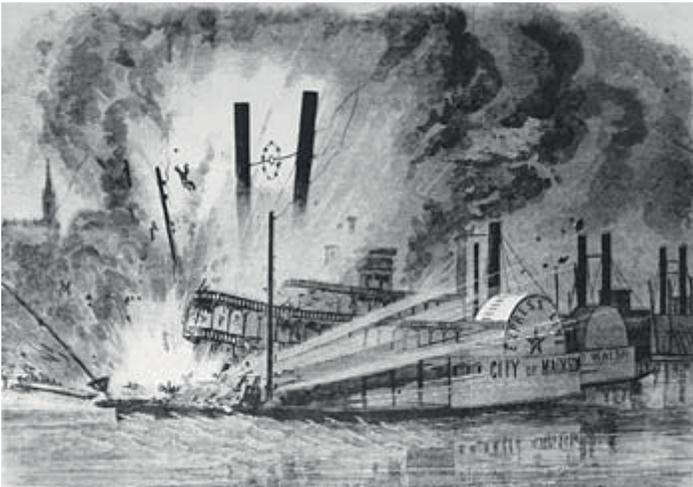
From the countryside came agricultural produce including cotton, wool, and flour, as well as timber. Industry within Madison also enjoyed the location on the river. After 1878, Madison was home to the Schroeder Saddletree Company, which supplied wooden saddle frames to saddle makers across the nation and in Latin America. Madison was renowned for its saddle tree production, an industry that flourished due to river and rail transportation.



Employees of Schroeder Saddletree Company pose at the plant located on Milton Street between Mulberry and Jefferson Streets, ca. 1900.

History

The dominance of steamboats on the river influenced Madison's shipbuilding industry, another major industry begun in the 1830s in Madison and continuing into Civil War years. Madison shipyards supplied the Union navy with vessels, and repaired and upgraded seized Confederate ships. One famous ship from Madison was originally built for the United States Mail Line. Named in honor of her hometown, the *City of Madison* served the Union carrying war supplies into Tennessee and on to Vicksburg. The *City of Madison* was docked and being loaded with more ammunition for the impending departure to Natchez, when tragedy befell the ship and crew. Two eyewitnesses report that a carelessly dropped box of shells set off the disastrous explosion that tore apart the ship, killing many aboard and damaging nearby vessels. Official Records of both armies, however, indicated the detonation may have been orchestrated by Confederate arsonists.



A depiction of the explosion of the *City of Madison* at Vicksburg's port during the Civil War, from the article "The Age of Steam."

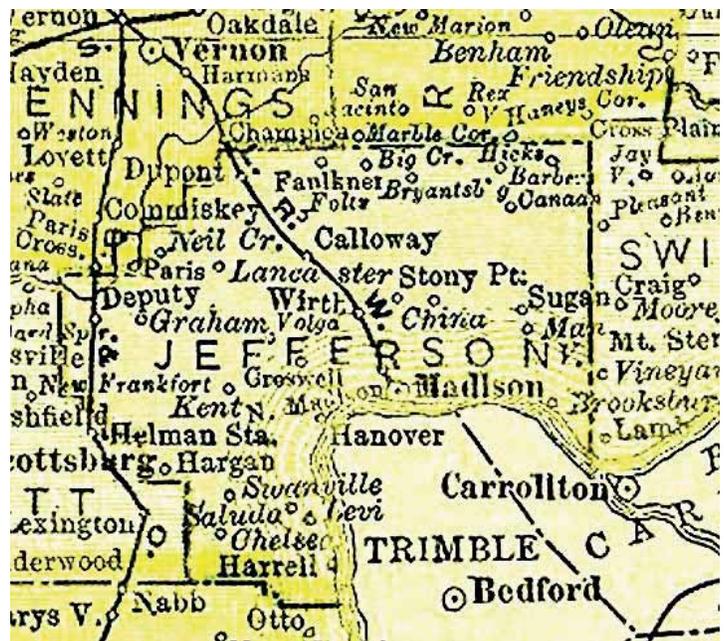
History

After the war, Madison 's industry continued to expand, as several iron foundries manufactured ornate, elaborate wrought irons gates, fences, and balcony railings that can still be seen throughout the city. Several local brickyards also enjoyed booming business as Madison's growth continued.



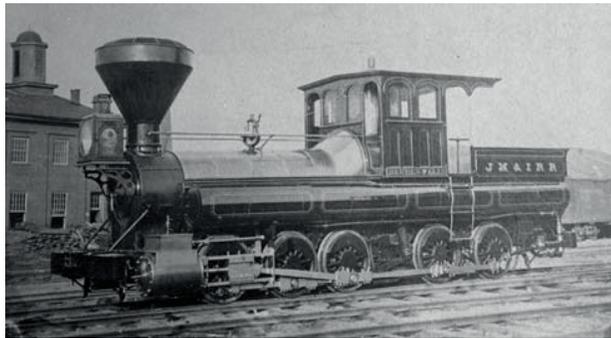
At left is an example of the intricate iron designs from Madison foundries. This lyre motif design spans a balcony at 306 West Main Street.

1895 map of Jefferson County, Indiana, showing Madison's location on the river and its rail line to North Vernon.



History

In 1868, the locomotive *Ruben Wells* was designed to work the incline at Madison without the use of a rack and pinion system.



Just as steamboats had expanded Madison's industry, railroads also influenced new businesses. New railcars were built, and old ones repaired in Madison. The Southwestern Car Company sold railcars across the country. During the late nineteenth century, as rails eclipsed rivers as the primary conduits of transportation, steamboats enjoyed a renewed popularity as excursion boats. Cruising America's rivers, these boats offered luxurious lodging accommodations, music stages, dance floors, and gambling saloons, as well as scenery. Located halfway between Louisville, Kentucky, and Cincinnati, Ohio, Madison enjoyed daily excursion boat opportunities.



Early 20th century photo of recreational riverboat at Madison.

While railroads served to expand Madison's industry during the nineteenth century, they did the same for other smaller towns in the interior of Indiana and also larger cities to the west. As these markets grew, they competed with Madison's. By the 1920s, Madison had lost its dominance as a railroad market. At the same time, automobiles were replacing the tourism business of riverboat travel. As a result, little new construction occurred in the city after the 1930s and its architectural character reflects its earlier prosperity.

Residential Architectural Styles and Building Types

Federal, 1800-1850



Madison contains a number of fine homes built in the Federal style. The Federal style (also known as Adamesque) was one of the dominant house styles built for wealthy property owners in the early 1800s. It was a refinement of the earlier Georgian style and often featured a large fanlight over the main doorway and restrained detailing on the primary façade. Exemplifying the unadorned, balanced character of the Federal style, the Sullivan House at 304 West Second Street was built in 1818. Below: The Schofield House at 217 Second Street.



Residential Architectural Styles and Building Types

Greek Revival, 1830—1860



The Lanier Mansion at 511 West Street was designed by Francis Costigan for railroad baron J.D. Lanier in the 1840s. The building is owned by the Indiana State Museum and Historic Sites, a division of the Department of Natural Resources. It is an outstanding example of the Greek Revival style in residential architecture.



The Greek Revival dwelling at 601 Mulberry Street displays solid symmetry and a less ostentatious entry.

The Greek Revival style reflects the stability and perfection sought by ancient Greek culture. Two-story porticos with classical columns are prominent features of the style, as at the Lanier Mansion.

Residential Architectural Styles and Building Types

Italianate 1840-1885



Left: This Italianate dwelling at 211 West Second Street has the elongated windows with hoods typical of the style.

Right: The house at 311 Central Street has prominent arched hood molding.



The Italianate style arose in England as part of the Picturesque movement, which emphasized rambling, informal Italian farmhouses and villas. The style was popularized in America through the pattern books of Andrew Jackson Downing. Principal features of the Italianate style are low-pitched roofs with wide, overhanging eaves with decorative brackets, and tall, narrow windows often with arched hood molding and with elaborate cornices. Many examples also feature a square cupola or tower.

Residential Architectural Styles and Building Types

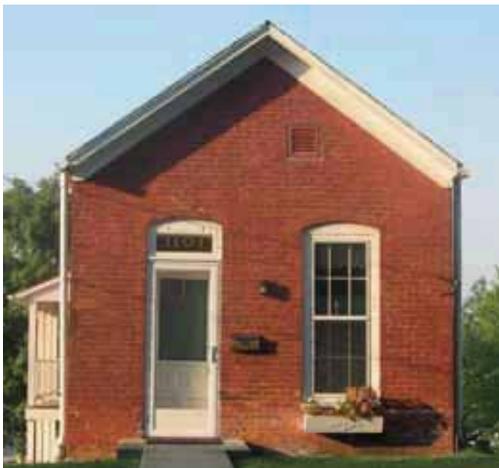
Folk Victorian - Gable Front, 1860—1900



Row of Gable Front Folk Victorian dwellings in the 200 block of West Second Street .

This building type merges Victorian decorative detailing with simple folk house forms. Folk Victorian dwellings can be of side gable , gable front or gabled ell forms. Side gable plans have their roof forms parallel to the street, gable front dwellings are oriented with the gable towards the front while gabled ell plans have projecting bays on the main façade. These dwellings are typically two stories in height, of frame construction, and have porches on the main facades.

Folk Victorian - Shotgun, 1830—1910



The Shotgun plan is a type of house thought to have its original in Africa, coming to the U.S. by way of Haiti. The plan is one-room wide and at least three rooms deep. These modest houses generally have a front facing gable roof and a decorative porch on the main façade. They were built with side hallways that extended the length of the dwellings. Shown here are dwellings at 1101 West Second Street (left) and 811 Jefferson Street (right).

Residential Architectural Styles and Building Types

Queen Anne, 1880—1920



747 West Main Street (left) and 514 East Main Street (right).

Queen Anne style houses are characterized by asymmetrical plans. Often they feature wrap-around porches and corner towers, which can be polygonal, rounded, or square. Details can include wood shingles, dentils, spindle-work, and oriole or bay windows. The style evolved out of the Industrial Revolution, which allowed for balloon framing and mass production of building components such as windows, doors, and decorative details.

Residential Architectural Styles and Building Types

American Foursquare, 1900-1925



The American Foursquare house type has its roots in the Colonial Revival style but may also feature Craftsman elements. American Foursquare designs feature rectangular or square plans with hipped roofs, and one-story porches on the primary facade. Porches often have square or Tuscan columns and eaves often feature modillion blocks or brackets. The roofline on the primary facade often displays a hipped dormer with windows.

Left: 412 West First Street.

Tudor Revival, 1910—1950

Right: 213 West Second Street.

Based loosely on Medieval architecture, the Tudor Revival style became popular in American residential neighborhoods beginning in the 1920s. The plans often feature cross gable, high-pitched roofs. Exterior can be of stucco with false half-timbering, brick veneer, or weatherboard siding. A typical representation of the Tudor Revival features a gable-front projecting bay with an arched entrance. Tudor revivals may feature an entrance tower. Windows may be double-hung wood sash or multi-light casements.



Residential Architectural Styles and Building Types

Bungalow, 1900—1930

The Bungalow style was one of the most common architectural styles in America during the early 20th century. The Bungalow first appeared in America on the west coast, though originated in India. The style is characterized by low pitch gable or hipped roofs, often with dormers on the main façade. Dwellings typically have large broad porches that usually extend across the façade and are often supported by tapered columns resting on stone, brick or frame piers.



427 Vine Street

This Bungalow at 518 West Second Street features square brick porch columns and a hipped dormer at the roofline.



Residential Architectural Styles and Building Types

Colonial Revival, 1900—1950



502 Broadway

1225 West Main Street



After 1900, Americans embraced their colonial roots, popularizing the Colonial Revival style in architecture. The simplicity and symmetry of the Colonial Revival style represented a change from the irregular, ornate designs of the Victorian era. Also, exterior colors were restrained, unlike the bold, contrasting hues of Queen Anne style houses. Typically a Colonial Revival house will have a central entry flanked by symmetrical bays. Entries often feature classical columns or pilasters.

Madison Historic District Board of Review

The Madison Historic District was listed in the National Register of Historic Places in 1973. Listing on the National Register provides some protection from federally– and state-funded projects that might have an adverse effect on historic resources, but it does not provide historic buildings any protection from privately-funded activities. In order to protect and preserve its architectural character, the City of Madison adopted a historic preservation ordinance in 1982. The purpose of the Historic District Ordinance was “to safeguard the heritage of the city by establishing a historic district” thereby establishing “the means of protecting the district’s natural and man-made heritage while providing guidelines for compatible new architectural development.” The ordinance created the Historic District Board of Review (HDBR) which oversees and applies the provisions of the Historic District Ordinance. It comprises seven members, appointed by the mayor, with the approval of City Council. Three members of the Board of Review must reside within the Historic District and all seven must own or lease property in the Historic District.

Certificate of Appropriateness

Buildings and structures within the Madison Historic District must receive a Certificate of Appropriateness (COA) prior to the initiation of planned work. A COA is a form issued to ensure that the exterior work planned for a building's rehabilitation or new construction meets the criteria of the design guidelines. A Building Permit is a separate form and type of review which ensures the structural soundness and safety of the building. The COA needs to be obtained in addition to the regular Building Permit. A representative example of a COA is located after the appendices.

The Design Review Process

Within the Madison Historic District, **a COA is required for the following:**

- Demolition of any building or structure.
- Moving any building or structure.
- Conspicuous change in the exterior appearance of existing buildings by additions, reconstruction, or alteration other than changes in color.
- Any new construction of a principal building or accessory building or structure subject to view from a public street.
- Change in the type of material or in the design of an existing sidewalk as well as changes in existing walls and fences or construction of new walls and fences, if along public street right-of-ways.
- Addition or alterations to signs.

Madison Historic District Board of Review

Routine Maintenance and Minor Actions

Minor actions that are considered ordinary maintenance and repair generally do not require a COA. Ordinary maintenance or repair is defined in the ordinance as: "Any work whose purpose and effect is to correct any deterioration or decay of or damage to a structure or any part thereof, and to restore the same as nearly as may be practicable, to its original condition prior to the occurrence of such deterioration, decay, or damage. Painting is considered to be ordinary maintenance and repair." Homeowners should feel free to contact the Building Inspector if they are uncertain whether their intended maintenance project is considered ordinary and routine.

Complete a COA Application and obtain a COA prior to beginning the work.

Whenever a property owner desires to make any alteration to a property within the Historic District that requires the issuance of a COA (see previous page) the owner must initiate the process, prior to the beginning of any work, by completing a COA Application. The Application may be obtained from the Building Inspector's Office at the Madison City Hall, 101 West Main Street. Upon receiving a completed Application, the Building Inspector will promptly transmit the application and all supporting documentation to the HDBR to determine the appropriateness and the architectural compatibility of the alterations proposed in each Application. Property owners and applicants are encouraged to consult the Design Guidelines manuals as they are preparing their preliminary plans.

COA Application Requirements

In order for a COA Application to be considered complete and ready for HDBR review, the property owner or a representative is required to submit the following at the time of application:

- (1) Structure plan.** A front elevation drawing including proposed signage, and type of surface material. Side elevations shall also be included where there are no adjoining buildings. Not required for demolition.
- (2) Site plan.** A drawing showing the location, dimensions, and arrangements of all open spaces and yards, including type and size of all planting materials, type of surface materials, methods to be employed for screening and proposed grades. Not required for demolition.
- (3) Photographs.** A photograph of the front of the property which is the subject of application is required. Other photographs of adjoining lots and other views of subject property are recommended.

Madison Historic District Board of Review

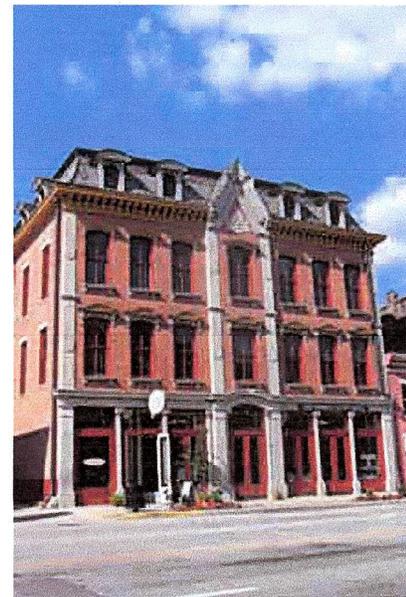
(4) **Scope.** A complete description of scope of work including product choices and/or mortar recipes is required.

(5) **Notification.** Before the regular HDBR meeting, applicants shall post signs obtained from the Preservation Planner, which announce the date, time, and location of the meeting and the applicant's proposed changes as published in the appropriate legal notice. The sign(s) shall also contain language which specifies that the meeting is open to all residents of Madison who wish to attend. Signs shall be posted at the property for 15 days immediately prior to the meeting and must be visible from all adjoining public streets and alleys. A fee of \$2.00 per sign will be charged the applicant at the time of filing.

Approval of a COA

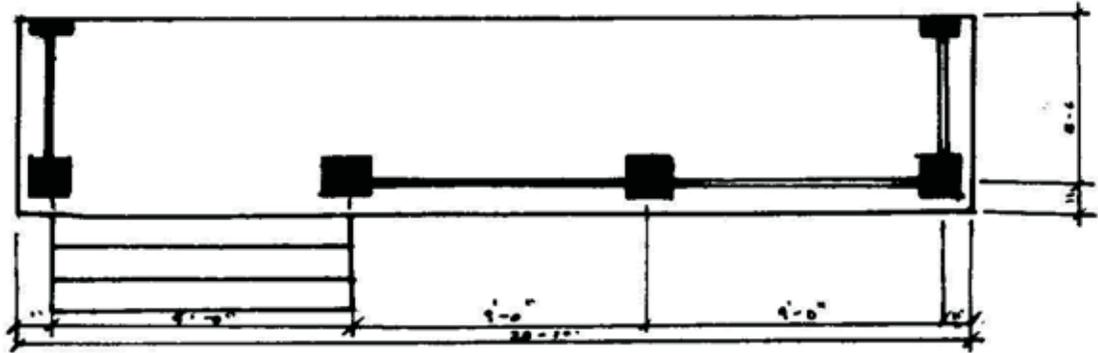
It is recommended that COA applicants and their representatives be present at the HDBR meeting to answer any questions the HDBR may have. It is also recommended that samples of any substitute materials to be used be made available for inspection by the HDBR. Following questions and discussion by the HDBR and questions and comments by the public in attendance, the HDBR will vote on each Application. Based on the outcome of the vote, under the parameters of the Historic District Ordinance, each COA Application may be approved as submitted, approved with revision, denied, or tabled until the next HDBR meeting such as for receipt of additional information. Upon approving and Application, the HDBR issues the Certificate of Appropriateness which includes a list of approved work. Then, and only then, can the applicant begin to undertake the work that has been approved. The COA will expire of its own limitation in twelve (12) months if the work authorized has not commenced within that time.

The Masonic Lodge at 217-219 East Main Street was built in the Second Empire style, featuring a Mansard roof.

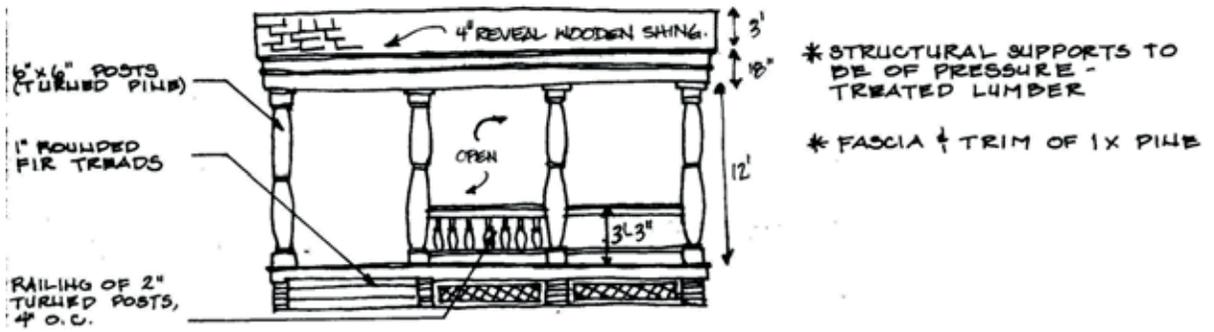


Madison Historic District Board of Review

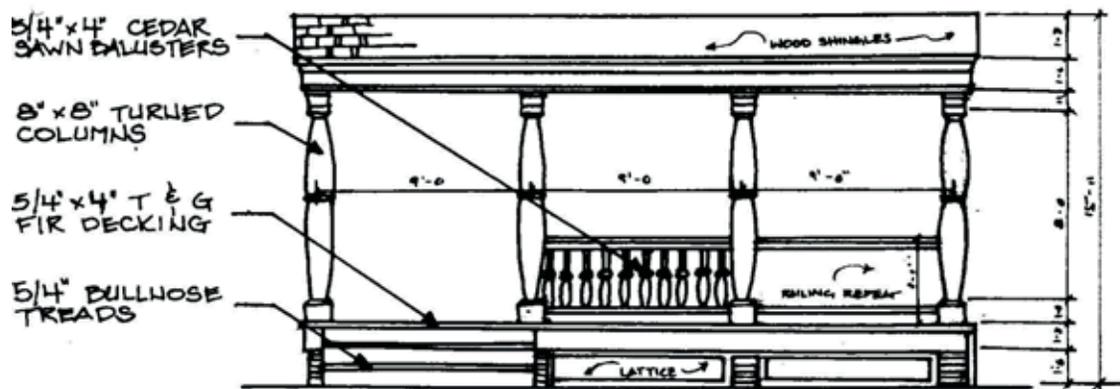
Below are examples of appropriate drawings for submittal with application for a COA



An overhead view of a porch sketch.



Above and below are elevation drawing examples.



Madison Historic District Board of Review

The HDBR and Design Review

The Historic District Review Board (HDBR) emphasizes preservation over repair, repair rather than replacement, and replacement in kind if repair is not feasible. In conducting its review the HDBR will review Certificates of Appropriateness with the following approach:

Property owners and applicants are encouraged to first consider preserving, maintaining and repairing original or historic building features.

If such features and elements cannot be preserved, maintained and repaired, replacement in kind is then recommended. Materials should ideally be replaced with the same materials and with profiles, dimensions, and textures to match the original as closely as possible.

If replacement in kind is not feasible or practical, the HDBR will consider the use of substitute materials under some circumstances. Any features that are changed or replaced shall be substantiated with documentary, physical, or pictorial evidence. Any historic elements that are removed should be donated to an architectural salvage, such as Historic Madison.

Throughout the manual a number of terms are frequently used to reflect the general approach the HDBR will consider when making its decisions. These terms and their interpretation are as follows:

Appropriate: Rehabilitation and new construction actions especially suitable or compatible with the design guideline standards.

Acceptable/Permissible/Approvable: These terms are used in the guidelines to identify rehabilitation and new construction actions which will be approved under most circumstances. Although these actions may not be the ideal approach to a design issue, they will meet the intent of the guidelines sufficiently to warrant approval.

Recommended: Suggested, but not mandatory actions outlined in the design guidelines.

Madison Historic District Board of Review

Follow Other Requirements and Coordinate Your Work For Existing Historical and New Construction

In addition to the HDBR's design review, Local Ordinance and Building Codes must be followed. The city's Building Inspector can provide information on building code requirements. New construction must be thoughtfully considered to ensure compatibility with historic buildings. There may also be properties in the historic district that need to meet provisions of the Americans with Disabilities Act (ADA).

Oversight and Enforcement

If plans change while work is in progress, contact the HDBR before undertaking a change or deviation from the COA. Work undertaken contrary to original approval in a COA or beyond the scope of the COA requires approval from the HDBR. If work is undertaken without obtaining a COA then a violation will occur and the following steps may be taken:

Persons in violation of or who fail to comply with any provision of the historic district ordinance or COA process will be guilty of a Class A infraction and subject to penalties. Each day such violation exists shall constitute a separate offense.

The HDBR, Building Inspector and any designated enforcement official may institute relief in the Jefferson Circuit Court to restrain an individual, corporation or government unit from violating the provisions of the city's historic district ordinance.

For further information regarding applying for a Certificate of Appropriateness, please contact the Building Inspector's office at 812-265-8324.

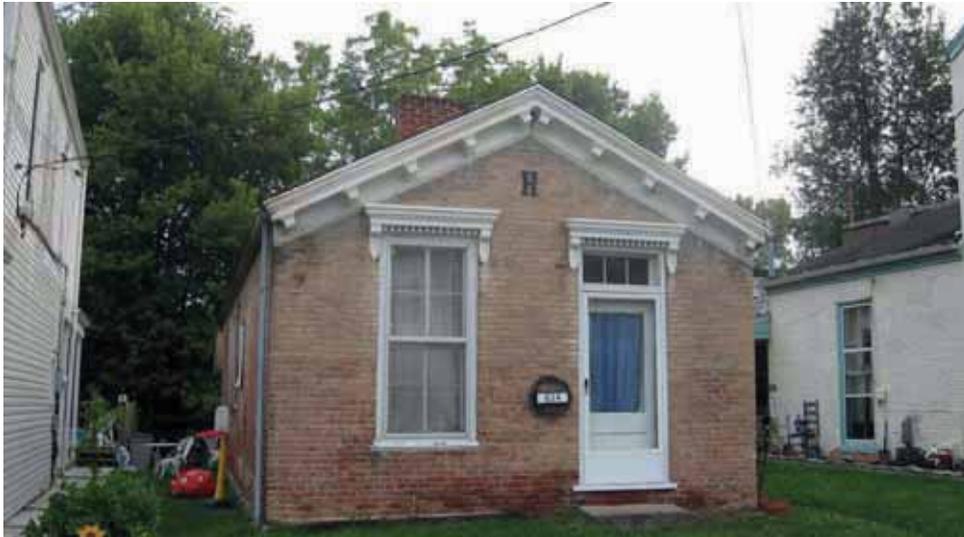


Design guidelines help to preserve historic features such as this cornice at 116 West Main Street.

Madison Historic District Board of Review

The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Madison Historic District Design Guideline Manual follows the guidelines set forth by the National Park Service. Known as the "**Secretary of the Interior's Standards for the Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings,**" these guidelines are used throughout the country by the majority of America's boards and preservation commissions as a basis for local design review guidelines and for projects utilizing federal funds or tax credits. The Standards were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations. They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.. The "Standards" are found in Appendix A of this manual and are also available on line at www.cr.nps.gov/hps/tps. This web site also provides information on technical aspects of restoration and rehabilitation including "Preservation Briefs." Preservation Briefs are excellent summaries of various design guideline and building rehabilitation issues provided free on-line. Copies of the "Preservation Briefs" are also available at the Madison-Jefferson County Public Library courtesy of the Cornerstone Society.



Madison contains many examples of gable front dwellings such as this house at 624 West 3rd Street. Preserving the character of Madison's Historic District is the intent of the design guidelines. The design guidelines for Madison are similar to those used nationally to ensure consistency in review and eligibility for federal and state tax credits.

Architectural Features

Architectural detailing (gingerbread, vergeboards, eaves, brackets, dentils, cornices, moldings, trimwork, shingles, columns, pilasters, balusters, or any decorative or character-defining features) is a major component in defining a building's character and style. Original architectural detailing should be preserved and maintained. If the details need to be replaced, the new materials should match the original as closely as possible.

1. Architectural features should not be removed or changed if original to the building.
2. Architectural features may be added to a building if accurately based on physical, pictorial, or historical evidence (e.g., paint "ghosts," removed features, etc.) or that are consistent with properties of similar design, age, and detailing in the surrounding area.
3. Repair rather than replace architectural features.
4. Match the appearance, profile, and texture of the original materials if repair is not possible.
5. Cleaning should occur only if serious staining has taken place. In general, water and mild detergent, applied with brushes, are appropriate cleaning tools.
6. For decaying wood, it is appropriate to apply epoxy to strengthen damaged areas and fill in small openings. For large areas of decay, remove damaged wood areas and replace with appropriate wood, also known as a Dutchman's repair. Synthetic siding is not an appropriate replacement material.



Left: 523 Jefferson Street Right: 203 Walnut St. Preserve and maintain decorative vergeboard and wood shingles. These features should be repaired or replicated using materials to match the original in texture, profile and appearance .

Architectural Features

- 7. For lightly rusted metal features, hand scraping or chipping or use of a wire brush are appropriate methods for removing rust and flaking paint. If rusting is heavy, alternative methods include low pressure grit or sand blasting and chemical treatment. These latter methods are more hazardous and should be undertaken with professional help. For their protection, adjacent materials, such as brick, glass, and wood should always be covered during grit blasting. Metal pieces should be primed with an appropriate primer and painted immediately after rust and paint has been removed. Epoxy may be used to fill small gaps.



Window trim and molding (512 West Main, at right) should not be removed or concealed. Porch features such as posts or decorative spindle woodwork (above, 114 West Second Street) should be repaired or replaced to match the original.

Awnings

Awnings for windows and porches were common features of buildings in the late 19th and early 20th centuries. With the widespread use of air conditioning after World War II, the use of awnings declined. In recent years the use of awnings has increased because they are attractive and save energy costs. Canvas awnings are appropriate for Madison's historic dwellings.

1. Awnings may be added on buildings at traditional locations such as over windows and doors and attached to porches.
2. Awnings should not damage the building or its architectural features.
3. Awnings may be fixed or operating.
4. Awnings should be constructed of canvas duck or cotton and polyester blends and may be treated with acrylic. Vinyl is not an appropriate material for awnings.
5. Awnings should fit the opening and should not cover or conceal significant architectural details.
6. Awning color should complement that of the house.
7. For occasional cleaning , sweeping the under side with a broom and hosing the upper side with clean water is an appropriate method. Twice annually, clean awnings by scrubbing them with a soft brush and soap (not detergent), rinsing, and drying. Every two to three years awnings may require professional cleaning and waterproofing.
8. Awnings are less appropriate on houses of Federal or Greek Revival style and should not be used on the primary facades of these styles.



Appropriate use of shed canvas awnings on windows; canvas awnings are also appropriate for front and side porches (736 West Third Street).

Brickwork and Masonry

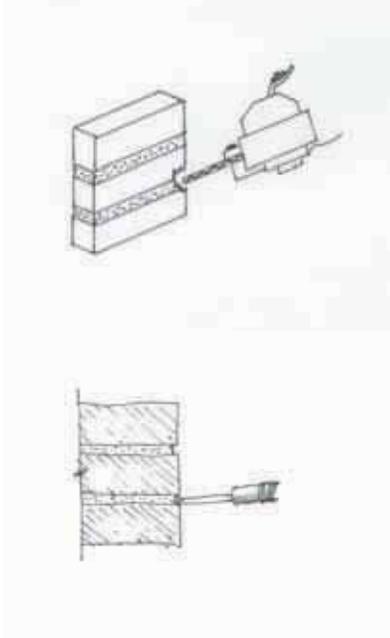
Brick and stone masonry can last indefinitely if it is well maintained. The key to brick/stone and mortar preservation is to keep out water and continue to use a soft mortar when repair is needed. Abrasive cleaning such as sandblasting erodes the skin of the brick.

1. Original brick and stone exteriors and foundations should be preserved and maintained.
2. These surfaces should never be sandblasted or subjected to any kind of abrasive cleaning.
3. Brick and stone surfaces should be cleaned only when necessary. It is best to avoid applying water or chemicals to these surfaces. Small stains or a little dirt on the walls may be best left alone.
4. For cleaning, pressure washing should never exceed 600 pounds per square inch. Mild detergent cleansers may be used if brick or stone walls have bad stains or to loosen paint. However, homeowners are encouraged to seek professional advice, as chemical reactions can take place that may result in permanent stains. Always conduct a small test patch first on an inconspicuous part of the building to determine the effects of the chemicals.
5. The use of water-repellent coatings on brick and stone surfaces should be used only if repairs and drainage remedies have failed to stop water penetration problems. Silicone-based water sealants should not be used, as they can trap water and cause damage inside walls. Refer to the National Park Service: Technical Preservation Services' Preservation Brief #1 for advice, available at <http://www.nps.gov/history/hps/TPS/briefso1.htm>.
6. Brickwork and masonry should not be stuccoed or painted if not previously treated in either manner. The exceptions include if the exterior is extremely mismatched from earlier repairs and patching, or if previous sandblasting has left the surface in such poor condition that paint may provide a sealing coat. Conversely, paint removal should not be done if paint has been applied as a protective surface to the brick or stone. In Madison, painting of brick surfaces for aesthetic reasons was common during the nineteenth century. These painted surfaces should be maintained.
7. Repairs should be done carefully to match the original brickwork and mortar, using hand tools, not electric power saws, to remove mortar.
8. Original mortar should be preserved but if repointing is necessary, historic compounds such as one part hydrated lime and three parts sand should be used. Portland cement is also acceptable for chimney tops, parapets walls, or other situations requiring extra strength. The recommended formula is one part white Portland cement, two parts hydrated lime, and nine parts sand. Use of Portland cement conforms to the advice in NPS Preservation Brief #2 available at <http://www.nps.gov/history/hps/TPS/briefso2.htm>. The use of inflexible or hard mortars will not allow masonry to expand and contract properly.

Brickwork and Masonry

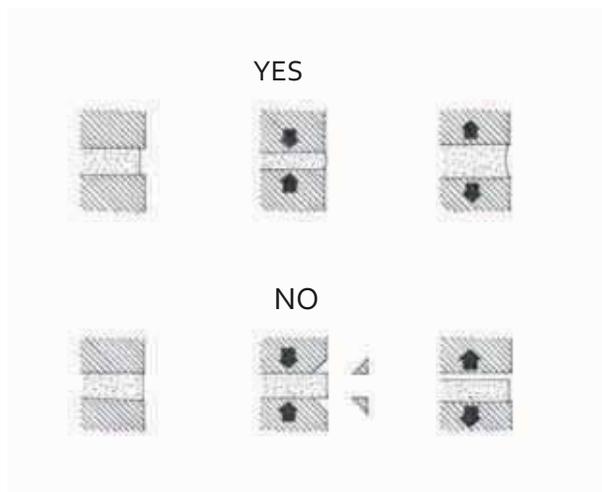
9. Replace missing brick or stone to match original. Salvage companies may have molded or decorative bricks to match those missing on a building.
10. When re-pointing brick, the mortar should match the original mortar in its width, depth, color, profile, and composition. When re-pointing brick test a small area first to ensure the procedure is compatible with the masonry.
11. The bonding pattern in replacement masonry should match the historic pattern.

Left: Abrasive cleaning such as sandblasting removes the exterior crust of the brick and exposes the soft inner core. Right: Use of hard mortar leads to cracking and spalling.



The use of electric tools (top, left) can cause damage to brick and should be avoided. Instead, use hand tools on mortar

Below, top row: mortar should allow for contracting and expanding without damaging bricks. Below, bottom row: hard mortar should not be used.



Chimneys

Chimneys often feature decorative brickwork or designs that contribute to a building's architectural character. Chimneys should be maintained and preserved in accordance with the brick and mortar guidelines.

1. Chimneys should not be removed or altered if original or architecturally significant.
2. Chimneys should be re-pointed and cleaned according to masonry guidelines to match original materials, colors, shape, and brick pattern.
3. If a chimney becomes unstable or has already collapsed, rebuild to match original design.
4. Chimney caps should be of clay, slate, metal, or stone.
5. Chimneys should not be covered with stucco or other veneers.



This original chimney at 314 East First Street contributes to the overall character of the dwelling.



Many chimneys such as at 610-612 West Second Street were designed with decorative brick corbelling .

Doors and Entrances

Doors are often buildings' central visual elements and are particularly important features. Historic entrances and doors should be retained, maintained, and, if needed, repaired. Missing or severely deteriorated doors should be replaced with historically appropriate replacements. Screen, storm, and security doors should not detract from the historic appearance of their building.

1. Historic doors should be retained and preserved. They are also appropriate models for replacement, if necessary. Replacement doors should be of wood, with or without glass lights, and should complement the style of the house.



Clockwise from top left, Italianate style door, 416 West Main Street; Greek Revival style door, 301 West First Street; Federal style entrance, with later Greek Revival style door, 304 West Second Street; single-light, 202 West Second Street.

Doors and Entrances

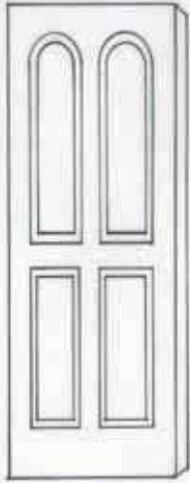
2. Deteriorated or damaged historic doors should be repaired using methods that allow them to retain their historic appearance and as much of their historic fabric as possible. Epoxy is helpful in strengthening and replacing damaged wood.
3. Missing or severely damaged doors (when 80% is missing or deteriorated) should be replaced with examples that replicate the original or similar door.
4. Replacement doors may be of painted, paneled wood, with or without single or multiple clear-glass openings.
5. Historic screen doors and shutters should be retained and preserved.
6. New screen doors should be complementary to the style of the house, have a wood frame, and be full-view or have structural members that align with those of the door.

This storm door at 423 East Fourth Street allows full view of the historic door behind it.



7. Storm doors should be full-view for visibility of the historic door behind it and should be painted or finished to match the other trim and be as inconspicuous as possible.
8. Full-view security doors are appropriate for entrances not visible from the street. These should not be distractingly ornate or elaborate.

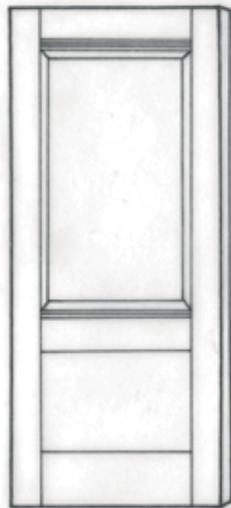
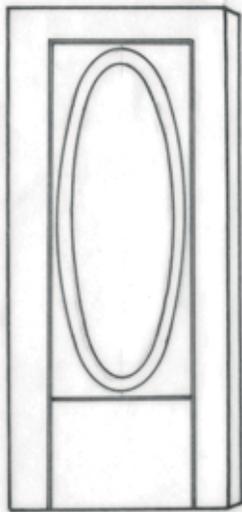
Doors and Entrances



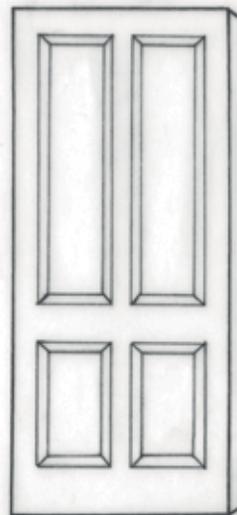
Appropriate replacement doors for Italianate and Queen Anne style houses.



A multi-light door is an appropriate replacement type for a bungalow.

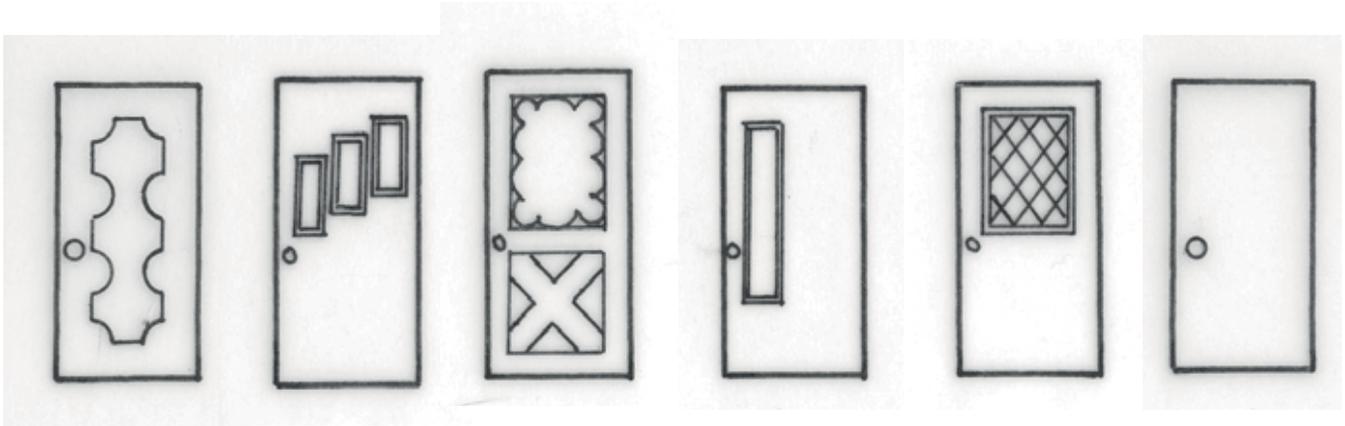


These door styles are appropriate for replacement doors in Colonial Revival and American Foursquare dwellings.



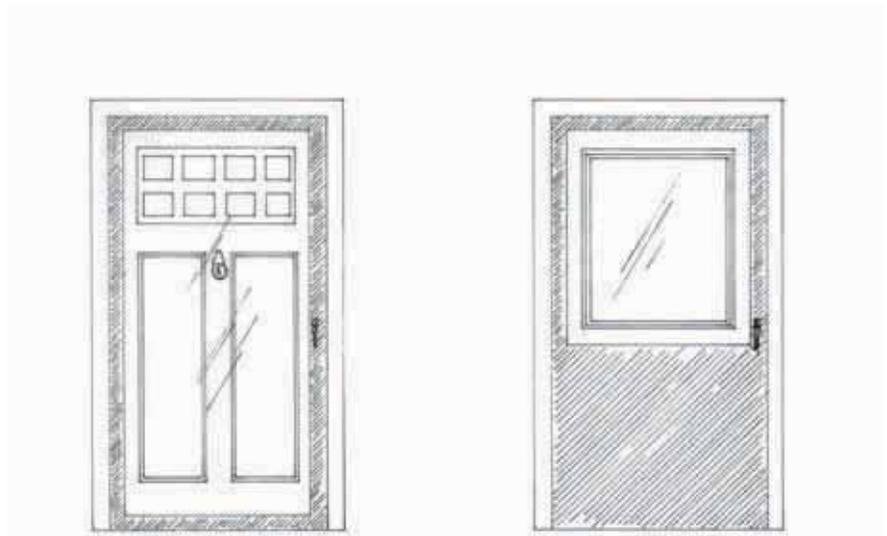
These door styles are appropriate for replacement doors in Greek Revival style dwellings. A six-panel door would be appropriate for a Federal style dwelling.

Doors and Entrances



The six examples above are inappropriate styles for the historic district.

A storm door should allow full view of the historic door behind it, such as the example on the near right. The example on the far right obscures much of the historic door behind it.



YES

NO

Fire Escapes and Staircases

Multi-story buildings used for commercial and/or rental residential uses often require fire escapes to meet fire and safety codes. Fire escapes, whether incorporated within the walls of the building or attached to exterior walls, should be sited at the rear or sides of buildings so as not to be visible from the street. Fire escapes should meet all fire and safety codes as well as these guidelines.

1. Fire escapes should be added only if required by building codes or where no other means of upper floor access is reasonably feasible.
2. Staircases should be added to elevations not readily visible from the street.
3. Staircases should not damage architectural features or other building components.
4. Staircases may be either open or enclosed.
5. If enclosed, staircase surfaces should be of wood siding, brick veneer, or stucco.
6. If open, staircase surfaces should be of metal or wood.

Fire escapes should be added to the rear elevation of a building, out of view from the street, as at 217 East Second Street.



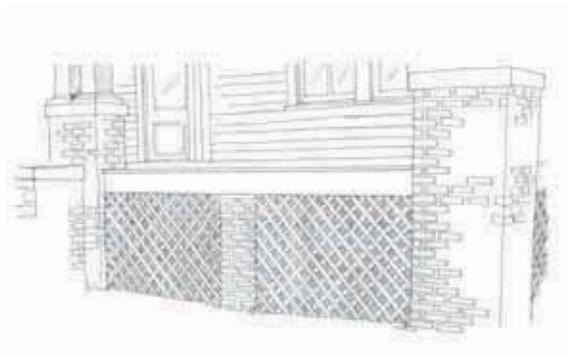
Foundations

Foundation materials include stone, brick, brick piers, poured concrete, and rock-faced concrete block. Original foundation materials should be preserved and maintained and should be repaired and maintained in keeping with masonry guidelines. The installation of lattice panels between brick piers is more historically correct than infilling between the piers with concrete block.

1. Foundations should be preserved and maintained in their original design and with original materials and detailing.
2. Brick pier foundations may be filled in as traditional for the type and style of the house. Wood lattice framed panels and decorative vertical wood boards are appropriate; lattice panels should be set back from or flush with the fronts of the piers, not in front, as to conceal the piers.
3. Foundations should not be concealed with concrete block, plywood panels, corrugated metal, or wood shingles.
4. Clean, repair, or re-point foundations according to masonry guidelines.
5. Brick foundations may be painted or stuccoed only if the brick and/or mortar is mis-matched or inappropriately repaired. Dark reds, browns or other traditional brick colors are appropriate paint colors for foundations.
6. If pier foundations have been infilled with concrete block, the block should be stuccoed or painted to match the brick or concealed beneath lattice panels.



Left and below right: Lattice panels are appropriate for infill between brick piers, but should not cover and conceal the piers. Below left: The scored foundation at 620 Walnut Street is a key architectural feature.



Garages and Outbuildings

Many dwellings retain original or added outbuildings constructed before the mid-1950s. These buildings contribute to the character of the historic district and should be preserved and maintained when feasible. New garages and outbuildings should follow new construction guidelines.

1. Garages and outbuildings that contribute to a property's historic character, or are original to a property should be preserved and maintained. Original or historic features such as siding and windows should be repaired or replaced to match the original if readily visible from the street.
2. Original garages and outbuildings should remain at their original location. However, relocating the structure to another part of a lot may be appropriate if that is the only way to preserve the building.
3. Original doors such as early 20th century garage doors should be maintained to the greatest extent possible, but may be retrofitted with modern hardware and custom garage door openers.



Stable, 200 block of Baltimore Street



Garage at 415 St. Michaels Street



Carriage House on Elm Street.



301 West First Street

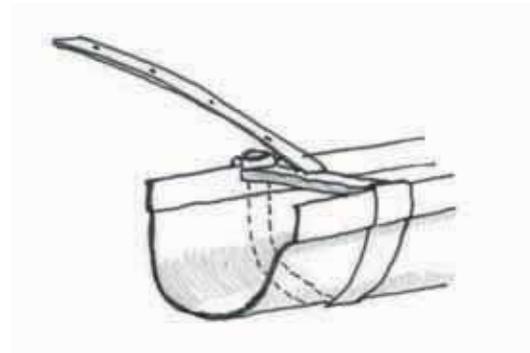
Gutters and Downspouts

Using well-maintained gutters and downspouts helps to protect buildings from water damage. If new gutters are required, half-round designs are the most appropriate.

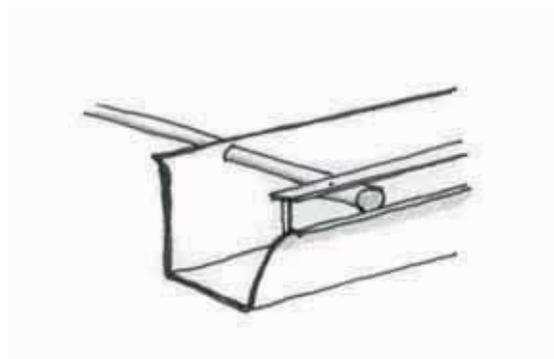
1. Gutters, downspouts, and splashblocks should be used and maintained.
2. Existing boxed or built-in gutters should be retained.
3. Deteriorated or damaged boxed or built-in gutters should be repaired.
4. If new gutters are needed, the most appropriate design for hanging gutters is half round. For buildings dating from or influenced by designs from the 1940s or later, ogee gutters are also appropriate.
5. Downspouts should be located away from architectural features and on the least public building elevation.
6. Original box gutters should be preserved and maintained - not removed or replaced with hanging gutter systems. Box gutters were designed to be complimentary to a house's overall design.



Appropriate gutter and downspout at 514 East Main Street.



Gutters, downspouts, and splashblocks should be used. Half-round gutters, as shown above, are most appropriate. Ogee gutters, below and at left, may also be appropriate.



Lighting

Many early 20th century dwellings retain original exterior light fixtures at the porch ceiling or adjacent to the main entrance. These light fixtures are part of a building's character and should be preserved and maintained. Replacement light fixtures with simple designs and detailing are preferred to large or ornate fixtures. Many companies now provide light fixtures based upon historic designs and their addition is appropriate and encouraged. When considering extensive exterior lighting plans, planning and zoning codes should be checked for regulations on intensity of brightness.

1. Historic light fixtures should be retained and maintained.
2. Deteriorated or damaged historic light fixtures should be repaired using methods that allow them to retain their historic appearance.
3. Owners are encouraged to replace missing or severely damaged historic light fixtures with replacements that replicate the originals or other historic examples in appearance and materials.
4. If modern light fixtures are desired as replacements or where light fixtures previously did not exist, they should be unobtrusive and constructed of traditional materials.
5. Light fixtures should not damage or obscure architectural features or other building elements.



Historic light fixtures such as these at 623 West Main (left) and 213 West Second Street (below) should be retained and maintained.



Historic light fixture at 402 West Main Street (above, right)

Paint and Paint Color

The HDBR does not review paint colors but does provide recommendations and consultation for property owners. Property owners are encouraged to follow the recommended color palettes appropriate for a building's architectural style and period. Property owners are encouraged to select colors to highlight architectural details based on the building's type and style. The HDBR can provide recommendations for paint colors upon request.

1. The painted surface of historically painted buildings or features should be maintained.
2. New or replacement building features of the type that were historically painted, including, brick, wood siding or wood trim, should be painted and their surface maintained.
3. Historically unpainted buildings or features should remain unpainted. Refer to NPS Preservation Brief #1 for advice, available at <http://www.nps.gov/history/hps/TPS/briefso1.htm>.
4. If existing paint is protecting damaged bricks or other surface materials from disintegration, it should not be removed.
5. If the removal of existing paint is desired, non-abrasive methods such as chemical cleaning, hand-scraping, or handsanding should be used. Electric heat guns and heat plates may also be used; use these tools with caution because of the fire hazard.



Original and replacement wood features such as the elaborate Eastlake style details at 738 West Third Street (above right), as well as brick cornices and stone lintels and sills at 317 Central (above) should be painted regularly. Paint helps to protect wood as well as add color and variety to a historic property. Historically painted brick exteriors, as at 420 East Street (bottom right), should be maintained.



Porches

Porches are one of the most defining characteristics of historic houses. In most cases, historic porches should be retained, maintained, and, if needed, repaired. New porches should be consistent with the historic appearance of building to which they are attached.



Porches are defining elements of character on district residences. Historic porches and their component elements, including roofs and heights, should be retained and maintained. Left: 714 Walnut Street. Below: 518 West Second Street.



The porch at 612 East Main Street is appropriately screened, adding no visible framework or other hardware.



Porches

1. In most cases, historic porches visible from the street should be retained and maintained.
2. Porches on the primary façade should not be enclosed, though screening is appropriate if the structural framework for the screen is minimal. Wood framing is preferred, though anodized or baked aluminum framing is acceptable; raw aluminum framing is not appropriate.
3. If the historic porch is missing, it is appropriate to replace it. Replacement porches should use materials and styles that are compatible with the building to which they are attached and when possible be based on historic photographic or documentary evidence. Removing a front porch that has been added where there was not one historically may be appropriate in some circumstances.
4. Porch details should be retained intact with repair work and replacement of missing parts, such as columns, posts, railings, balusters, decorative molding and trimwork, to match the original in design, materials, scale, and placement.
5. Original porches should not be removed. Porches on the rear and sides of dwellings may be enclosed when not visible from the street and if the height and shape of the porch roof is maintained.
6. Wood porches should have wood steps, not brick or concrete steps. Brick, concrete, or tile porches may have similar materials used for rebuilding front steps and stairs if needed. The use of pre-cast concrete steps for front porches is discouraged. The use of composite materials for porch floors may be acceptable.
7. Wood trellis for plants is appropriate. Wood lattice panels may be added between porch piers below the porch in accordance with foundation guidelines.



This original wood porch floor at 514 East Main Street should be preserved and maintained.

The house at 417 Poplar Street was remodeled in the early 20th century with a Bungalow style porch. Retaining this porch or replacing it with a porch in keeping with the dwelling's original style are both appropriate actions.



Porch Columns and Railings

Historic porch columns and railings should be retained and repaired with materials to match the original. If the original porch columns and railings are missing, replacement porch columns and railings should be appropriate for the dwelling's architectural style and period.

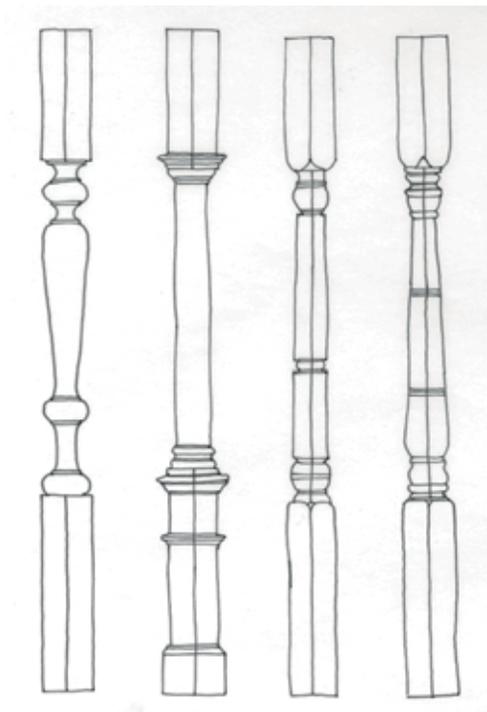
1. Porch columns and railings should be preserved and maintained. If repair is required, use materials to match the original in dimensions and detailing.
2. Columns often deteriorate first at the bottom, next to the porch floor. It is preferred that the deteriorated section is replaced, rather than replacing the entire column.
3. Porch columns are available in modern materials, such as aluminum, wrought iron, vinyl, but these are not appropriate for front porches. These types of columns are not preferred but are acceptable for porches at the rear of a dwelling or for side porches that are not visible from the street.



Columns and posts are character defining features: left, Folk Victorian with milled wood posts at 508 West Second Street; top right, bungalow with square posts and closed railing at 427 Vine Street; bottom right, American Foursquare with half-columns on piers at 412 West First Street.

Porch Columns and Railings

4. Columns on front porches should be rebuilt in historic designs if the original columns and railings are missing. For Queen Anne and Folk Victorian styles of the turn of the century, milled porch columns are appropriate and are readily available from wholesale companies. These porch columns are generally 8' in height and have widths and depths of 4" to 6".
5. If porch railings require replacement balusters or newel posts, these are readily available. "Ball top" newel posts are best for Queen Anne or Folk Victorian porches. "V Groove" Posts are acceptable for Queen Anne, Folk Victorian, and American Foursquare porches. They are generally 4' feet in length and 4" in width. Milled spindle are appropriate for Queen Anne and Folk Victorian porches. Square balusters of the same dimensions are suitable for American Foursquare and Colonial Revival porches.
6. Original porch railings should be rebuilt rather than removed to avoid conflicts with building codes. Today's building codes generally require the tops of railings to be at least 36" above grade which is often too high for historic porches. If a new porch is necessary consider raising the grade level through landscaping to retain appropriate railing heights.



On the left are examples of appropriate replacement columns for Victorian era dwellings.

At right, are appropriate replacement columns for Colonial Revival and American Foursquare dwellings.



Roofs

Original roof forms should be preserved and maintained. Additions to roofs such as new dormers or skylights should be added at rear or side rooflines that are not visible from the street. Historic roof materials such as metal standing seam, clay tiles, or slate should be repaired and preserved. If repair is no longer practical, replacement with an appropriate substitute material is appropriate.

1. The historic roof shape should be retained.



Gable and hipped roofs are common shape types that should not be altered on primary facades.
Left: 222 West Second Street. Right: 416 West Second Street.



Historic features like gables, cornices, chimneys, finials, and parapets should be retained and maintained. Left: 417 West Second Street, Right: 510 West Second Street.

2. If localized damage or deterioration of historic roofing materials occurs, replacement with matching materials is preferred to complete removal and replacement.
3. New dormers should not be added on front facades but dormers may be added on rear facades or secondary facades where not noticeably visible and if in keeping with the character and scale of the structure.

Roofs



Satellite dishes should be installed on rear elevations where they are not readily visible from the street such as at 408 St. Michaels Street.

Below: Metal roofs in Madison typically date to the late nineteenth and early twentieth century (902 West 1st Street).



4. New skylights, solar panels, decks, balconies, and satellite dishes should not be readily visible from the street.
5. Roofs with standing seam metal should be repaired. If replacement is necessary the new roof should match the historic one as closely as possible in dimensions, seam crimping, and seam spacing.
6. Slate roofs, like metal roofs in Madison, may be historic, though not original. They should be repaired with new slate to match. If deterioration is extensive, consider removing slate from the rear to the façade portions of the roof. If complete removal is necessary, the use of faux-slate materials may be considered.
7. Cornices should be retained and preserved.

If repair and replacement of an original slate roof is not possible, the use of imitation slate shingles may be appropriate (314 East First Street).



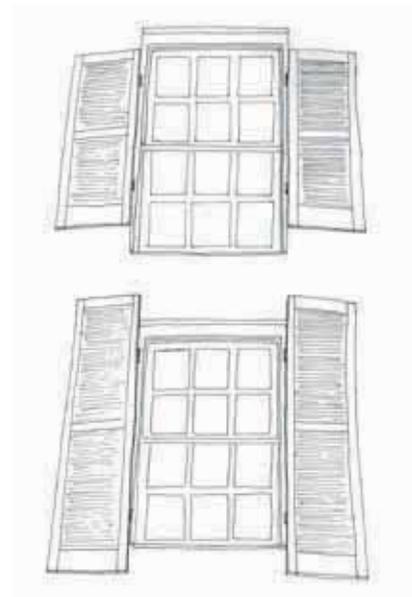
Shutters

Window shutters were common for historic houses to block the sun in the summer and to protect windows during storms. With the widespread use of air conditioning in the mid-20th century, shutters became more ornamental than practical and many original shutters have been removed. Original shutters should be preserved and maintained. The addition of new shutters should be of wood and with dimensions that match the window opening. Most residential shutters of the 19th century were of louvered design while 20th century dwellings also featured paneled shutters.

1. Window shutters original to the dwelling should be preserved and maintained.
2. If historical evidence indicates that a dwelling originally had shutters, new ones can be added. The new shutters should imitate the historic shutter design and fit the window opening.
3. Fiberglass and vinyl shutters are not appropriate materials, as their imitation grain and appearance is not compatible with historic dwellings.
4. Shutters should be attached to the window frame, not attached directly to the façade wall.



Preserve original shutters such as at 747 West 3rd Street.



Two examples of inappropriately sized shutters .



Preserve original shutter hardware such as hinges, straps and the pintels that hold the shutter in place.

Siding

Exterior siding materials such as weatherboard, clapboard, shingles, and board and batten cladding are essential components defining a building's architectural character. Synthetic sidings do not successfully imitate the original siding dimensions or texture. Use of these materials may not be cost effective compared to continued maintenance and painting of the original siding, especially as there are potential structural problems inherent in their use on historic buildings.

1. Original wood weatherboard, clapboard, shingles, and board and batten should be maintained. These exteriors should be replaced only if necessary.



Original exterior sidings should be preserved and maintained. If severe deterioration occurs, siding should be restored with like materials, as at 314 Poplar, left and right (close up).



2. Deteriorated wood siding should be repaired or replaced with wood siding to match the original. Replacement should be with the most rot resistant wood available .
3. Removal of added synthetic siding (aluminum, masonite, and vinyl) that has been added to a building is highly encouraged, followed by restoration of the original wood siding.
4. If original wood siding is severely damaged due to rot, insect infestation, or loss of material, it is acceptable to repair those areas with in-kind materials. For insect treatment, a homeowner should seek professional consultation.

Siding

5. The application of synthetic or substitute materials such as vinyl or aluminum over original wood siding is not appropriate and may cause ,conceal, or accelerate structural damage. In cases where the historic siding has been removed, the HDBR may allow for the application of synthetic siding materials as long as the materials match the appearance of the original sheathing materials. While the application of synthetic siding materials is discouraged, it is not prohibited.
6. To be approved, the application of synthetic sidings must not result in the concealment of, or removal of, original decorative detailing and trim. This includes the concealment of window and door surrounds. Synthetic siding materials should match the dimensions and appearance of the original wood siding as closely as possible . Avoid the use of wood grain textured synthetic sidings. Care should be taken to have the synthetic siding vented to the maximum extent possible. NOTE: The application of synthetic siding materials over original wood siding would not be approved for state or federal rehabilitation tax credits.
7. If synthetic sidings are applied, consider only siding the rear elevation or side facades. Preserving the original wood siding on the primary façade is encouraged.
8. Cement siding may be appropriate for replacement of highly deteriorated wood.
9. In cases where homeowners seek approval to remove and replace synthetic siding, a two-step process is recommended, postponing an application of new synthetic siding until the materials and quality of the lower layer is ascertained.



When NOT to Use Synthetic materials:

- Over brick, stone, and masonry
- Over unusual examples of historic siding
- When wood siding and/or shingles are still functioning properly
- To achieve a "maintenance free" home

NO - The application of synthetic siding should not result in the concealment of original window surrounds and trim such as shown at left.

Siding

Why Preserving Original Siding is Recommended and Makes Economic Sense

The Madison Historic District Review Board requires the preservation and retention of historic wood siding unless the siding is clearly proven to be deteriorated beyond repair. The reasons for preserving wood siding and not concealing it beneath synthetic siding materials include:

Synthetic sidings do not successfully replicate the appearance of historic wood siding materials. In particular, vinyl siding's plastic appearance is at odds with the rich and varied surfaces of wood siding.

Synthetic sidings such as aluminum and vinyl can trap moisture and condensation between it and the wood underneath, leading to rotted wood and structural problems. Synthetic sidings don't allow the historic building to "breathe" and provide sufficient permeability.

Synthetic sidings such as vinyl and aluminum may be less economical than preserving and maintaining wood siding. The costs of applying synthetic siding materials often exceeds or equals the cost of regular painting of wood siding. In terms of resale value, wood siding has the economic advantage; a study by *Remodeling Magazine* judges that property owners do not recapture one out of every three dollars invested in aluminum siding when they sell their house. Real estate appraisers across the country have also recorded increased resale values when historic building owners retain original wood siding and avoid vinyl siding.

Wood and synthetic materials perform fairly equally in terms of energy conservation since most heat leaves houses through roofs, basements, windows, and doors.

Claims that synthetic siding is "maintenance-free" are untrue. Owners of 15 to 20 year old aluminum and vinyl siding often find that it, like wood, requires painting due to fading of the original color. In particular vinyl siding gets brittle with age and tends to crack and break after ten years.

Vinyl siding is made from polyvinyl chloride and the manufacture, use and disposal of this material results in toxic byproducts such as dioxin. Vinyl siding is not a "green" product and cannot be recycled.

Signs

All signs within the Madison Historic District require a Certificate of Appropriateness, including new signs and alterations to existing signs, except for regular maintenance. All signs must follow the specific requirements of the city's sign ordinance, 151.36, available at <http://www.madison-in.gov/>.

1. New signs should be of traditional materials such as wood, glass, copper or bronze letters. Sandblasted wood signs are appropriate. Plastic substrate signs, plywood signs, or unfinished wood are not recommended.
2. Length of a sign should not exceed two-thirds the width at the narrowest point.
3. Signs with no more than two or three colors are most effective and least obtrusive. Colors should be coordinated with overall building colors.
4. Traditional lettering such as serif, sans serif, or script lettering is recommended. Letters should not exceed 18 inches in height and cover more than 60% of the total sign area.
5. Flat wall signs shall not extend more than three inches from the building's surface; dimensional surface signs shall not extend more than twelve inches. Limit of one wall sign and one projecting sign per building. Hardware should be mounted into mortar.
6. Limit of one window sign per building, with an area limited to 20% of the window.
7. Spot or up-lit lighting for signs is recommended; light fixtures should be unobtrusive. Internal lighting is not appropriate.
8. A free-standing sign should be compatible with its surroundings and not exceed 16 square feet per face or 25 feet in height.



Appropriate projecting and freestanding signs in residential areas. Left: 319 West Second Street.
Below: Broadway and West First Street.



Windows

Windows are prominent building components. Historic windows should be retained, maintained, and, if needed, repaired.

1. Original window should be preserved in their original size, location, and design, with their original materials and number of panes.



Preserve and maintain original historic windows such as the multi-light wood sash window at 523 Jefferson Street and the four-over-four wood sash window at 624 W. Third Street.

2. Windows should not be added on the primary façade.



Replacement windows of wood are preferred when replacing wood windows.

Aluminum clad windows may also be appropriate.



Windows

3. Windows should be repaired rather than replaced. If severe deterioration necessitates replacement (80% of the original window is missing or deteriorated), new wood windows should be in-kind to match the original design and materials. Baked enamel or anodized aluminum windows may be appropriate. Vinyl or vinyl clad wood windows should not be installed on the any façade visible from street views.
4. Original metal windows in twentieth-century buildings should be preserved and maintained or replaced with new metal windows of similar appearance.
5. Snap-on muntins do not effectively replicate the appearance of historic muntins and should not be used.
6. Screens or storm covers should fit within the window frame and not overlap the frame.
7. Security bars should not be used where visible from the street. While security bars should not be used on windows on a primary façade, they may be appropriate on basement windows.



At 417 West Main Street are appropriate storm windows.

Windows

Why Preserving Original Windows is Recommended and Makes Economic Sense

The Madison Historic District Review Board requires the preservation and retention of historic wood and metal windows unless the windows are clearly proven to be deteriorated beyond repair. The reasons for preserving original windows include:

Rebuilding historic wood windows and adding storm windows makes them as efficient as new vinyl windows and more than offsets the cost of installation. A comprehensive window study in Vermont in 1997 found that a weatherstripped wood window with an added storm window was as energy efficient as most new vinyl thermo-pane windows. Several other studies since this time have supported these findings. (Sources: Home Energy Magazine Online, September/October 1997 "Creating Windows of Energy-Saving Opportunity" and APT Bulletin 36:4, 2005 "What Replacement Windows Can't Replace: The Real Cost of Removing Historic Windows.")

In most cases, windows account for only about one-fourth of a home's heat loss. Insulating the attic, walls and basement is a much more economical approach to reducing energy costs.

The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl. Old growth windows have a tighter grain and better quality than most new growth wood windows.

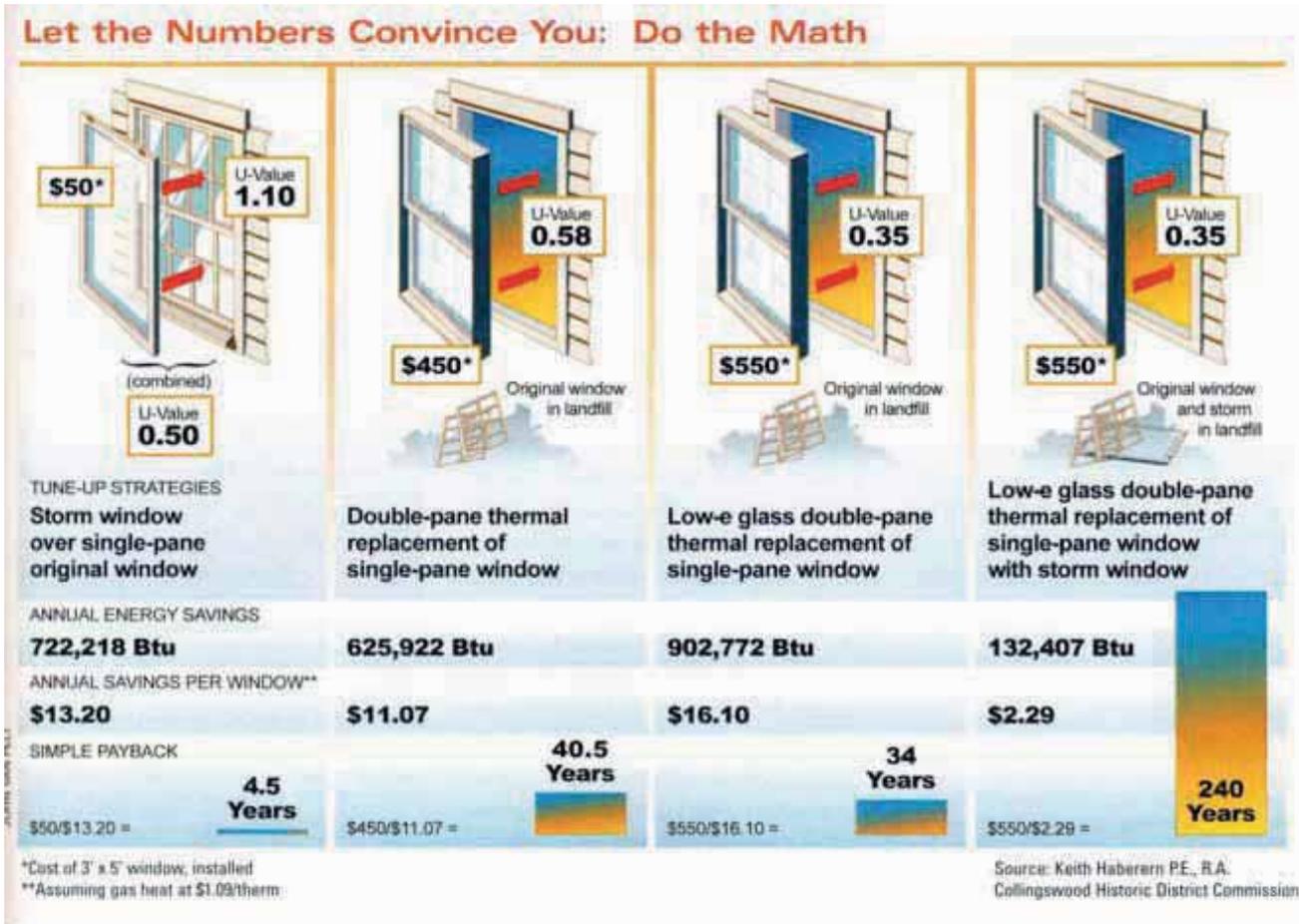
All windows expand and contract with temperature changes. However, vinyl expands more than twice as much as wood and seven times more than glass. This often results in failed seals between the frame and glass and a significant performance reduction. Vinyl windows have a high failure rate – more than one-third of all windows being replaced today are less than ten years old.

Any energy savings from replacing wood windows with aluminum or vinyl seldom justifies the costs of installation. For most houses, it would take decades to recover the initial cost of installation and with a life expectancy of 25 years or less, installing new vinyl or aluminum windows does not make good economic sense.

Most vinyl windows don't look like historic wood windows; their texture and thinness are inappropriate for Madison's historic buildings. A more acceptable alternative if the original windows are beyond reasonable repair are aluminum clad wood windows with baked enamel finishes.

Historic wood and metal windows are sustainable. They represent embodied energy, are made of materials natural to the environment and are renewable.

Windows



Adding storm windows over historic wood windows is a cost-effective approach that preserves the original window and provides energy savings equal to new replacement windows. The payback to the owner is much better as well. (Courtesy the *Old House Journal*). Homeowners may also want to consider the installation of interior, insulating storm windows. These custom-fit designs have proven effective in drastically reducing energy consumption and in solar heat gain. They reduce noise infiltration by 67% and air leakage by 75%. Installation requires no disruption to existing windows.

When replacing windows, it is important to understand U-value specifications of available products. The U-value is a measurement of heat transfer through a material, such as window glass. The lower the U-value, the better the insulation. A U-value of .40 or lower is recommended for a North/Central and South/Central climate. Manufacturers are required to affix label to their windows stating their U-values.

New Construction - Decks

Porches are preferred to decks but decks are acceptable at the rear facade. Decks on the sides of buildings are also acceptable if they are not readily visible from the street.

1. Decks should be located at the rear of buildings. If built on the side of a building the deck should be screened from street view with fencing and/or appropriate native evergreen plants and shrubs.
2. Wood decks should be of simple design with square, wood, balusters 2" wide and spaced no more than 3" apart .
3. Decks should be stained or painted to match or blend with the colors of the building.

The location of this deck, to the rear of the house and with limited visibility from the street, is appropriate. Its wooden construction is also appropriate.



This deck at 417 West Second Street is appropriately sited at the rear of the dwelling.

New Construction - Ramps & Lifts

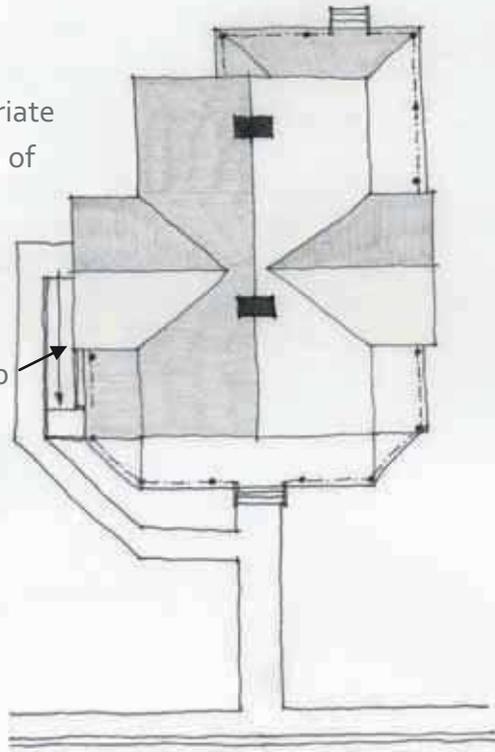
Access ramps and lifts should be sited at the rear or sides of buildings that are not visible from the street. Ramps of wood construction are most appropriate for Madison' historic residential areas and the railings should be with simple designs or match the original porch railing in design and detailing. Ramp construction should not damage the historic qualities of a property and should be built so that the building can be readily restored once the ramp is removed. Retain elements removed for ramp construction for future restoration.

1. Ramps preferably should be located at the rear or sides of buildings. If a handicapped ramp must be placed on the front of a building it should be of wood construction rather than of brick, concrete, or metal. Brick, concrete, and metal ramps are more acceptable at rear and sides of buildings not visible from the street.
2. Ramps of wood construction should be simple in design and configuration using square balusters in the railing and simple square handrails. Ramps may also be designed to match the original porch railing in materials, dimensions, and detailing. Ramps should be painted to match the color of the porch railing or the overall building paint color. Handrails should be of wood or metal. Wire or cable handrails are not appropriate.
3. Ramps should be screened with landscaping of low shrubbery to provide concealment.
4. Ramps that are temporary in nature should be reversible, not destroy or remove any historic fabric and be of materials and color to have the least visual impact on the historic building.
5. Ramps or mechanical handicap lifts should also be considered for installation at rear or non-readily visible side facades. Lifts should be as inconspicuous as possible and should be built into another feature or painted to match the adjoining materials.

New Construction - Ramps & Lifts

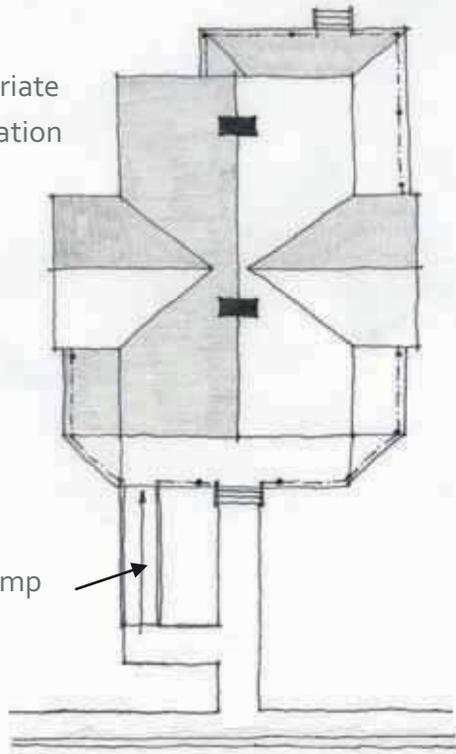
Appropriate location of ramp.

Ramp



Inappropriate ramp location

Ramp



Ramps should be placed on the side or rear rather than on the front of dwellings.

New Construction - Ramps & Lifts



Landscaping is recommended to screen handicapped ramps.

Ramps may also be designed in keeping with the original porch railing as long as they are smaller and secondary to the original porch.



Wheelchair lifts should also be considered at rear locations when frequent usage is anticipated.



Example of a side yard ramp leading to the front porch screened with landscaping.



New Construction - Additions

In planning additions the best approach is to site additions where they will not be visible from the street, or where they will have the least effect on the building's overall form and plan. The rear of buildings is the best locations for the addition of rooms, wings, porches, or decks. Enlarging a property through adding additional stories is not appropriate except at rear roof lines which are not readily visible.

1. Additions to historic homes should be located at the rear of buildings, not on the front or sides of buildings where they are readily visible from the street.
2. Additions should be secondary (smaller and simpler) than the original building in scale, design, and placement.
3. Additions should be of a compatible design in keeping with the original building's design, roof shape, materials, color, and location of window, door, and cornice heights.
4. Additions should not imitate an earlier historic style or architectural period. For example, a Victorian-era Queen Anne style rear porch addition would not be appropriate for a Colonial Revival house.



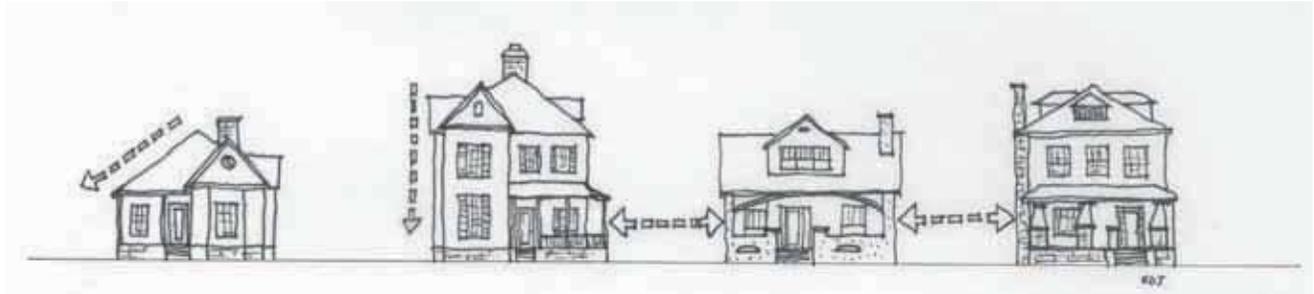
Shown are appropriate designs and placements for ground-level additions. Their locations along the rear of buildings limits their public visibility. Their simple design and continuity of roof forms and window types and placement are also a measure of appropriateness.

5. The recommended approach is for additions to reflect characteristics of the current period in design but compatible with the original building.
6. To avoid extensive removal, damage, or loss of historic materials, additions should keep the exterior walls of the original building as intact as possible and use existing door and window openings for connecting the addition to the building.

New Construction - Infill Buildings

Where historic buildings have been lost or where there are vacant lots, new construction is encouraged to add to the streetscape and promote economic development. Infill construction in Madison's residential areas should be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement, and rhythm and proportion of openings. Contemporary designs are encouraged but replicas of historic designs may also be acceptable.

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. New buildings should be compatible with adjacent buildings in terms of scale and proportions.



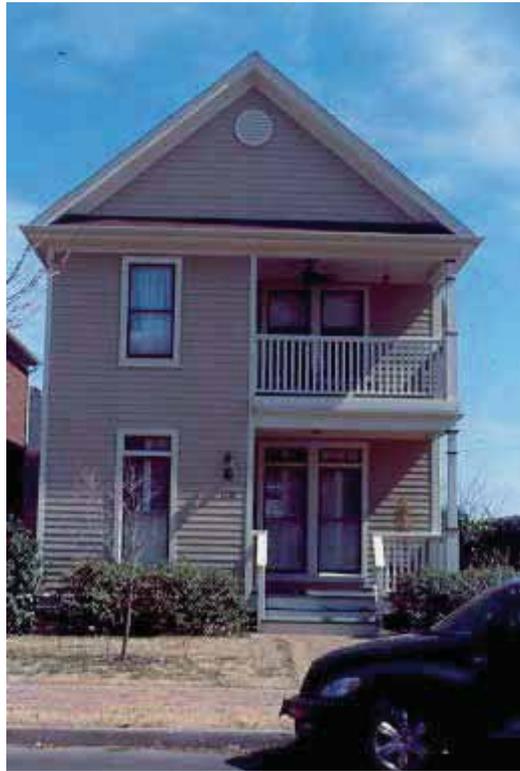
Infill buildings should model their height, roofline, and spacing on those of their nearest neighbors.

5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New construction should be oriented toward the major street.
7. New garages should be built at the rear of a dwelling or set well back on side elevations.



NO: Garages should not be added on the fronts of buildings on new construction.

New Construction - Infill Buildings

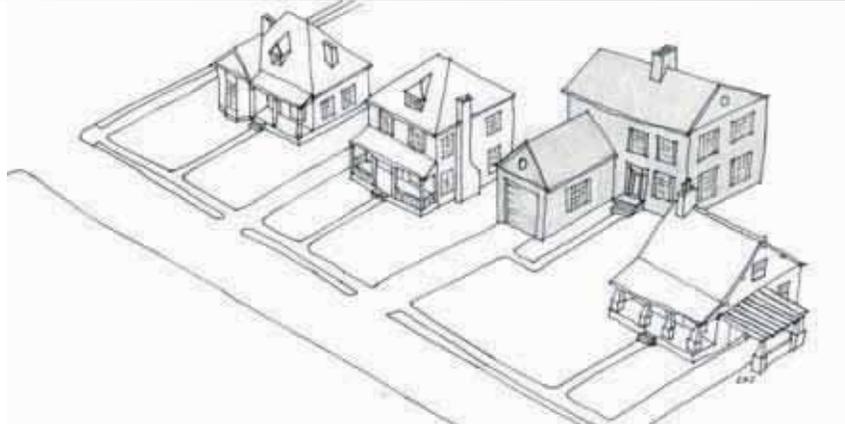


New construction should be compatible with adjacent buildings in materials, porch design, and window and door openings such as this new house.



New buildings can be visually compatible with a neighborhood without being imitations of the historic buildings that surround them.

New Construction - Infill Buildings



Above: example of inappropriate new construction. Garages should not be placed on primary facades in historic areas. This new dwelling is also incompatible with its setback and lack of a front porch.



In the above example, the infill dwelling disregards height and porch compatibility with neighboring properties.

Driveways, Sidewalks, and Walkways

Historic driveway materials of brick, concrete and gravel should be preserved and maintained. New driveway or parking lot surfaces should be of concrete and brick rather than asphalt. Parking areas should not be sited in front yards but at side or rear locations.

1. Original driveways and walkway materials such as brick or concrete, should be preserved and maintained.
2. Driveways should be of gravel, concrete ribbons, grass and dirt, or concrete. Blacktop and asphalt driveways were not historically features of the district, and should be avoided. Driveways should be located to the side of the house.
3. Residential parking areas larger than one car width should be screened and located behind the house or out of view from the sidewalk.
4. Brick sidewalks in the diagonal herringbone pattern were typical throughout downtown in the nineteenth century, and this style of sidewalk should be encouraged among property owners considering new sidewalks.

Original driveways of concrete ribbons should be preserved and maintained.



Fences and Walls

Historic (pre-1960) fences and walls should be preserved and maintained. The construction of new fences or walls based upon historic designs and materials is also appropriate. Fences were typically constructed of wood, cast iron, brick, stone, or woven wire.

1. Historic fences and walls should be retained and maintained.
2. Wood picket fences are appropriate for new construction. Wood fences should be painted using colors complementary to the adjacent house. Fences should be less than three feet tall, and the pickets should be set less than three inches apart and be less than four inches in width.
3. New metal fences are appropriate for 19th and early 20th century dwellings as long as they are in traditional designs and patterns. Generally, front yard fences in Madison were four feet tall.



Madison foundries produced decorative wrought iron railings still seen throughout the city. These fences, such as at 516 Walnut Street, should be preserved and maintained.

4. Wood board fences may be located in back yards, which traditionally could be as tall as eight feet. Flat tops, dog-ear tops, or pointed tops are all appropriate designs. Fences should be painted to blend with the building.
5. Free-standing brick or concrete walls may be located in back yards or, if not visible from the street, side yards.
6. Chain-link fencing may be located in back yards or, if not visible from the street, side yards. They should be painted dark green or black, coated with green or black plastic, or screened with plants. Vinyl or plastic-coated fencing is not appropriate.

Fences and Walls

7. Split or horizontal rail, railroad tie, or timber fences may be located in rear yards but should be avoided on the fronts of houses.
8. Walls of stone, concrete, or rock-faced concrete block that are original to a property (or erected before 1958) should be preserved, or if missing, may be reconstructed based on physical or pictorial evidence.
9. Walls should be repaired with materials which closely approximate the original.
10. Walls of brick, concrete, or stone may be added to the front of a property if historically appropriate and consistent with the character of the district.
11. Privacy fences should not exceed 6' in height. In front yards codes require fences to be no more than 3' in height.

The privacy fences at 213 (top) 410 (bottom) West Second Street are appropriately located at the rear and side yards of the properties.



Pools, Fountains, Gazebos, Pergolas

The installation of swimming pools, fountains, gazebos, pergolas, etc. should be limited to rear yards or side yards where they are set well back from the street. Swimming pools should be screened from view by fencing or landscaping.

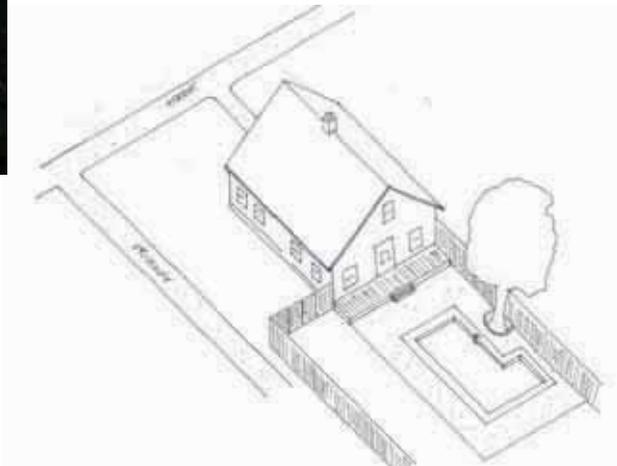
1. Gazebos and pergolas should be constructed of wood and painted in colors that complement the adjoining building.
2. Gazebos and pergolas should not obscure views or damage historic features of the adjoining building.
3. Gazebos and pergolas should be located out of or with limited public view.
4. Swimming pools and fountains should be located in the back yards and have limited visibility from public vantage points.
5. Plants and/or fencing should be used to screen views of pools or fountains.



Locate yard art and other hardscape structures, such as a gazebo, at the rear of lots, as these examples at 211 West Second Street (top) and 124 West Third Street (bottom).



Swimming pools should be sited at rear yards and screened by fencing or landscaping.



Landscape Elements

Landscaping should follow historic patterns when possible. Landscaping should not damage historic buildings or other historic elements. While landscaping is not reviewed by the HDBR, the following guidelines are recommended.

1. Historic landscape elements and patterns of gardens, plantings, or other features should be retained. Historically modest landscaping designs should be followed.
2. Plants should not damage historic buildings or landscape elements. Vines or other vegetation growing on or next to walls and large roots below foundations or walkways are damaging and should be avoided. Therefore, trees that will mature taller than ten feet should not be planted in close proximity to a historic building.
3. Landscaping can be used in addition to hardscape features to conceal garbage receptacles, which should be placed at the rear of the building.



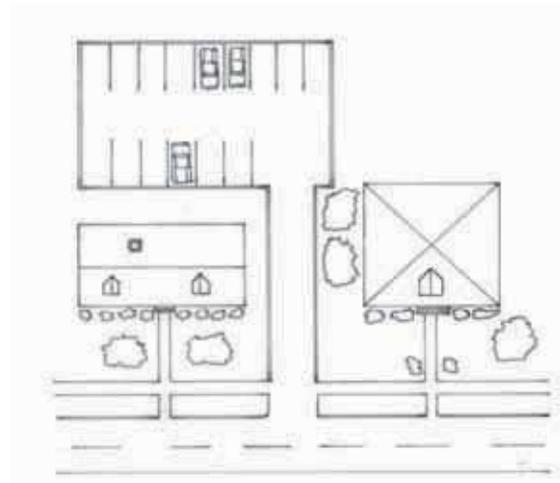
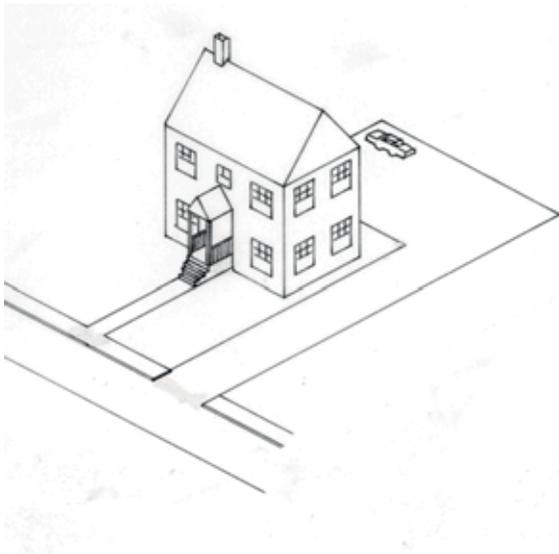
The use of footlights for walkways in front yards is appropriate. Screening of garbage receptacles through landscaping or fencing is also recommended (213 West Second Street).



Parking Lots

Parking lots can have dramatic affects on the historic character of the district. Their construction should include planning to mitigate these affects by avoiding the demolition of historic buildings or the creation of large physical voids in the landscape.

1. In planning and constructing parking lots, historic landscape elements, particularly buildings, should be protected.
2. Street parking should be encouraged in residential areas.
3. Shared parking used by businesses, churches or other institutions with different peak use times should be employed.
4. Parking should be constructed behind or alongside historic buildings.
5. Parking areas should be clearly differentiated from pedestrian areas and screened using plants or walls.
6. Parking areas constructed alongside historic buildings should use the same set back as the neighboring buildings.



These parking lots are appropriately located behind the building, not in sight from the street.

Utilities

Utilities such as garbage containers and mechanical systems are important to the functionality of buildings and the district. They should be located out of public view, have minimal physical affect on historic buildings, and be accessible for pick up, reading, or servicing.

1. Garbage containers should be located behind buildings and be screened from view using fencing or plants.
2. Ground-mounted mechanical systems should be located behind buildings and screened from view using fencing or plants.
3. Window mechanical systems should be located on the side or rear elevations; their visibility should be as minimal as possible.
4. Meters, conduits, and other equipment should be located on rear elevations.
5. Underground utility installation may be appropriate in many situations.



Mechanical systems may be screened using fencing or plants, as at 733 West Main Street.

Moving Buildings

Because much of a building's historic significance results from its relationship with other buildings and landscape elements, moving buildings is a less desirable means of preservation than leaving them in place.

1. Moving a building into a locally designated district may be appropriate if compatible with the district's architectural character through style, period, height, scale, materials, setting, and placement on the lot.
2. Moving a building that contributes to the historic and architectural character of a district should be avoided unless demolition is the only alternative.
3. Moving a building from its historic location will be approved only if all other alternatives for preservation have been explored and exhausted.

Demolition

The buildings that contribute to the historic residential character of the historic district neighborhoods are irreplaceable physical evidence of Madison's past. The loss of any historic building affects not only the individual building, but the surrounding landscape.

1. Demolition may be appropriate if the building does not contribute to the historic character of the district.
2. Applicants for demolition should explore possibilities for selling or reusing historic buildings, preferably onsite but also in other locations, as alternatives to demolition. Applicants should consider mothballing the building, which involves developing a strategy for halting deterioration, protecting from vandalism, and stabilizing the building structurally until such time that proper rehabilitation or restoration may commence.
3. Demolition may be appropriate if the denial of the demolition will result in a demonstrable economic hardship on the owner. Moving a building from its historic location will be approved only if all other alternatives for preservation have been explored.
4. Demolition by neglect occurs when a building is allowed to deteriorate through lack of maintenance. It is a self-imposed hardship that will not be considered a mitigating circumstance when determining economic hardship.

Demolition

(A) Whenever a property owner shows that a building is incapable of earning an economic return on its value, and the Board of Review fails to approve the issuance of a COA, such building may be demolished; provided, however, that before a demolition permit is issued, notice of proposed demolition shall be given as follows:

1. For buildings rated historic: 12 months
2. For unrated buildings: 2 months

(B) Notice shall be posted on the premises of the buildings or structure proposed for demolition in a location clearly visible from the street, and shall also be published in a general circulation newspaper at least three times prior to demolition, with the final notice published not less than fifteen days prior to the date of permit.

(C) Criteria of the Board to consider in the case of proposed demolition:

1. Whether the building is in such a state of deterioration and disrepair or so structurally unstable as to make preservation, restoration, or rehabilitation impracticable.
2. Whether the removal of such a building would be detrimental to the character of the historic district, balancing the interest of the public with the interest of the owner.
3. Take into account and apprise the owner of a building of possible alternative to demolition.

Appendices

- A: Secretary of the Interior's Standards for Rehabilitation
- B: Basic Maintenance Advice
- C: Definitions and Terms
- D: Bibliography
- E: Incentives and Assistance for Rehabilitation
- F: Resources
- G: Madison National Historic Landmark Boundary Maps

Appendix A: Secretary of the Interior's Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding architectural elements from other buildings, shall not be undertaken.
4. Changes to properties over time are to be expected; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. If severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, when possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Secretary of the Interior's Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Secretary of the Interior's Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Appendix B: Basic Maintenance Advice

MATERIALS

1. Prevent water from making contact with exterior wood siding. Of particular importance is keeping all gutters and downspouts in good repair to keep water from infiltrating the wood surface.
2. All exposed wood should be kept painted, stained or treated with preservatives.
3. Repairs for wood siding such as cracks can be made through the use of waterproof glue. Large cracks may be filled with caulk followed by putty. The surface should then be sanded, allowed to dry, and painted.
4. Where exterior siding has to be replaced the use of siding to match in dimension, size and profile is recommended.
5. Use paints consistent (oil or latex) with the existing paint surface for exterior siding.
6. Keep exterior brick clean of mildew, efflorescence and dirt. Also keep exterior brick clean of vines, ivy, and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, water-blasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.
7. Re-pointing of historic mortar should be with a mortar which matches the original in appearance and composition. Most mortar from before 1900 was composed of lime and sand and a mortar with similar content should be applied. The use of Portland cement is not appropriate due to the hardness of the mortar versus the softness of the brick.
8. Most silicone based or waterproof coatings have limited effectiveness and may actually add to moisture problems by not allowing the brick to breathe. The use of these products is not appropriate.

ROOFS, CORNICES, CHIMNEYS

1. Check the roof regularly for leaks, deterioration of flashing, and worn roof surfaces such as rolled or asphalt shingles. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water related problems.
2. Know what metals are used in the cornice or roof flashing and use only similar metals during replacement or repair. Different metals should not touch each other or a galvanic reaction may occur leading to corrosion.

Basic Maintenance Advice

3. Metal roofs and cornices should be kept painted to prevent rust and deterioration. Appropriate paints include those with an iron oxide oil base. Asphalt based paints and aluminum paints should not be used on historic metals as they could accelerate the rusting process.
4. Chimneys should be regularly checked for cracking, leaning, spalling, and infestation by birds and insects. The use of chimney caps over chimneys or flue openings is recommended to keep out moisture. Refer to the chimney section – only certain types of caps are acceptable.

GUTTERS AND DOWNSPOUTS

1. Keep gutters and downspouts in good repair. Make sure they are properly connected, are clean of leaves and other debris, and channel water effectively away from the building. Seal all cracks in downspouts with silicone caulk or sealants.
2. The use of splash blocks to keep water away from the foundation is recommended.
3. Gutters and downspouts which are deteriorated should be replaced with new gutters and downspouts. Half-round gutters and round downspouts are preferable to corrugated designs.

FOUNDATIONS

1. All water should drain away from a building and should not enter the foundation.
2. Trees, shrubs, and other plants should be kept well away from the foundation to prevent damage from moisture and root movement. Typically a minimum distance of 2' between the plantings and the foundation wall is recommended.

PORCHES AND EXTERIOR ORNAMENTATION

1. Keep all porch and trim elements painted.

ENTRANCES

1. Doors, transoms, and sidelights should be kept clean.
2. Original locks and hardware should be kept oiled and in good repair. If original hardware is missing or is deteriorated, the use of reproduction locks and hardware suitable for the building is recommended.

Basic Maintenance Advice

3. Doors with a stained wood finish should be kept varnished; doors that were painted originally should be kept painted.

WINDOWS

1. Windows should be kept clean and free of dirt and grime. Wood sash surfaces should be painted regularly.
2. Windows should be kept operable. Seams in the framing or between the window and storm window should be caulked and sealed to aid in energy conservation.
3. Shutters should be kept painted and in good repair.

AWNINGS

1. Canvas awnings should be washed periodically and kept in good repair.
2. Awning hardware should be regularly checked for rust or loose mechanisms.
3. Awnings which become torn or otherwise deteriorated should be replaced.

SIGNS

1. Abandoned signs and sign hardware should be removed from buildings, unless historic.
2. Signs should be kept painted and mounting bolts should be checked periodically to make sure they are secure.
3. Light fixtures, conduits, and wiring for signs should be inspected and replaced when necessary.

Appendix C: Definitions and Terms

A. Procedural Definitions

Certificate of Appropriateness: A document issued by the Historic District Board of Review (HDBR) allowing an applicant to proceed with a proposed alteration, demolition, or new construction in the Madison Historic District, following a determination of the proposal's suitability according to applicable criteria.

Due process: The established procedure by which legal action is carried out.

Normally Required: Mandatory actions, summarized in the guidelines, whose compliance is enforced by the HDBR.

Public notice: The classified advertisement of an event, such as a preservation commission meeting, that is published in the local newspaper and posted in the city government building in order to notify the general public of the upcoming event.

Recommended: Suggested, but not mandatory actions summarized in the guidelines.

B. Technical Definitions

Adaptive Use: Rehabilitation of a historic structure for use other than its original use such as a residence converted into offices.

Acceptable: Work that will be approved.

Addition: New construction added to an existing building or structure.

Alteration: Work which impacts any exterior architectural feature including construction, reconstruction, repair, or removal of any building element.

Appropriate: Especially suitable or compatible.

Building: A structure used to house human activity such as a dwelling or garage.

Character: The qualities and attributes of any structure, site, street or district.

Compatible: In harmony with location and surroundings.

Configuration: The arrangement of elements and details on a building or structure which help to define its character.

Contemporary: Reflecting characteristics of the current period. Contemporary denotes characteristics which illustrate that a building, structure, or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

Context: The setting in which a historic element, site, structure, street, or district exists.

Demolition: Any act which destroys in whole or in part a building or structure.

Demolition by Neglect: The destruction of a building or structure through abandonment or lack of maintenance.

Design Guidelines: Criteria developed to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

Element: A material part or detail of a site, structure, street, or district.

Elevation: Any one of the external faces or facades of a building.

Fabric: The physical material of a building, structure, or community, connoting an interweaving of component parts.

Facade: The face or front elevation of a building. Most buildings have only one façade; some, like the Lanier Mansion, have two.

Harmony: Pleasing or congruent arrangement.

Height: The distance from the bottom to the top of a building or structure.

Historic District: A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

Historic District Review Board: The city's governmental board responsible for overseeing design review in the Madison Historic District.

Historic Imitation: New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).

Infill: New construction in historic districts on vacant lots or to replace existing buildings.

Landmark: A building, structure, object or site which is identified as a historic resource of particular significance.

Landscape: The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings, or other structures and their patterns.

Maintain: To keep in an existing state of preservation or repair.

Material Change: A change that will affect either the exterior architectural or environmental features of an historic property or any structure, site, or work of art within an historic district.

New construction: Construction which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and districts.

Definitions and Terms

Obscured: Covered, concealed, or hidden from view.

Preservation: Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive use.

Proportion: Harmonious relation of parts to one another or to the whole.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as is appeared at a specific period of time.

Rehabilitation: The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its historical, architectural, and cultural values.

Restoration: The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retain: To keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

Re-use: To use again. An element, detail, or structure might be reused in historic districts.

Rhythm: Movement or fluctuation marked by the regular occurrence or natural flow of related elements.

Scale: Proportional elements that demonstrate the size, materials, and style of buildings.

Setting: The sum of attributes of a locality, neighborhood, or property that defines its character.

Significant: Having particularly important associations within the contexts of architecture, history, and culture.

Stabilization: The act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

Streetscape: The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

Style: A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

C. GLOSSARY OF TERMS

Addition New construction added to an existing building or structure.

Alteration Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.

Apron A decorative, horizontal trim piece on the lower portion of an architectural element.

Arch A construction which spans an opening and supports the weight above it. (see flat arch, jack arch, segmental arch and semi-circular arch).

Attic The upper level of a building, not of full ceiling height, directly beneath the roof.

Baluster One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade.

Balustrade An entire rail system with top rail and balusters.

Bargeboard A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern.

Bay The portion of a facade between columns or piers providing regular divisions and usually marked by windows.

Bay window A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level.

Belt course A horizontal band usually marking the floor levels on the exterior facade of a building.

Board and batten Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

Bond A term used to describe the various patterns in which brick (or stone) is laid, such as "common bond" or "Flemish bond."

Bracket A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.

Bulkhead The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. 19th century bulkheads are often of wood construction with rectangular raised panels. 20th century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kickplates.

Bungalow Common house form of the early twentieth century distinguished by horizontal emphasis, wide eaves, large porches and multi-light doors and windows.

Capital The head of a column or pilaster.

Carrara Glass Tinted glass widely used for storefront remodeling during the 1930s and 1940s. Carrara glass usually came in black, tan, or dark red colors.

Casement window A window with one or two sashes which are hinged at the sides and usually open outward.

Clapboards Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.

Definitions and Terms

Classical order Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian, or Composite.

Clipped gable A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.

Colonial Revival Architectural style of the early twentieth century based on interpretations of architectural forms of the American colonies prior to the Revolution.

Column A circular or square vertical structural member.

Common bond A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposed, to structurally tie the wall together.

Corbel In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

Corinthian order Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.

Cornice The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.

Craftsman Architectural style popularized around the turn of the twentieth century emphasizing simple, original craftsmanship as a movement away from Victorian styles.

Cresting A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.

Cross-gable A secondary gable roof which meets the primary roof at right angles.

Dentils A row of small tooth-like blocks in a classical cornice.

Doric order A classical order with simple, unadorned capitals, and with no base.

Dormer window A window that projects from a roof.

Double-hung window A window with two sashes, one sliding vertically over the other.

Eave The edge of a roof that projects beyond the face of a wall.

Elevation Any of the external faces of a building.

Ell The rear wing of a house, generally one room wide and running perpendicular to the principal building.

Engaged column A round column attached to a wall.

Entablature A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice.

Facade The face or front elevation of a building.

Fanlight A semi-circular window usually over a door with radiating muntins suggesting a fan.

Fascia A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

Federal Architectural style of the early nineteenth century characterized by restrained detailing and often having elliptical transoms over entrances.

Fenestration The arrangement of windows on a building.

Finial A projecting decorative element, usually of metal, at the top of a roof turret or gable.

Fishscale shingles A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat arch An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

Flemish bond A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Fluting Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.

Foundation The lowest exposed portion of the building wall, which supports the structure above.

Frieze The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

Gable The triangular section of a wall to carry a pitched roof.

Gable roof A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gambrel roof A ridged roof with two slopes on either side.

Ghosts Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building's facade.

Greek Revival Architectural style of the mid-nineteenth century adopting classical features such as columns supporting entablatures for a balanced, symmetrical effect.

Definitions and Terms

Guardrail A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibilities of a fall from the walking surface to a lower level.

Handrail A horizontal or sloping rail intended for grasping by the hand for guidance or support.

Hipped roof A roof with uniform slopes on all sides.

Hood molding A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.

Ionic order One of the five classical orders used to describe decorative scroll capitals.

Infill New construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening.

Jack arch (see Flat arch)

Keystone The wedge-shaped top or center member of an arch.

Knee brace An oversize bracket supporting a cantilevered or projecting element.

Lattice An openwork grill of interlacing wood strips used as screening.

Lintel The horizontal top member of a window, door, or other opening.

Luxfer glass A glass panel made up of small leaded glass lights either clear or tinted purple. These panels were widely used for storefront transoms during the early 20th century.

Mansard roof A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

Masonry Exterior wall construction of brick, stone or adobe laid up in small units.

Massing The three-dimensional form of a building.

Metal standing seam roof A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with a terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof are named.

Modillion A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

Mortar A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Mothballing: Implementing temporary measures to stabilize and

protect a building from deterioration and vandalism.

Mullion A heavy vertical divider between windows or doors.

Multi-light window A window sash composed of more than one pane of glass.

Muntin A secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

Neo-classical Revival style Early twentieth century style which combines features of ancient, Renaissance, and Colonial architecture; characterized by imposing buildings with large columned porches.

Oriel window A bay window which emerges above the ground floor level.

Paired columns Two columns supported by one pier, as on a porch.

Palladian window A window with three openings, the central one arched and wider than the flanking ones.

Paneled door A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

Parapet A low horizontal wall at the edge of a roof.

Pediment A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier A vertical structural element, square or rectangular in cross-section.

Pilaster A square pillar attached, but projecting from a wall, resembling a classical column.

Pitch The degree of the slope of a roof.

Portico A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland cement A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.)

Preservation The act of maintaining the form and character of a building as it presently exists. Preservation stops deterioration and stabilizes the structure.

Pressed tin Decorative and functional metalwork made of molded tin used to sheath roofs, bays, and cornices.

Pyramidal roof A roof with four identical sides rising to a central peak.

Quoins A series of stone, bricks, or wood panels ornamenting the outside of a wall.

Reconstruction The accurate recreation of a vanished, or irreplaceably damaged structure, or part thereof; the new construction recreates the building's exact form and detail as they appeared at some point in history.

Rehabilitation The act of returning a building to usable condition through repair, alteration, and/or preservation of its features.

Definitions and Terms

Restoration The process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Ridge The top horizontal member of a roof where the sloping surfaces meet.

Rusticated Roughening of stonework or concrete blocks to give greater articulation to each block.

Sash The moveable framework containing the glass in a window.

Segmental arch An arch whose profile or radius is less than a semi-circle.

Semi-circular arch An arch whose profile or radius is a half-circle the diameter of which equals the opening width.

Sheathing An exterior covering of boards or other surface applied to the frame of the structure. (see Siding)

Shed roof A gently-pitched, almost flat roof with only one slope.

Sidelight a vertical area of fixed glass on either side of a door or window.

Siding the exterior wall covering or sheathing of a structure.

Sill The bottom crosspiece of a window frame.

Spindles Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Stabilization The essential maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

Streetscape The general appearance and configuration of the many buildings which define the street.

Stretcher bond A brickwork pattern where courses are laid flat with the long "stretcher" edge exposed.

Surround An encircling border or decorative frame, usually at windows or doors.

Swag Carved ornament on the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.

Terra cotta Decorative building material of baked clay. Terra cotta was often glazed in various colors and textures. Terra cotta was widely used for cornices, inset panels, and other decorative façade elements from ca. 1880 to 1930.

Transom A horizontal opening (or bar) over a door or window. (see Overlight)

Trim The decorative framing of openings and other features on a facade.

Turret A small slender tower.

Veranda A covered porch or balcony on a building's exterior.

Vergeboard The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving.

Vernacular A regional form or adaptation of an architectural style.

Wall dormer Dormer created by the upward extension of a wall and a breaking of the roofline.

Water table A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

Weatherboard Wood siding consisting of overlapping boards usually thicker at one edge than the other.

Appendix D: Bibliography

- Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Company, LLC, 1994.
- "City of Madison, Indiana Code of Ordinances," available at website http://www.amlegal.com/madison_in/ accessed June 25, 2008.
- Cronon, William. *Nature's Metropolis: Chicago and the Great West*. New York: W.W. Norton and Company, 1991.
- Harris, Cyril M., ed. *Dictionary of Architecture and Construction*. District of Columbia: McGraw Hill, 2000.
- "History of Madison," available at website [keywestshrimphouse.com](http://www.keywestshrimphouse.com) accessed June 17, 2008.
- "Jefferson County Courthouse," available at website <http://www.oldmadison.com/> accessed June 23, 2008.
- Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. District of Columbia: The National Trust for Historic Preservation, 1987.
- "Madison's Railroad," available at website <http://www.oldmadison.com/> accessed June 23, 2008.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2006.
- Morton, W. Brown, III, Gary L. Hume, and Kay D. Weeks. *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. 1979. Rev. ed. Washington, D.C.: Technical Preservation Services. U.S. Department of the Interior, 1990.
- National Park Service. "Removing Graffiti from Historic Masonry." Website accessed April 16, 2008. URL: <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>
- Park, Sharon D., AIA. *The Use of Substitute Materials on Historic Building Exteriors. Preservation Brief no. 16*. Washington, D.C.: Technical Preservation Services, U.S. Department of the Interior, 1989.
- "River to Rail: The Rise and Fall of River and Rail transportation in Madison, Indiana," website available at <http://rivertorail.mjcp.org/> accessed June 17, 2008.
- Rypkema, Donovan D. *The Economics of Historic Preservation*. Washington: The National Trust for Historic Preservation, 1994.
- Scott, Robert, W. "Jefferson County: First Visitors and First Settlers," available at website <http://myindianahome.net/gen/jeff/records/history/indiank.html>, 1995; accessed June 17, 2008.
- "Tax Credits," available at website <http://www.madisonmainstreet.com/about> accessed June 23, 2008.
- Technical Preservation Services, National Park Service, U.S. Department of the Interior. *Respectful Rehabilitation*. Washington, D.C.: The Preservation Press, 1982.
- _____. *Preservation Briefs*. Published periodically. Washington, D.C.: Government Printing Office.
- Website <http://www.historicmadisoninc.com/> accessed June 23, 2008.

Appendix E: Incentives and Assistance for Rehabilitation

TAX CREDITS FOR REHABILITATION

Income tax credits for the rehabilitation of historic buildings are available to Indiana property owners at both the Federal and State levels . In each program, a property owner can receive a twenty percent credit on the total costs of rehabilitating a historic property. Rehab methods and materials must follow the Secretary of the Interior's Standards. The state and federal plans are not mutually exclusive, allowing the potential for a forty percent tax credit on approved rehabilitation work. Commercial buildings, warehouses, or income-producing dwellings may be eligible.

FEDERAL REHABILITATION TAX CREDITS

Over the past twenty-five years, more than 29,000 buildings have been rehabilitated across the country, generating over \$25 billion in private investment in historic buildings nation-wide. There are two types of tax credits available: 20% for a certified historic structure or 10% for a non-historic structure. Investment Tax Credits are available to the owners or certain long-term renters of income-producing properties.

The 20% tax credit reduces the cost of restoration and rehabilitation to the owner of an income producing historic property as an income tax credit. The credit is 20% of what an owner spends rehabilitating the building, not including acquisition costs.

To qualify for the 20% Credit:

1. The building must be listed on the National Register of Historic Places, or listed as a contributing structure within a National Register Historic District.
2. The rehabilitation project must meet the "substantial rehabilitation test," which means you must spend the adjusted value of the building or \$5000, whichever is greater. The figure is derived by subtracting the value of the land from the cost of the building and land together.
3. After rehabilitation, the structure must be income producing for five years (commercial, rental, B&B).
4. The rehabilitation must meet *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings*.

To qualify for the 10% credit:

1. The structure must have been built before 1936 and not "historic" (must not be listed or eligible for listing on the National Register of Historic Places).
2. The structure must retain 50-70% of external walls and 75% of internal walls.
3. The rehabilitation must meet the "substantial rehabilitation test" as in the 20% credit.
4. The structure must be used for five years as income producing but NOT housing.

For additional general information on the Investment Tax Credit program, see the National Park Service's ITC web-site at <http://www2.cr.nps.gov/tps/tax/>.

Credits for owner-occupied private residences

Additionally, there is available to Indiana state income tax payers a Residential Historic Rehabilitation Credit on certified rehabilitations of historic buildings that are principally used and occupied by a taxpayer as that taxpayer's residence. Under this plan, a taxpayer may claim a state income tax credit for 20 percent of the total qualified rehabilitation or preservation cost of a project. The property must be located in Indiana and be at least fifty (50) years old. It also must be listed on the Indiana Register of Historic Sites and Structures and must be owned and occupied as the principal residence by the taxpayer.

Appendix F: Resources

For more information about historic preservation contact:

City of Madison	Historic Madison Inc.	Jefferson County Historical Society
Madison Planning/Building	500 West Street	615 West First Street
Inspection Department	Madison, Indiana 47250	Madison, IN 47250
101 West Main Street	(812) 265-2967	(812) 265-2335
Madison, Indiana 47250	hmihmfi@seidata.com	www.jchshc.org
(812) 265-8324		
madplan@madison-in.gov	Cornerstone Society Inc.	National Park Service
	P.O. Box 92	National Historic Landmarks
Historic Landmarks Foundation of Indiana	Madison, Indiana 47250	Dr. Michele Curran
Southern Regional Office	cornerstoneinfo@cornerstonesocietyinc.org	601 Riverfront Drive
115 West Chestnut St.	Madison Main Street Program	Omaha, NE 68102
Jeffersonville, Indiana 47130	132 East Main Street	(402) 661-1954
812-284-4534	Madison, Indiana 47250	Michele_curran @nps.gov
south@historiclandmarks.org	(812) 265- 3270	
	Information@madisonmainstreet.com	
	www.madisonmainstreet.com	

Historic photo credits:

Page 11: Photo from <http://rivertorail.mjcpl.org>.

Page 12: Photo from <http://www.historicmadisoninc.com/>

Page 13: Photo from <http://rivertorail.mjcpl.org>.

Page 14: top photos from http://www.keywestshrimphouse.com/history_of_madison_indiana.htm;

Bottom photo from <http://www.livgenmi.com/1895/IN/County/jefferson.htm>

Page 15: photos from Photo from <http://rivertorail.mjcpl.org>

Page 86: Photo from [keywestshrimphouse.com](http://www.keywestshrimphouse.com)

