

MADISON, INDIANA

DESIGN GUIDELINES MANUAL UPDATE

SUPPORTING ECONOMIC DEVELOPMENT AND COMMUNITY CHARACTER



Nashville, Tennessee

Purpose of the Project

- Update the Existing Design Guidelines with More Detail and Additional “User-Friendly” Graphics
- Update Information on “Best Practices” and Alternative Materials for Appropriate Rehabilitation and New Construction
- Add Guidelines for Sustainability and Floodproofing
- Update Information on Tax Incentives
- Be a Reference Guide for Additional Sources of Assistance

Historic Preservation Trends Since 2009

- Increased Investment in Historic Property Rehabilitation
- Heritage Tourism Continues to Have a Major Economic Impact
- Retiring Boomers Looking For Historic Communities
- Millennials Investing in Historic Districts

Main Street Programs – Successful Economic Strategies for Communities

- Historic preservation has proven to be an effective economic development strategy for downtown revitalization efforts across the country.



Preservation Based Economic Development

Main Street

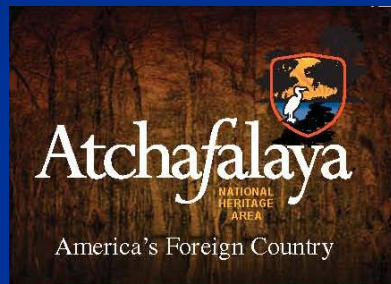
Over the past 20 years in *Main Street* Communities

- **\$16.1 Billion invested in Physical Improvements**
- **56,300 Net New Businesses**
- **226,900 Net New Jobs**
- **88,700 Building Rehabilitation & Construction Projects**
- **Cost per Job Created -- \$2,504**
- **Leverage of Public Funds -- \$39.96 to \$1.00**



Heritage Tourism Attracts the Best Tourists

- Spend More, Stay Longer, Make Return Trips



The Atchafalaya National Heritage Area

How do you say it? It's like starting a sneeze: ah-CHAH-gah-lee-ah

THE COASTAL ZONE

St. Mary, Assumption, and Terrebonne Parishes

The Coastal Zone is the heart of Louisiana fishing, shrimping and oyster-fishing industries. Waterfronts in small fishing villages are dotted with fishing boats, reminders of how land and water influence lifeways. In the 1930's oil and natural gas discoveries in the area began a petroleum boom that transformed the landscape and played a major role in the area's economic.

In addition to its dynamic wildlife and scenery, the region is also recognized for its rich cultural heritage. Home to Cajuns, Creoles and two Native American groups - the Houma and Chitimacha - the area abounds with tasty cuisine, music, arts and folk traditions.

The ecological drama of this area is as intriguing as it's cultural landscape. Construction of a levee system years ago along the Mississippi River and the Atchafalaya Basin affected the natural flow of water, dramatically altering the delicate ecosystem. Levees, canals, silt deposit, saltwater intrusion and sea-level rise continue to challenge the Coastal Zone.

For visitor information:

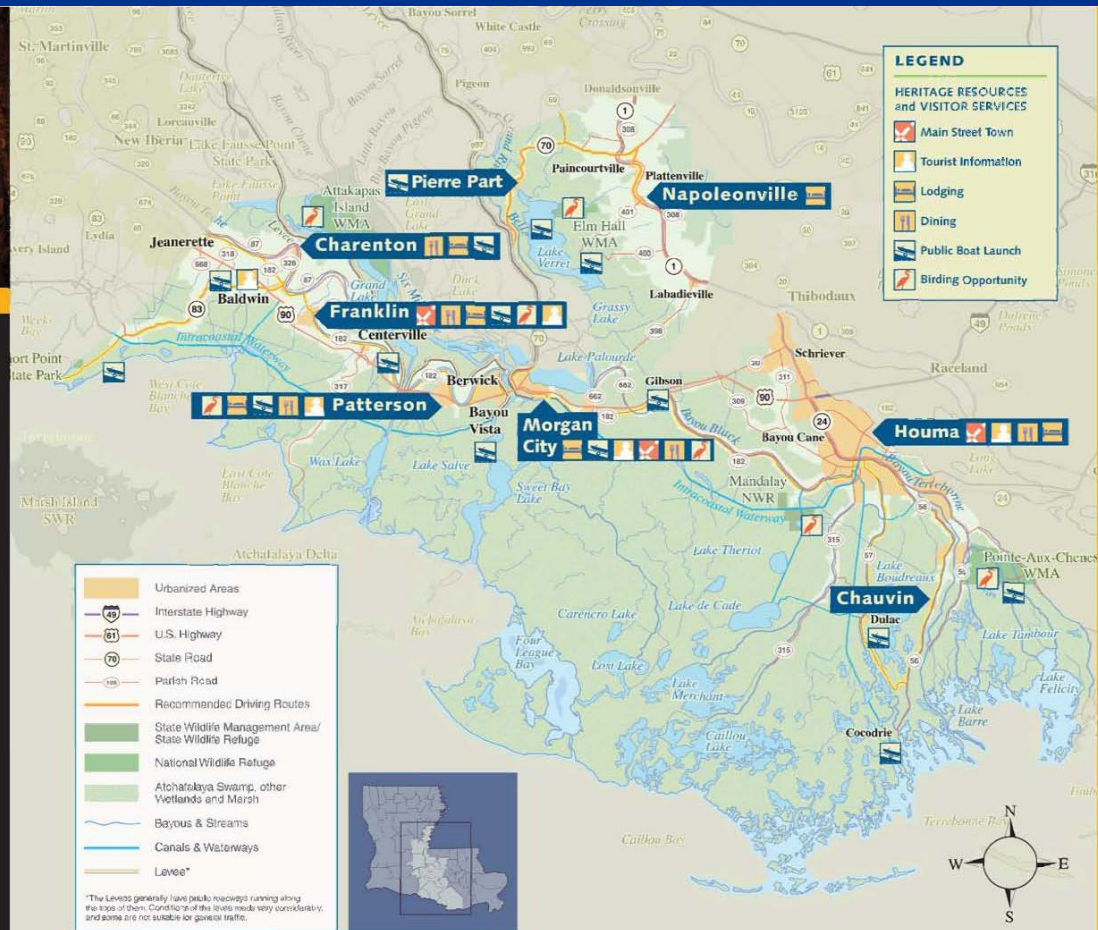
NAPOLEONVILLE-PIERRE PART AREA
<http://www.asumpptourism.com/Tourism> 1983-369-7495
<http://www.asumpptourism.com/fishing/hunting>

MORGAN CITY - PATTERSON - FRANKLIN - CHARENTON AREA
<http://www.asumpptourism.com/home.html> 1-800-236-2931
-ce 985-395-4905

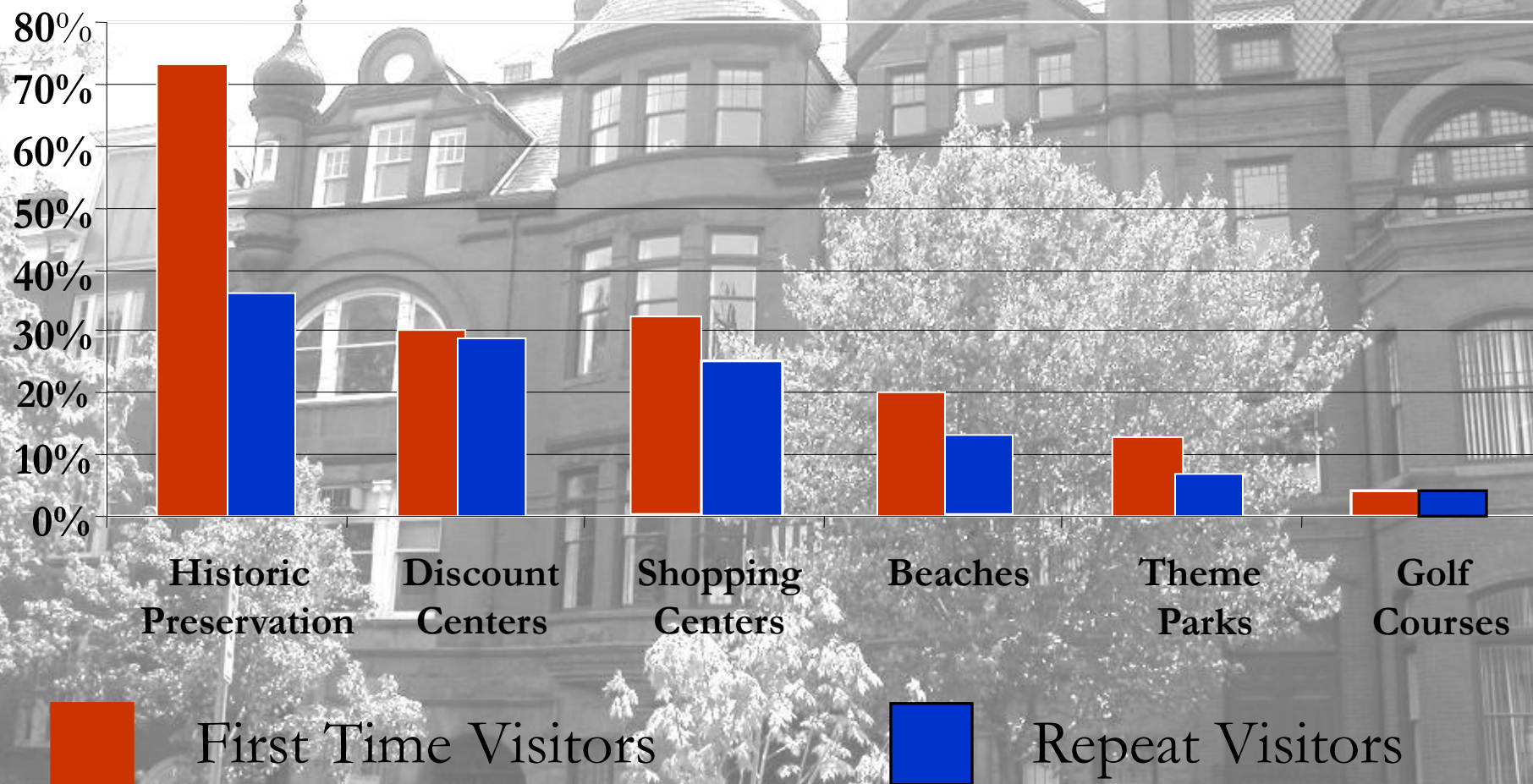
HOUMA - CHAUVIN - DULAC - COCODRIE AREA
<http://www.houmatravel.com> 1-800-628-2732 1985-828-2732
Regional Music: WLRZ 100.3 FM
Paddling Information: www.asumpptourism.com
-ce www.fws.gov/bayoutche

GENERAL INFO:

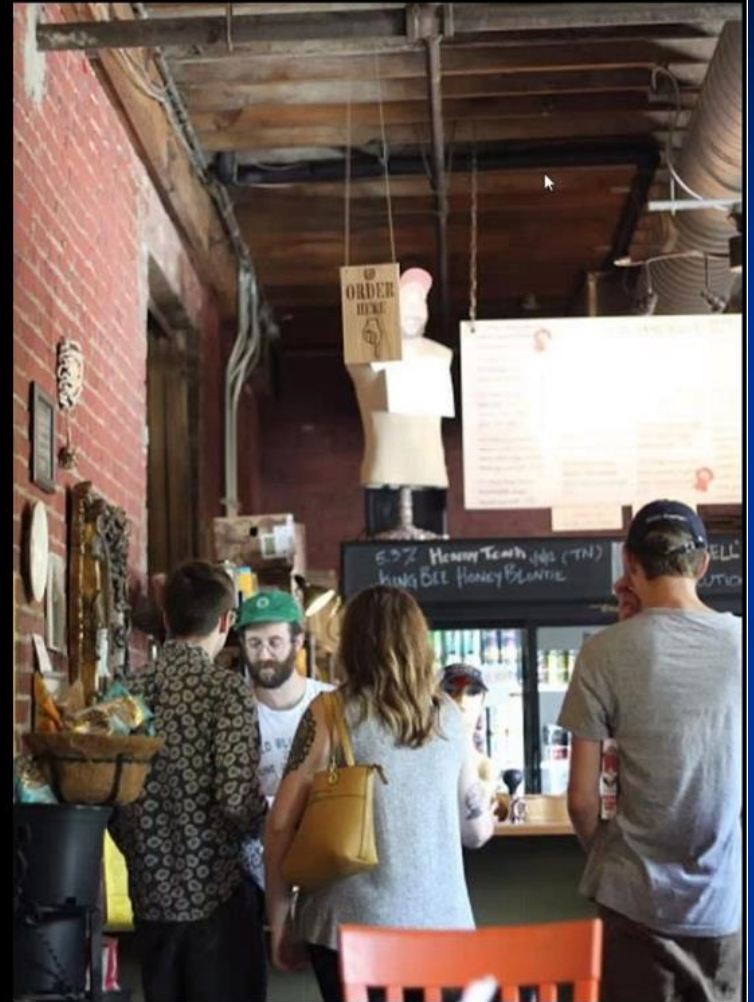
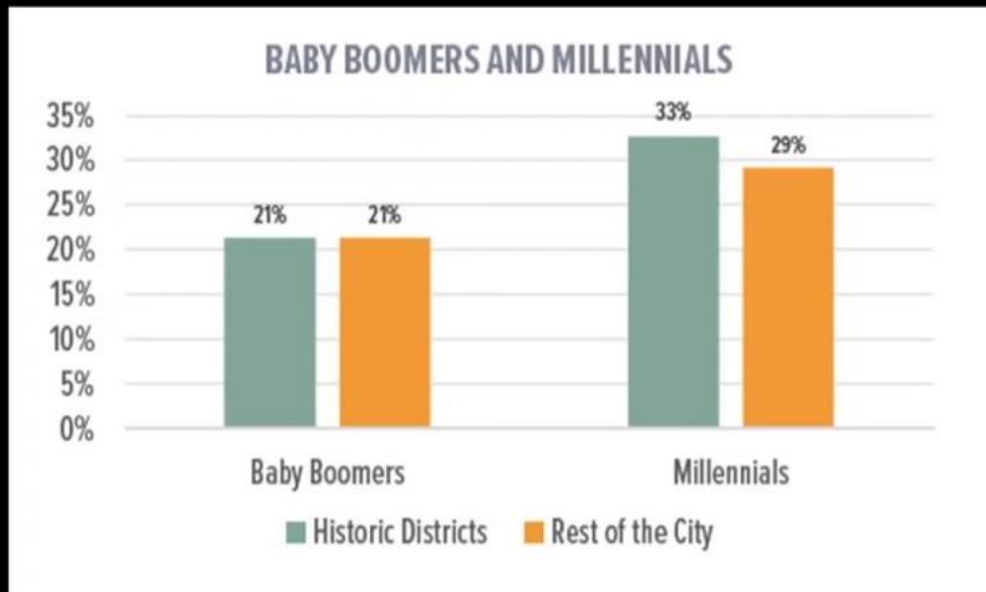
<http://www.atchafalaya.org> 1-225-219-0768
<http://www.louisianatravel.com>



What Visitors to Virginia Come to See

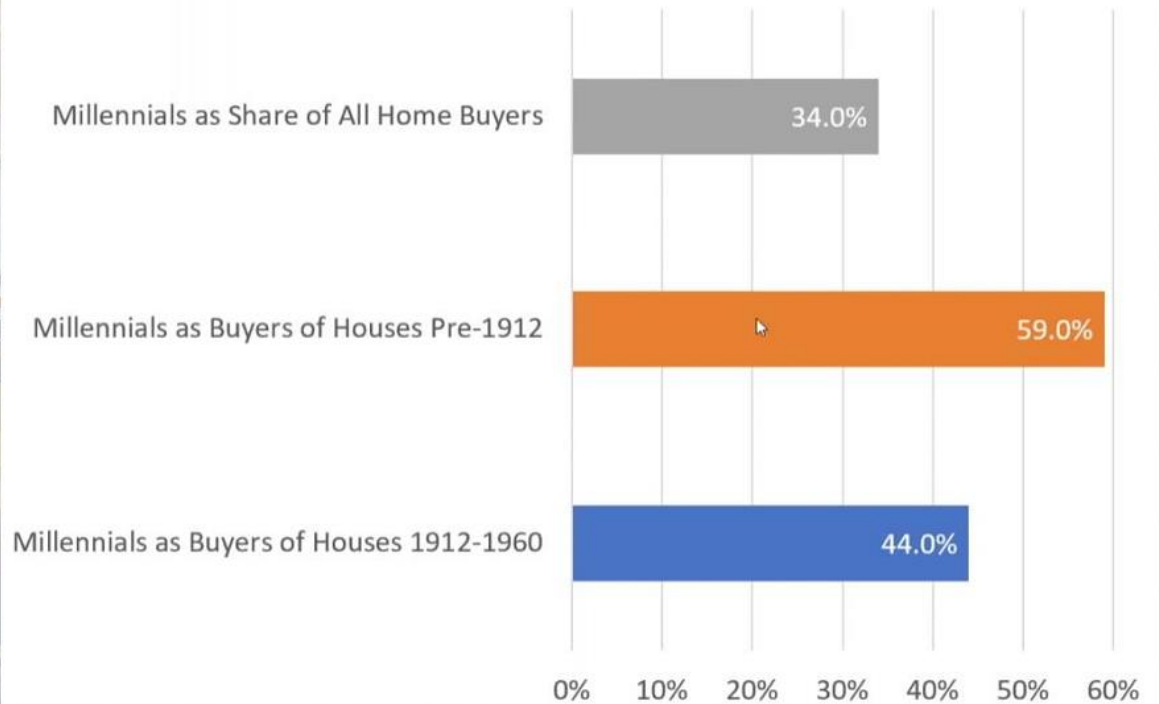


NASHVILLE



Fort Smith, Arkansas

Millennials and Historic Houses Nationwide





Population Change 2000 - 2010 City Historic Districts vs Rest of Pittsburgh



Historic Buildings = Quality and Longevity

- Built during era of old-growth lumber
- Craftsmanship of Brick and Stone
- Many over 100 years of age – will last another 100 years.
- Rare resources, 13.2% of all dwellings in US built prior to 1940.













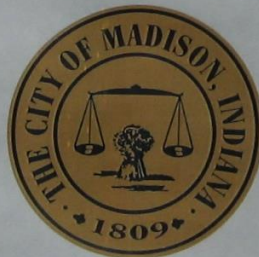


This project funded in part by the City of Madison's

Preservation and Community Enhancement

If you are interested in applying for a PACE grant, please contact the City of Madison's Director of Planning.

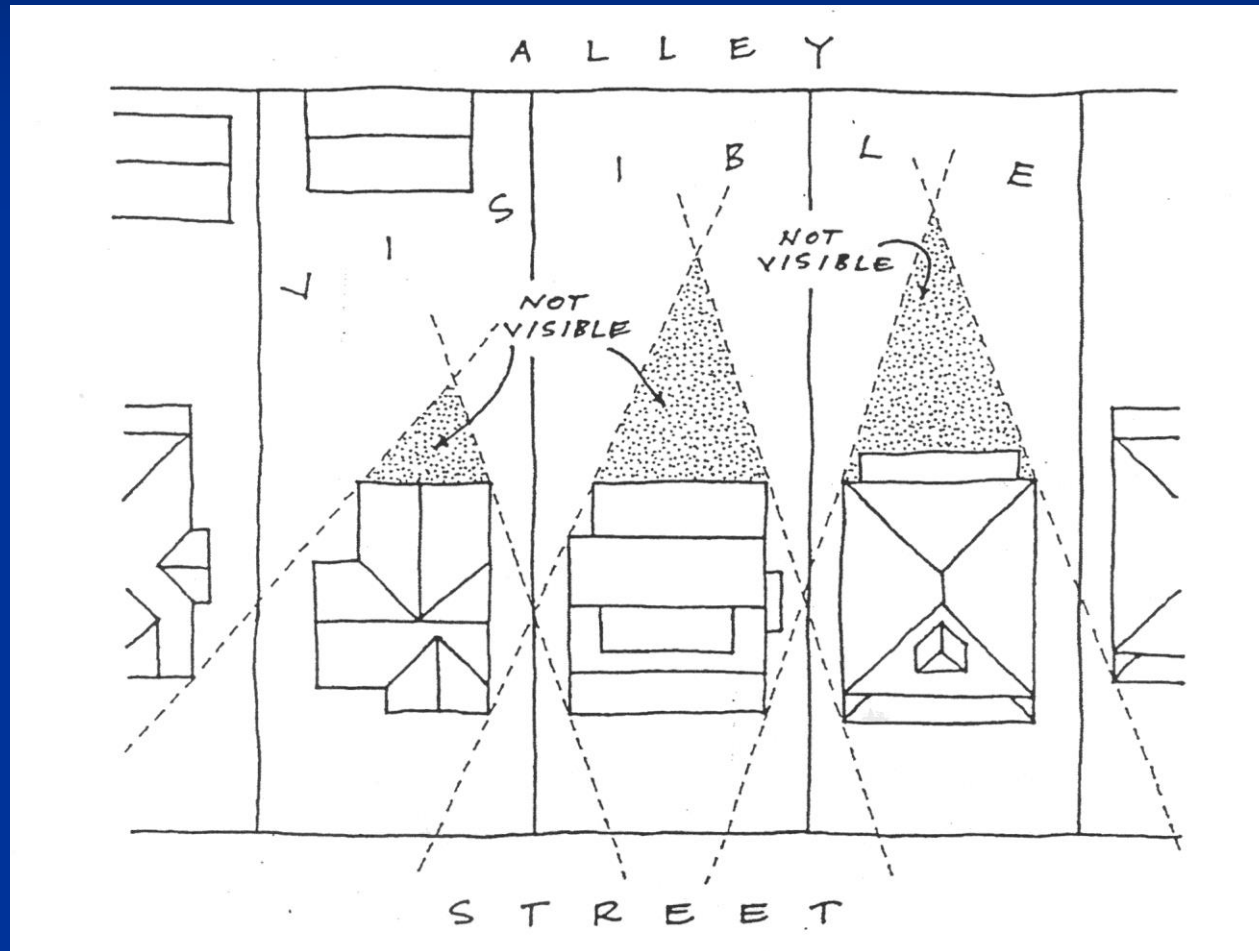
Address: 101 W. Main Street Email: nschell@madison-in.gov Phone: 812-274-2750



Design Guideline Fundamentals

- Preserve Original Historic Fabric
- Reuse and Recycle Existing Materials
- Repair in Kind with Like Materials or Closest Sustainable Materials
- Replace in Kind with Like Materials or Closest Sustainable Materials
- New Construction and Additions – Minimal Impact to Historic Building, Use of Sustainable Materials

Public vs. Private Space



Cementitious Siding





Porch Materials – Fiberglass Columns





**Fiberglass
Columns**



Fiberglass Columns

Porch Materials – Vinyl Columns



Porch Materials - Floors



Composite Porch Floor



**503 N. 38th Street,
Original
Six-over-Six Sash
and Storm Window**



Windows and Household Energy Loss

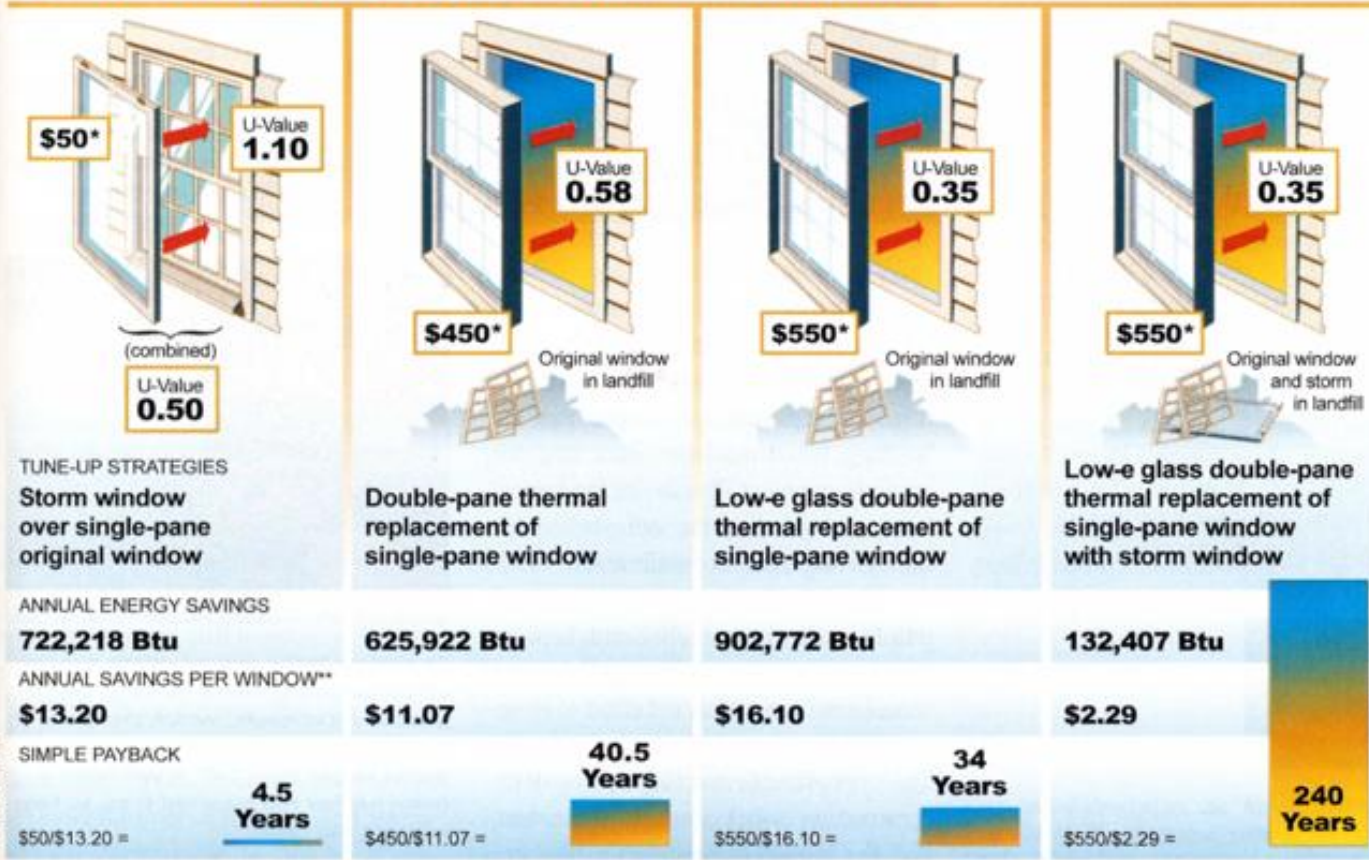


WINDOWS

Retaining historic windows is often more environmentally friendly than replacement with new thermally resistant windows.

Window Replacement - Economics

Let the Numbers Convince You: Do the Math



Historic Wood Windows with Added Storm and Weatherstripping = U-Value of Most Replacement Windows



**...It Would Take 30 – 40+ Years to Recoup
the Cost of Replacement Windows**





**One-over-One Wood Sash
Windows**

Added Storm Windows



Replacement Window
with True Divided Lites

Recent Window Studies

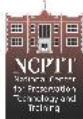


Saving Windows, Saving Money:
Evaluating the Energy Performance of
Window Retrofit and Replacement

A REPORT BY:



FUNDED BY:



IN PARTNERSHIP WITH:



Roof Materials – Synthetic Slate









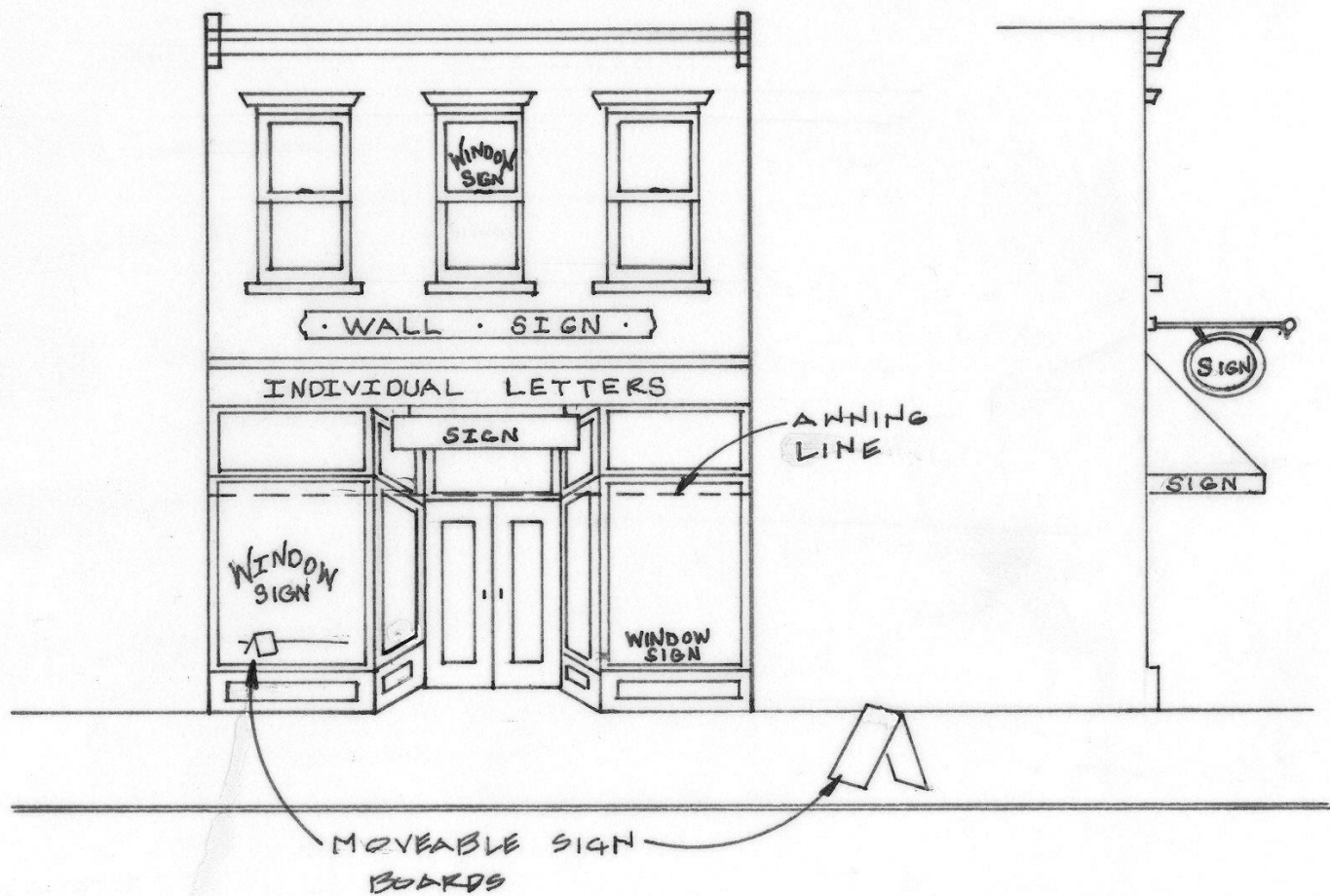
Doors and Garage Door Materials











Signs





CASCADE



DRAFT HOUSE

Est. 2019







SIZE AND SCALE OF ADDITIONS



Additions – Minimal Impact to Original Design and Fabric
Use of “Green” Materials



Additions – Minimal Impact to Original Design and Fabric
Use of “Green” Materials



Additions – Minimal Impact to Original Design and Fabric
Use of “Green” Materials



Developing Sustainability Guidelines for Historic Districts

By Anne M. Minkley

NATIONAL
TRUST
FOR
HISTORIC
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THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
REHABILITATION &

ILLUSTRATED
GUIDELINES ON
SUSTAINABILITY
FOR
REHABILITATING
HISTORIC
BUILDINGS



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



Freestanding Solar Panels in Rear Yard
with Screening



Rear Roof Line Solar Panels
(Above) and
Solar Shingles (Right)





**Residential - Rear Roof Line
Solar Panels**





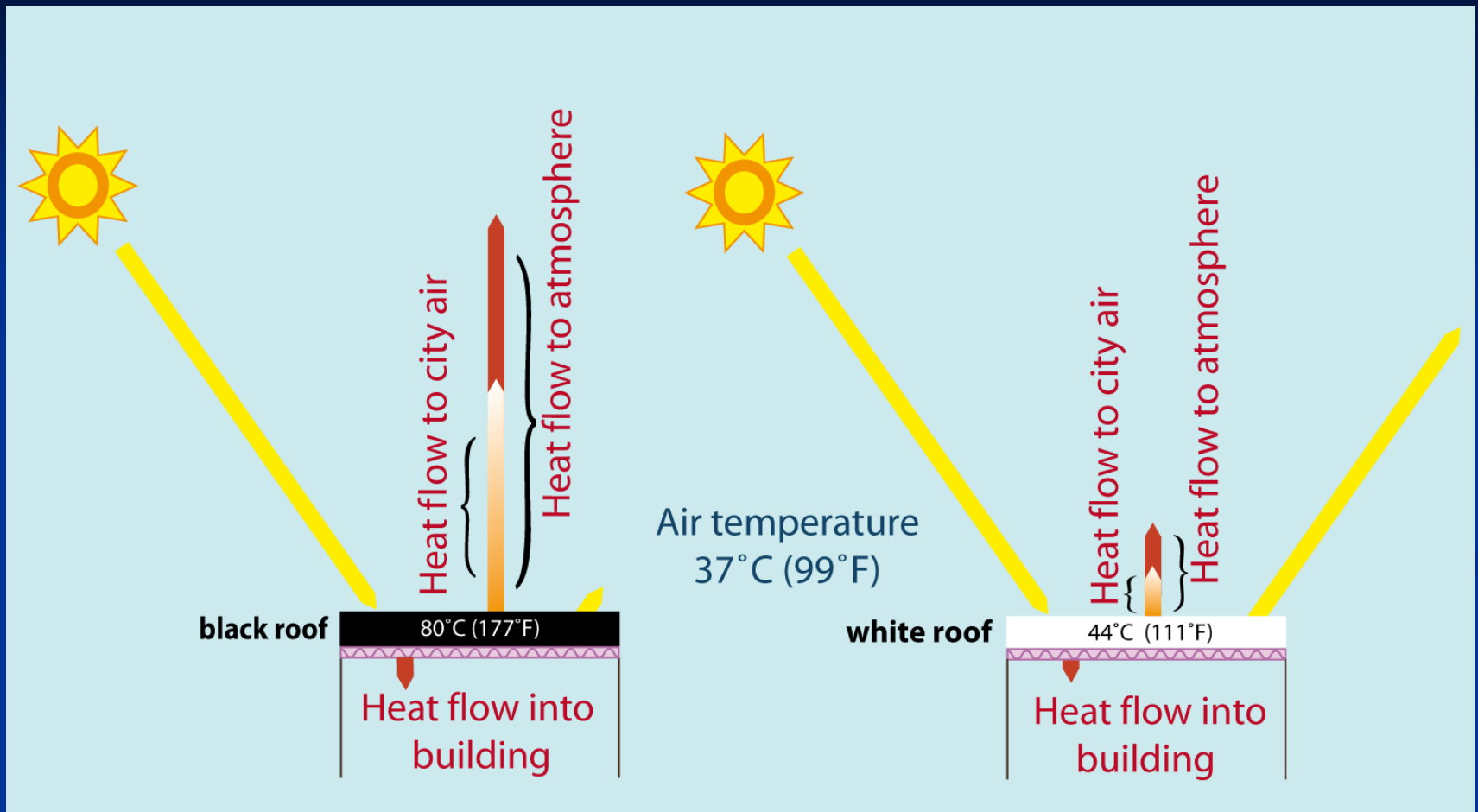
Retrofitting Commercial Buildings – Rooftop Solar Panels



**Retrofitting Historic Commercial Buildings
- Rooftop Solar Panels**



Retrofitting Historic Commercial Buildings - Reflective Roofs



Retrofitting Historic Commercial Buildings – Reflective Roofs



FSC Wood Volatile Organic Compound

Promote the use of wood that is approved by the Forest Stewardship Council (FSC) for Responsible Forestry. This includes timber, plywood, wood trim, cabinets, wood fencing, etc

APPROPRIATE NEW CONSTRUCTION

Compatible Infill “Green” Materials and Traditional Design



Compatible Infill “Green” Materials and Traditional Design



Replica



NASHVILLE, TN

Replica-Lite



Replica-Lite





Replica-Lite

CONTEMPORARY



CONTEMPORARY



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CONTEMPORARY





CONTEMPORARY

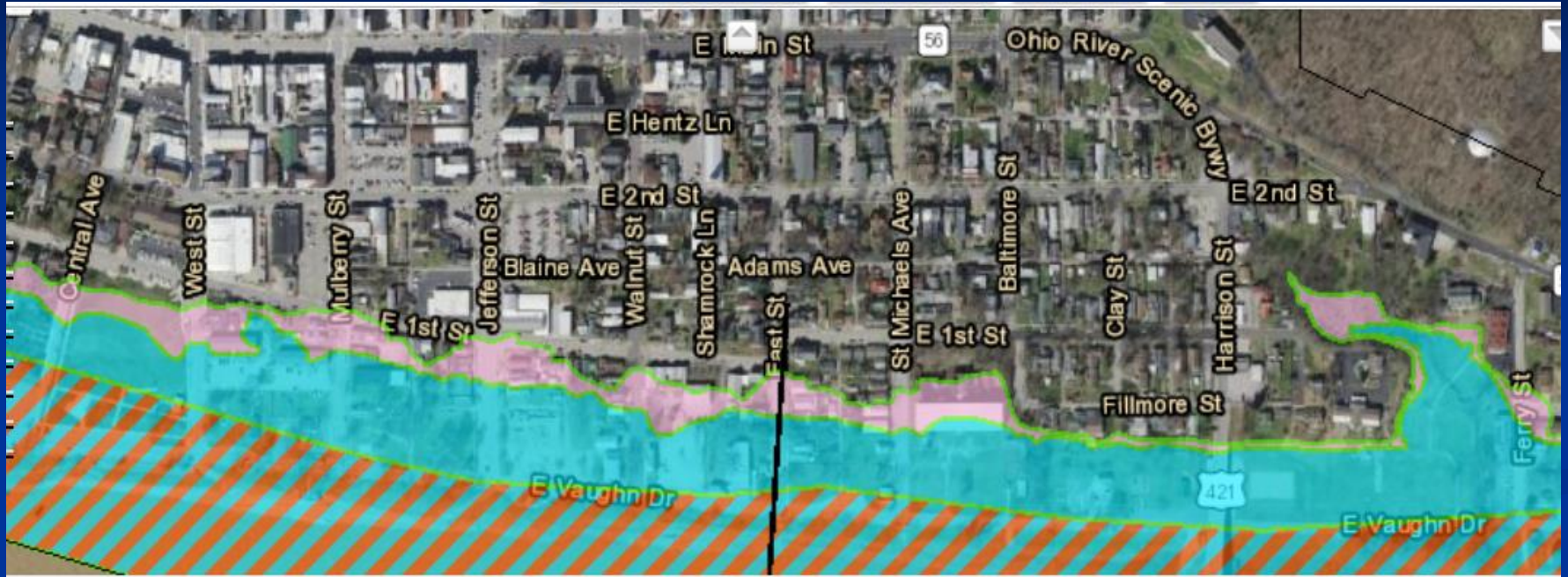


THE SECRETARY
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ON **FLOOD
ADAPTATION** FOR
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U.S. Department of the Interior
National Park Service
Technical Preservation Services



Madison Flood Plain Map, 2021



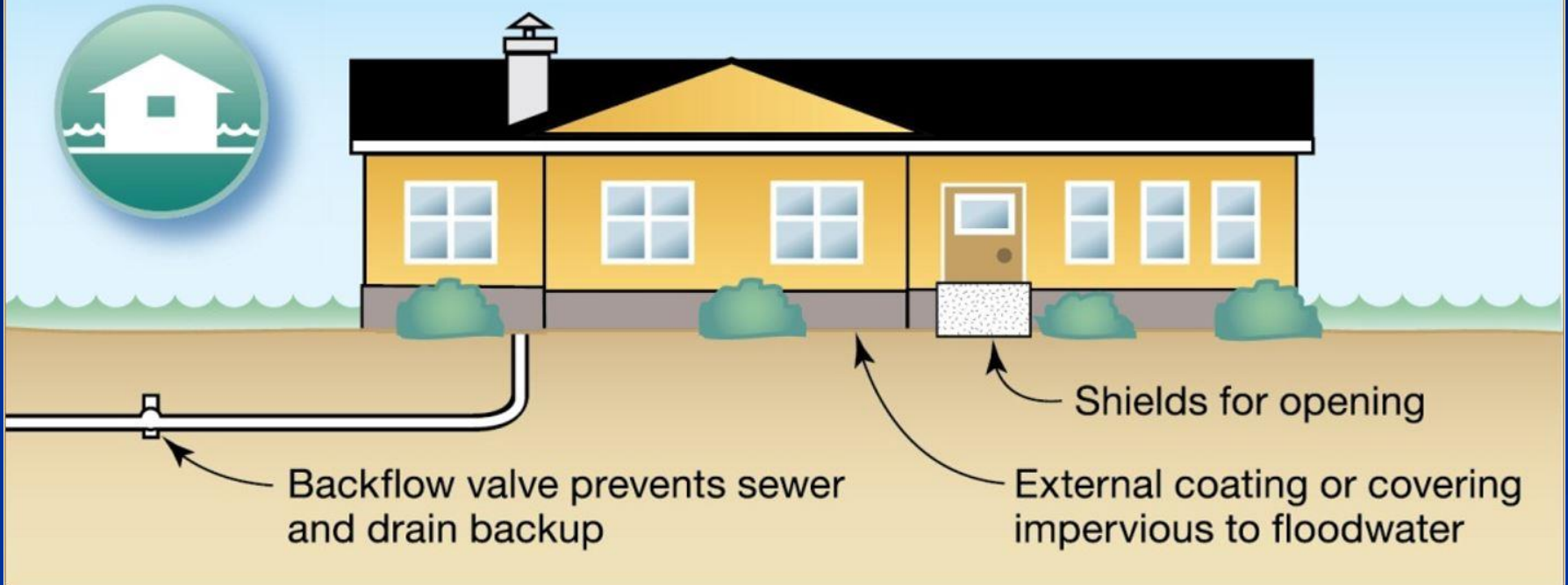






Utility Protection – Elevate Units

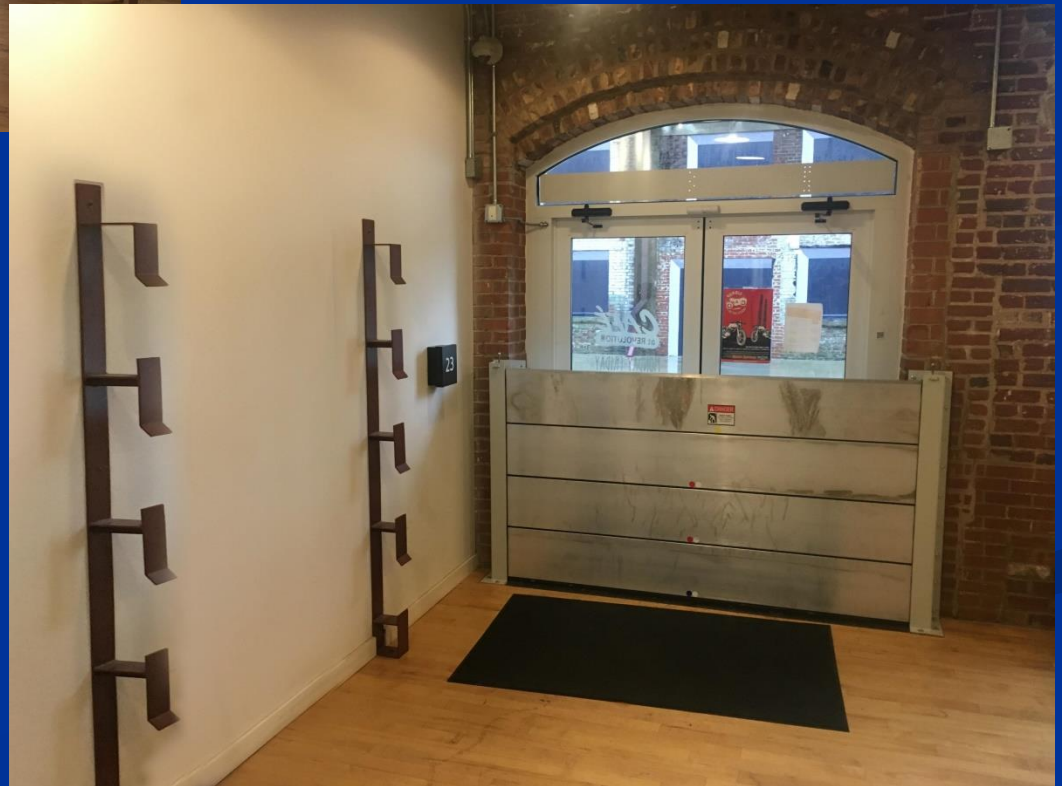
Maximum protection level is 3 feet (including freeboard)



Dry Flood Proofing – Keep the Water Out



Dry Flood Proofing – Keep the Water Out





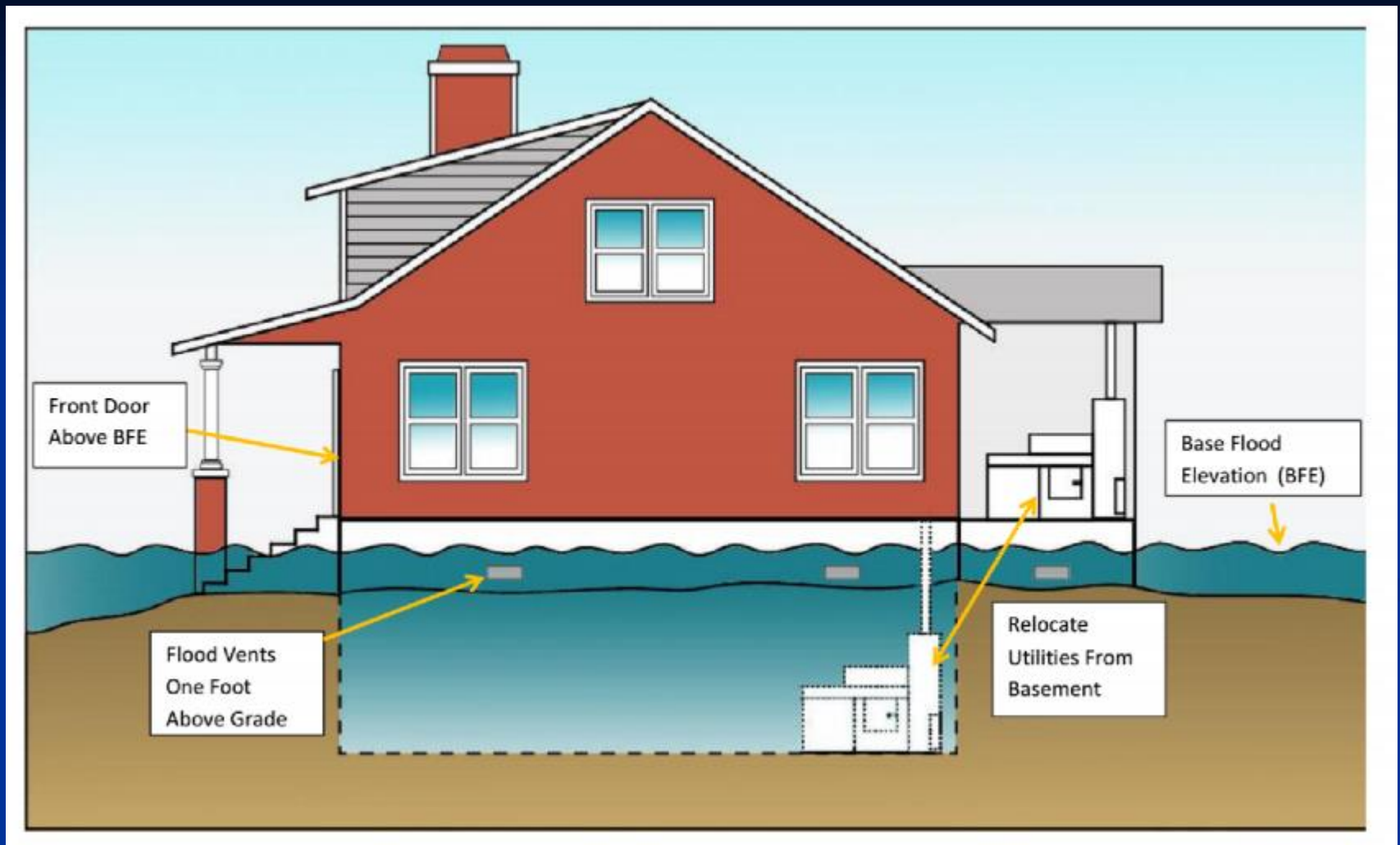
Dry Flood Proofing – Design a New Storefront with Flood-Resistant Materials



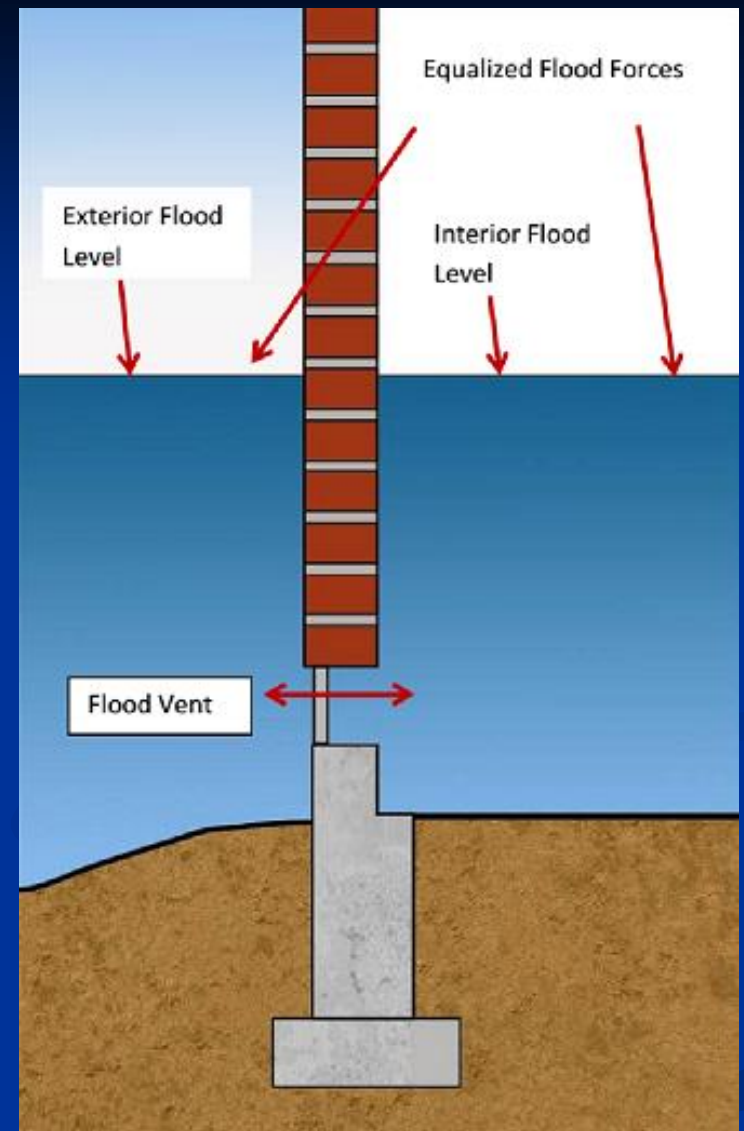
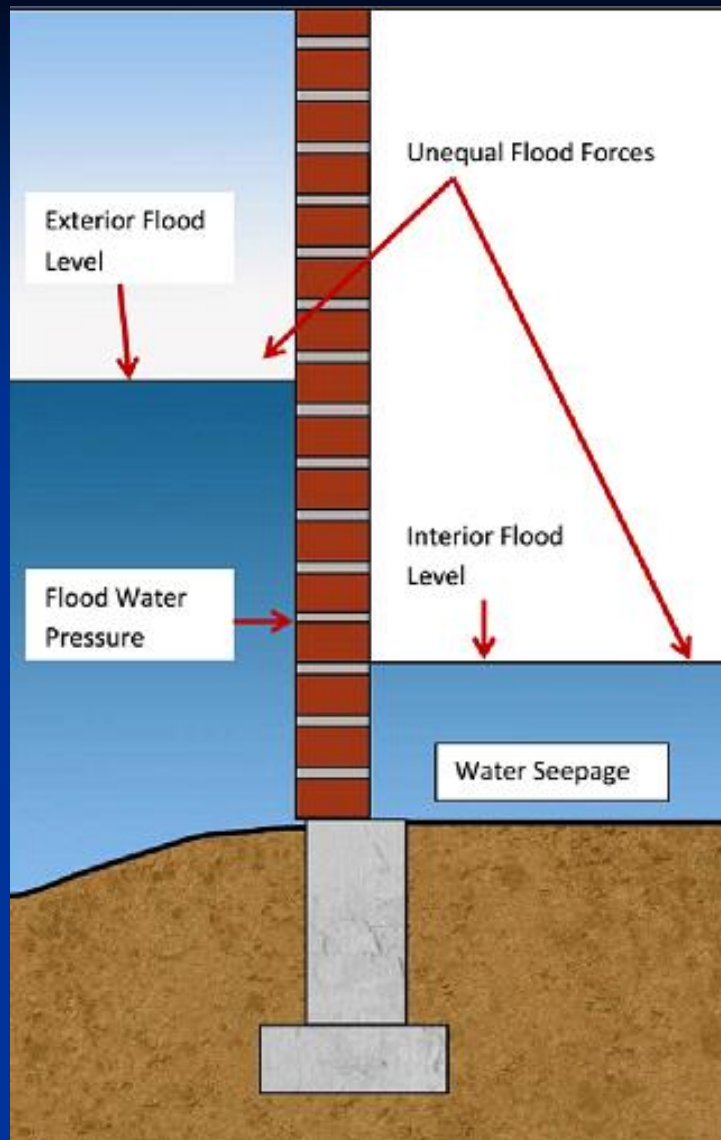
Dry Flood Proofing – Concrete bulkheads with a skim coat and flood shields to be placed across entrances.



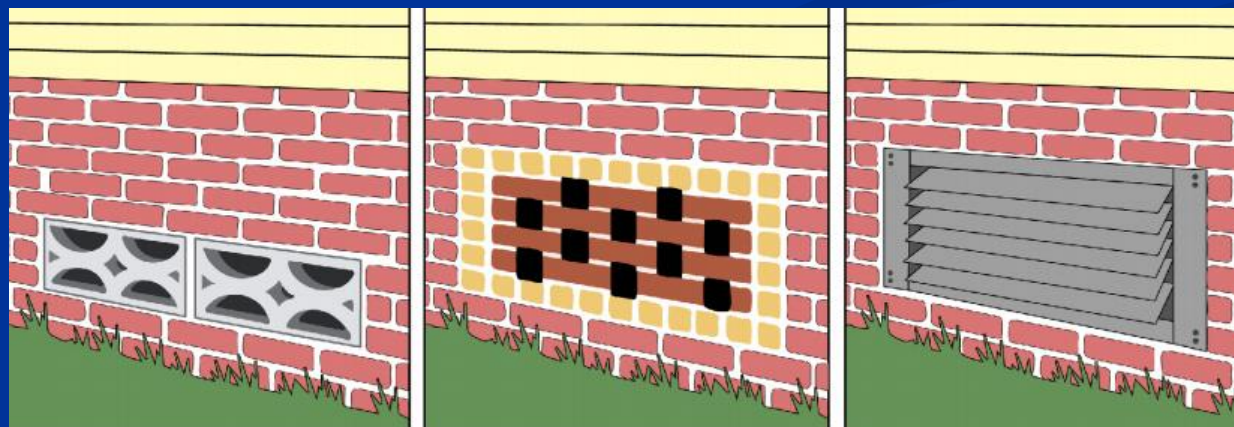
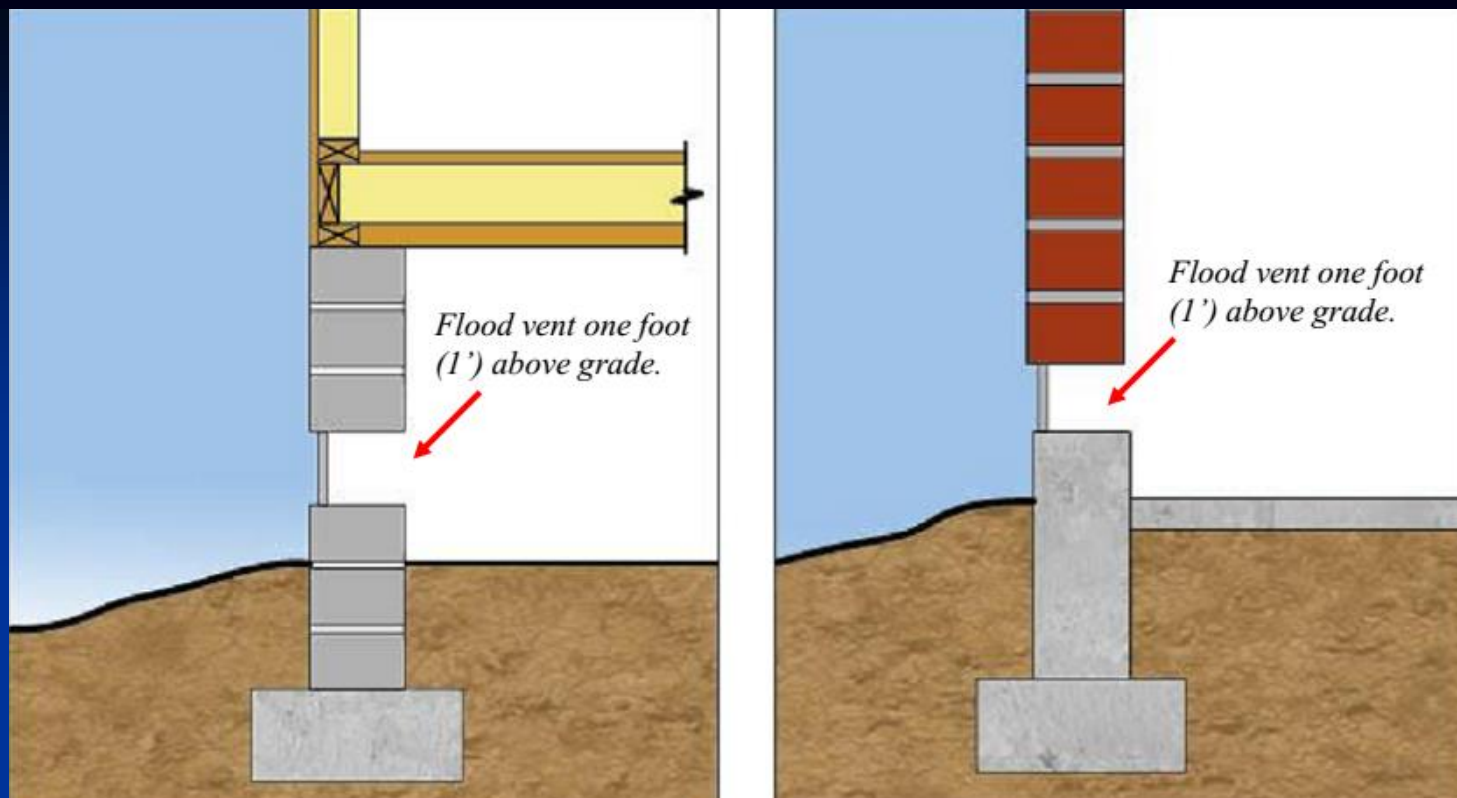
Dry Flood Proofing –
Design a New Infill Commercial Building to be Flood Resistant



Wet Flood Proofing – Let the Water Flow Through



Wet Flood Proofing – Let the Water Flow Through



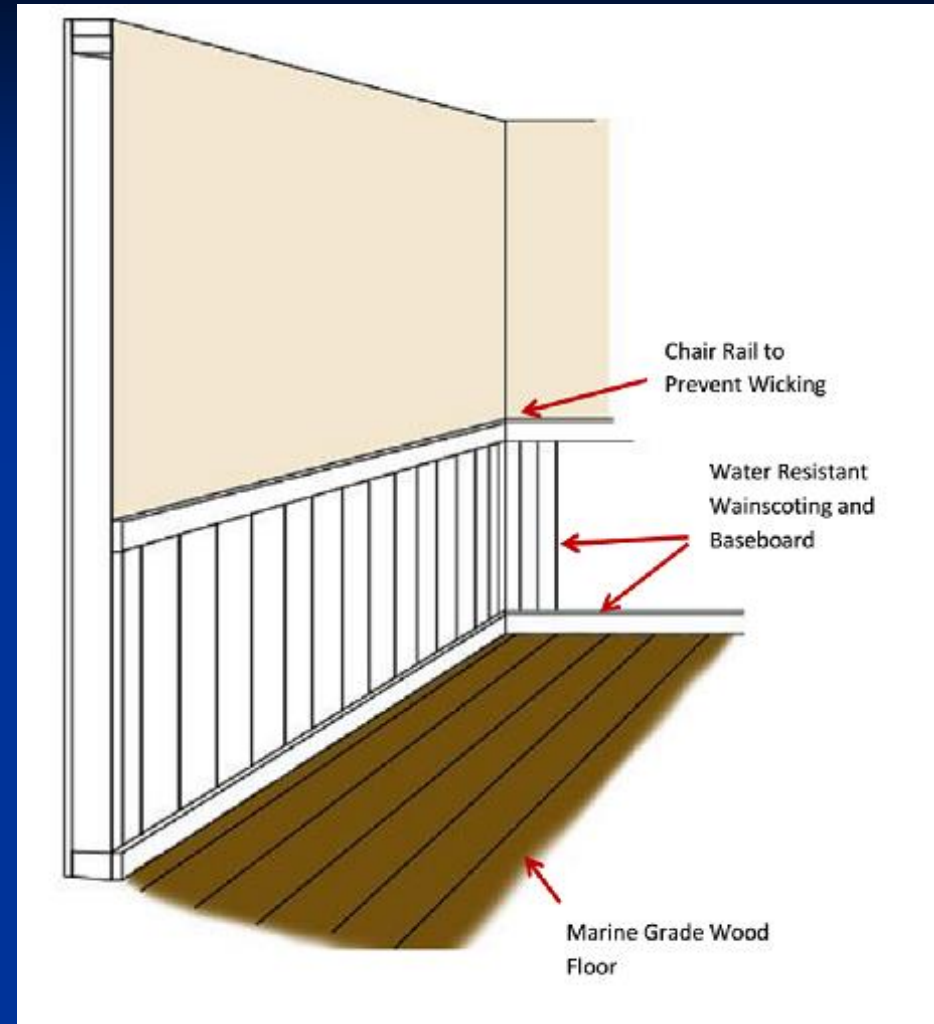
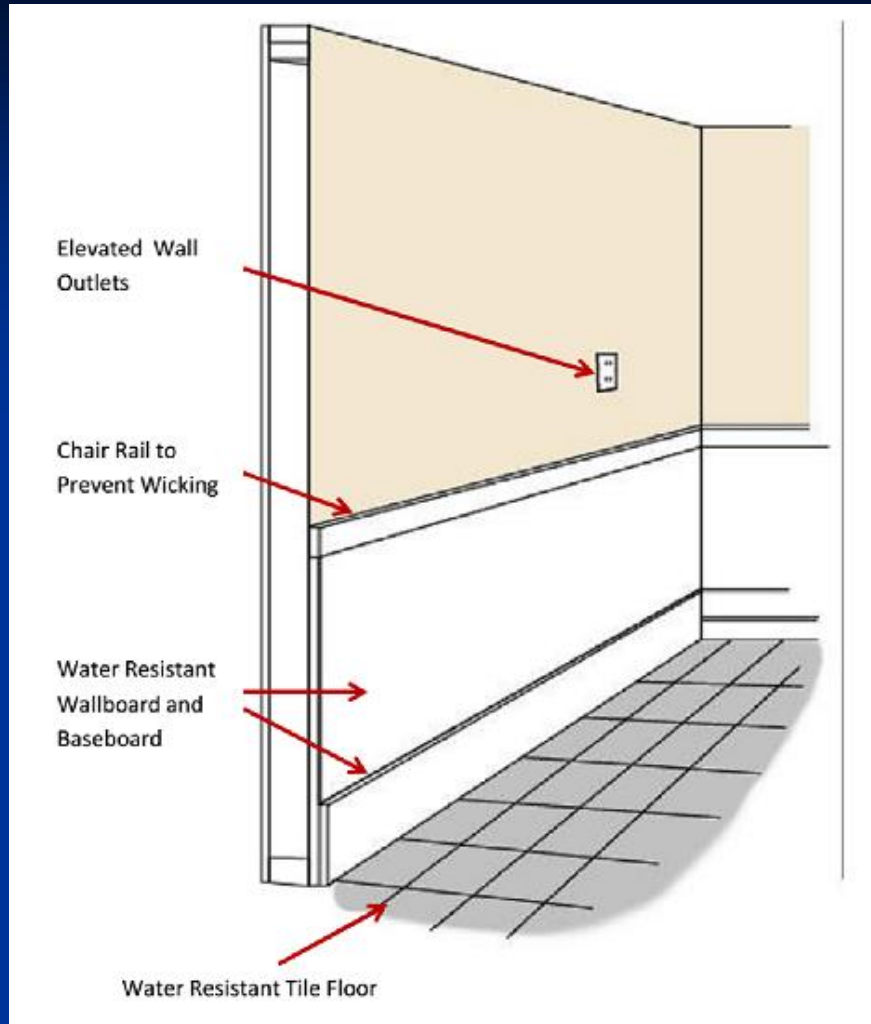
Wet Flood Proofing – Let the Water Flow Through



Flood Vents Added to a Brick Foundation







Wet Flood Proofing – Retrofit with Water-Resistant Materials



Wet Flood Proofing – Retrofit with Water-Resistant Materials



Yes—Elevate the foundation and add flood vents.

Yes—Extend the vertical foundation slats.

Yes—Extend the stair height.

Yes—Extend the brick porch piers

Elevation guidelines for 55 Easton Street.

Low-Elevation Project Guidelines



YES: Rebuilt wood staircase leads to front porch.

YES: Stone piers extended to ground and porch columns align.

YES: Slatted wood panels between the foundation and piers.

YES: Wide fascia board between porch floor and pier foundation.

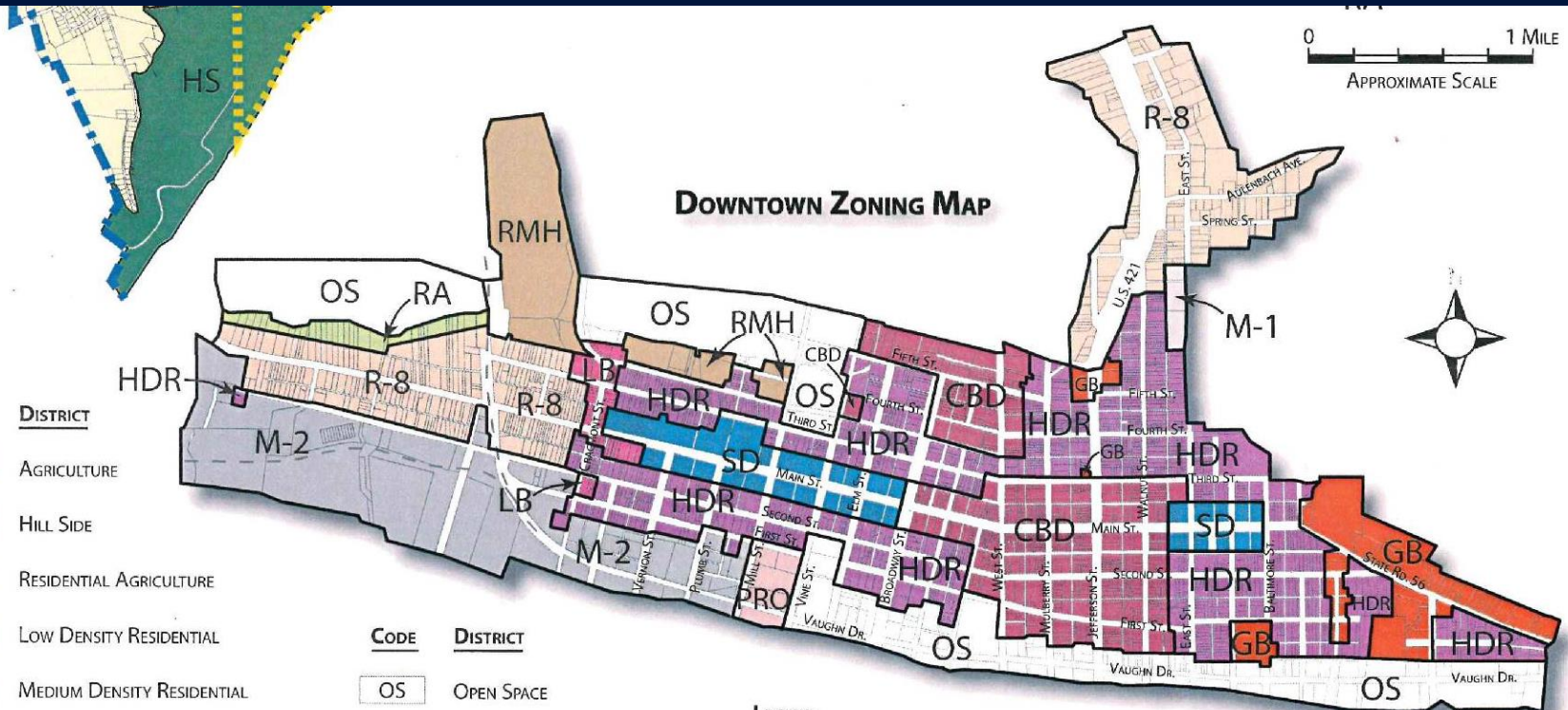
Low-Elevation Project Guidelines



First elevation of a National Register-listed property in New York, 260 Main Street, Owego







CODE DISTRICT

AG	AGRICULTURE
HS	HILL SIDE
RA	RESIDENTIAL AGRICULTURE
R-4	LOW DENSITY RESIDENTIAL
R-8	MEDIUM DENSITY RESIDENTIAL
R-32	HIGH DENSITY RESIDENTIAL
RMH	MOBILE HOME RESIDENTIAL
PRO	PROFESSIONAL, OFFICE
LB	LOCAL BUSINESS
GB	GENERAL BUSINESS

CODE DISTRICT

OS	OPEN SPACE
M-1	LIGHT INDUSTRY
M-2	HEAVY INDUSTRY
HDR	HISTORIC DISTRICT RESIDENTIAL
SD	SPECIALTY DISTRICT
CBD	CENTRAL BUSINESS DISTRICT

LEGEND

.....	CORPORATE LIMITS
----	PLANNING AREA
---	RAILROAD
---	ZONING BOUNDARIES
---	PARCEL BOUNDARIES

DISCLAIMER: THIS ZONING MAP WAS COMPILED AND INTEGRATED FROM THE MOST CURRENT AND ACCURATE SOURCES AVAILABLE AT THE TIME OF PUBLICATION. INFORMATION PORTRAYED ON THIS MAP IS APPROXIMATE AND IS NOT INTENDED TO SERVE AS A LEGAL RECORD. PLEASE CONTACT THE CITY OF MADISON FOR AN INTERPRETATION OF CURRENT ZONING BOUNDARIES WHEN IN QUESTION.

Summary

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- Be a Reference Guide for Additional Sources of Assistance