



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chairperson Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Erik McFarland
- Sarah Scripps
- Carol Molepske (Alternate 1)
- Jordan Hornung (Alternate 2)

Date and Time: November 15, 2022
5:00 PM

Location: Community Room
933 Michigan Avenue, Stevens
Point, WI

OR

Zoom Teleconferencing

Meeting ID: 848 4979 6754
| Passcode: 791348

By

Computer: <https://us02web.zoom.us/j/84849796754?pwd=cE1QNS9ZNWFWZDNoTFNkTHpmNVl3QT09>

By Phone: +1-312-626-6799 (US
Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the October 19, 2022 meeting of the Historic Preservation / Design Review Commission.
3. A request from Ryan Wanta, representing Great Northern Distilling, for a design review to utilize a paint color not adopted within the Historic Preservation / Design Review Commission's approved color palettes for the property located at 1011 Second Street (Parcel ID 281240832200424).
4. Discussion on a proposed ordinance preventing demolition by neglect.
5. Discussion on a historic plaque program.

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

6. Discussion on the Historic Preservation / Design Review Commission's Design Guidelines:

- Where are we now?

7. Staff update:

- Online story map tour of historic buildings in Downtown Stevens Point.
- Establishing guidelines for painting murals.

Closing Section:

8. Adjourn

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PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

October 19, 2022 – 5:00 PM
933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Chairperson Siebert, Vice Chairperson Munck, Alderperson Christianson, Commissioner McFarland, McFarland Molepske, and Commissioner Hornung.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, City Attorney Beveridge, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Minutes of the September 28, 2022 meeting of the Historic Preservation / Design Review Commission.
3. Discussion on a draft demolition by neglect ordinance.

Closing Section:

4. Adjourn
-

Opening Section:

1. Roll Call

Present: Siebert, Munck Christianson, McFarland, Molepske, Hornung

Excused: Scripps

Discussion and Possible Action on the Following:

2. Minutes of the September 28, 2022 meeting of the Historic Preservation / Design Review Commission.

Motion by Alderperson Christianson to approve the report of the September 28, 2022 meeting of the Historic Preservation / Design Review Commission with the following changes to Item 4:

Motion by Commissioner McFarland to approve the request from Dale Warner for a design review to install a new window on the building located at 2101 Clark Street (Parcel ID 281240833200604) with the following:

- 1. The new window shall contain a maximum of three window panes. An updated window design shall be submitted to the Designated Agent for review and approval.***
- 2. Caulking and weather stripping shall be installed to ensure that the new window is weather tight.***

3. *Staff shall have the ability to approve minor amendments to the approved project plan.*

seconded by Commissioner Hornung.

Motion carried 3-0.

seconded by Vice Chairperson Munck

Motion carried 5-0.

3. Discussion on a draft demolition by neglect ordinance.

Associate Planner/Zoning Administrator Kuhn provided the following:

- What Demolition by Neglect is defined, and how it could serve to save historic buildings or improvements.
- History of how they came to drafting an ordinance to address concerns.
- Examples of neglect.
- How the process would be initiated, the steps that would be undertaken, and how a determination would be made, including the appeal to the Common Council.
- Request for comments, concerns, and feedback on the ordinance.

Attorney Beveridge provided comments and examples on previous nuisance cases that had similar context for Demolition by Neglect, as well as noted that there were already worrisome properties that the City was monitoring.

Commissioners had the following general comments:

- Noted that clarifying language when speaking on the ordinance to the public was important, as the main concern was that demolition was slowly occurring already because of that neglect, and the purpose of the ordinance would be to intervene before that point.
- Discussion on who negotiated the price to purchase property for acquisition if needed, the associated process, and funding issues or opportunities.
- Concerns for how the ordinance could be enforced, especially with potential financial burdens on homeowners.
- Discussion on how staff would come to know of neglect if that neglect was largely contained to the interior of residences that could then affect the overall integrity of the structure.
- Discussion on the fee/fining structure on noncompliance and remediation.
- Discussion on having different criteria for commercial and residential properties.
- Discussion on funding potentially being available if a Demolition by Neglect determination being made, however needing to make sure those funds don't incentivize demolition.
- Clarification on streetscapes.
- Concern noted for landowners potentially exploiting renters if they are forced to make improvements to their structures. Discussion followed.
- Clarification requested on section (5)(b)(5), noting concerns for its generality/vagueness.
- Discussion and clarification on the phrase 'self-created hardship'.

- Reiterated the need to review and revise the design guidelines.
- Noted that City acquisition would be a last resort, and even then unlikely if it wasn't part of a larger development.

No action was taken.

Closing Section:

4. Adjourn.

Meeting adjourned at 6:11 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>



MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

Date: November 15, 2022

RE: Design Review of Proposed Paint Color – 1011 Second Street

Background: Earlier this year, the Commission approved a design review to construct a new building at 1011 Second Street that will house Great Northern Distilling. As the developers are progressing with construction, the applicant is finalizing exterior paint colors. For portions of the building consisting of block siding, the applicant is proposing to use the paint color "SW766 Fleur de Sel" that is offered by Sherwin Williams. A sample of the proposed color is shown within the agenda packet.

Over five years ago, the Commission formally adopted approved paint colors among three paint manufacturers – Sherwin Williams, Valspar and Benjamin Moore. According to the Commission's Design Guidelines, paint colors chosen from an approved color palette is considered a 'minor work' and requires staff review. Colors proposed that are not part of an approved color palette is considered a 'major work' and requires Commission review and approval. As SW766 Fleur de Sel is not part of the approved Sherwin Williams color palette, approval from this Commission is required.

Review Criteria: The following includes the standards that must be reviewed when considering this paint request.

1. Avoid bright colors such as day-glow, neon, and metallic colors in historic districts.
2. No more than three of the approved colors for the body, trim, and accent color are recommended. Both the trim and accent color should complement the body color.
3. Using high-quality paint, apply a sound paint film to surfaces that were historically painted.

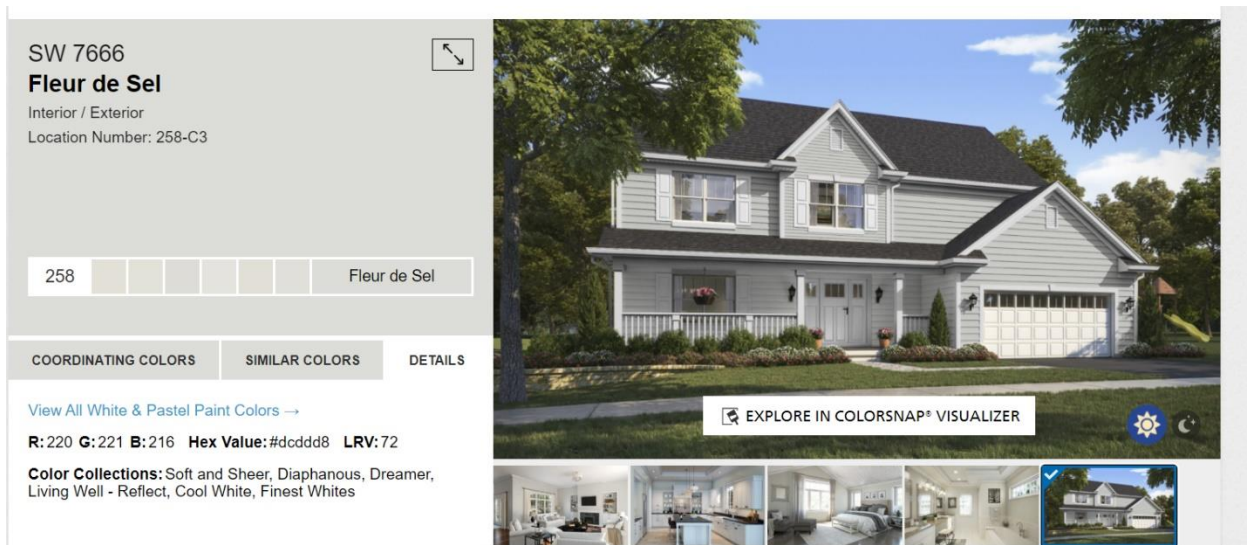
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4. Follow preparation and application guidelines in previous sections on wood, metal, and masonry materials.
5. Select paint schemes that are most appropriate to the architectural style and period of the historic structure.
6. Painting architectural features such as trim, brackets, corner boards and moldings a different color than the body of the structure will accentuate these architectural details.
7. When applying paint to a historic building, care should be given not to conceal any architectural details or texture of the underlying material.
8. "Liquid vinyl" treatments are not recommended on historic structures.
9. Masonry surfaces were historically unpainted and should not be painted. Paint previously painted masonry materials in colors that reflect the original underlying material.

Upon review, it is my belief that the proposed color meets the review criteria listed above. Choosing a white color complements the dark grey metal siding that will appear on the building. Additionally, opting for more neutral colors are best suited for the type of use that will occupy this new building, along with the range of uses that exist within its vicinity.

Staff Recommendation: I recommend **APPROVAL** as presented.



Proposed Color



HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR DESIGN REVIEW

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Assigned Case Manager	
Associated Permits or Applications (if any)				Pre-Application Conference Date	
Decision		Date Reviewed		Staff Signature	
Notes:					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name		Contact Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)

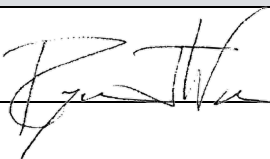
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done? Explain your answer.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com) Explain your answer.			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	☐	Additional Exhibits If Any (List):
Photographs of Building or Structure	☐	
Renderings or Elevations	☐	
Site Plan (for additions, and new construction)	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	10/30/2022		10/30/2022

Wanta & Son, Inc.

Ryan Wanta
172943 County Rd C
Hatley, WI 54440
ryan@wanta.com



10/30/2022

District 1 Alderperson Marc Christianson,
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Dear District 1 Alderperson Marc Christianson,

I hope this letter finds you well. This is Ryan Wanta, and I am writing to you, representing both my client, GND Properties QOZB, LLC and my family construction company Wanta & Son, Inc. As you well know, we are under the process of building the new Great Northern Distilling in District 1. We are really excited to relocate to the newly minted address of 1011 Second St, an area that is more connected to the community, especially downtown Stevens Point.

Why am I writing you, you must be asking.... Well, Wanta & Son, Inc. is applying to the City of Stevens Point Historic Preservation / Design Review Commission to allow us to use a paint color, Sherwin Williams SW7666 "Fleur de Sel." This color is not in any committee pre-approved Historical Paint color collections. The truth is none were a good match to our approved white metal siding. We found the other colors to be either too yellow, too peachy, or too green. We wanted to maintain a cool white and "Fleur de Sel" is a perfect match. To keep the design sophisticated, we cannot choose a color which would clash with our design. We find it's important to stick to our mission of subtle sophistication.

We are asking for your support in the matter and are looking forward to swinging the doors open soon! If there are any questions, thoughts, or concerns, please do not hesitate to reach out.

Thank you for your time.

Sincerely,

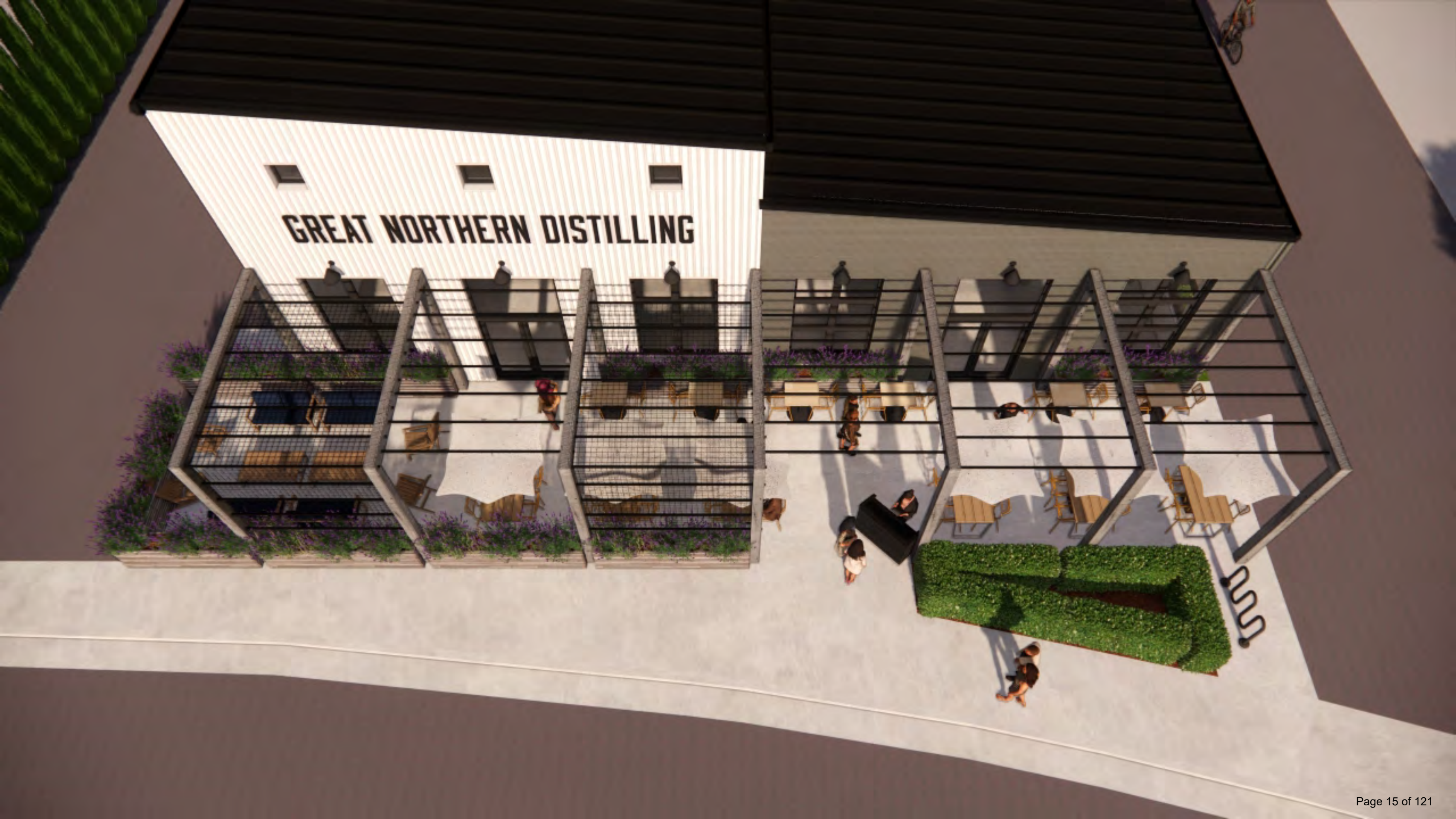
A handwritten signature in black ink, appearing to read "Ryan J. Wanta", with a long horizontal flourish extending to the right.

Ryan J. Wanta
Designer / Sales
Wanta & Son, Inc.









GREAT NORTHERN DISTILLING







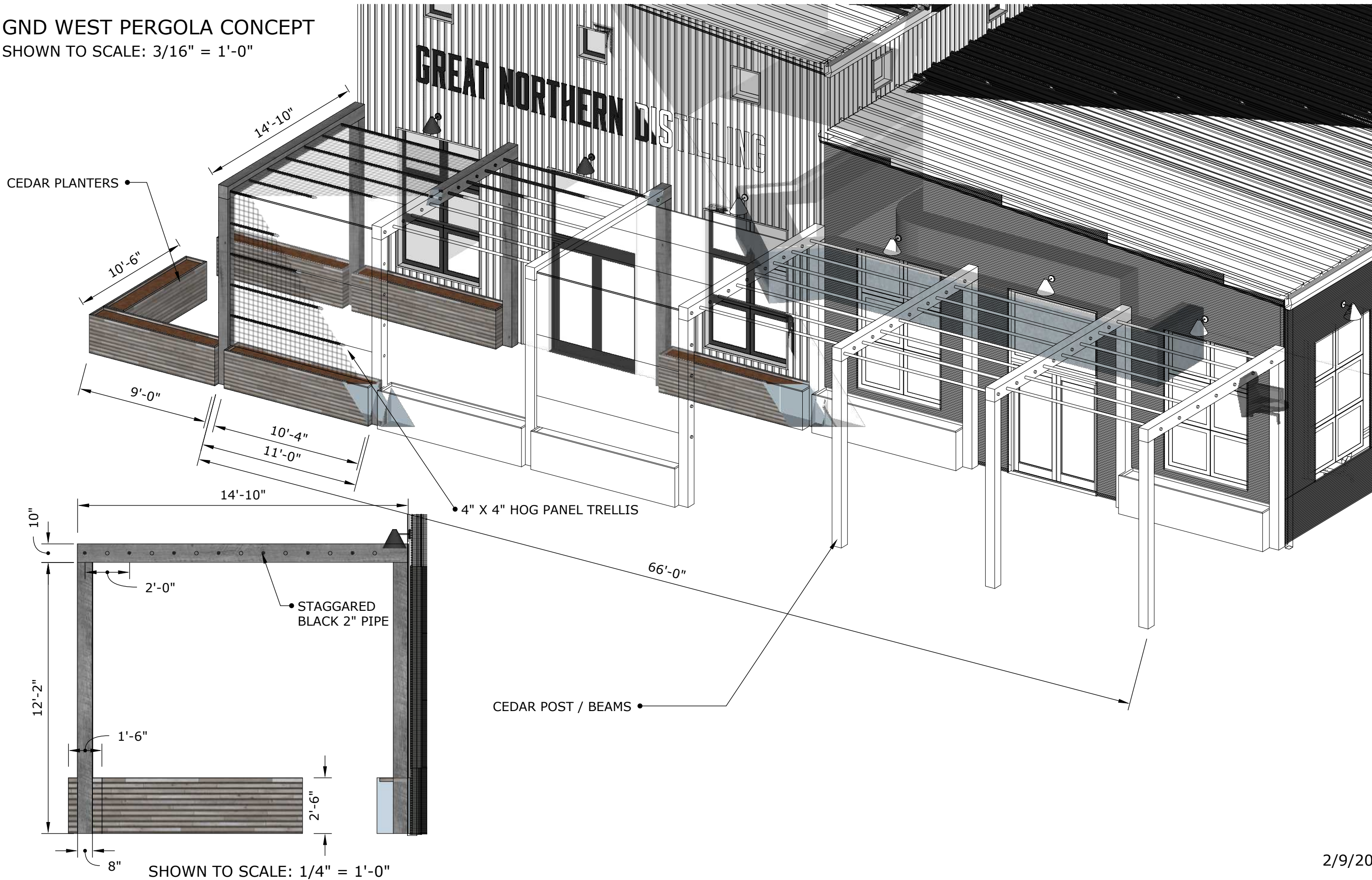




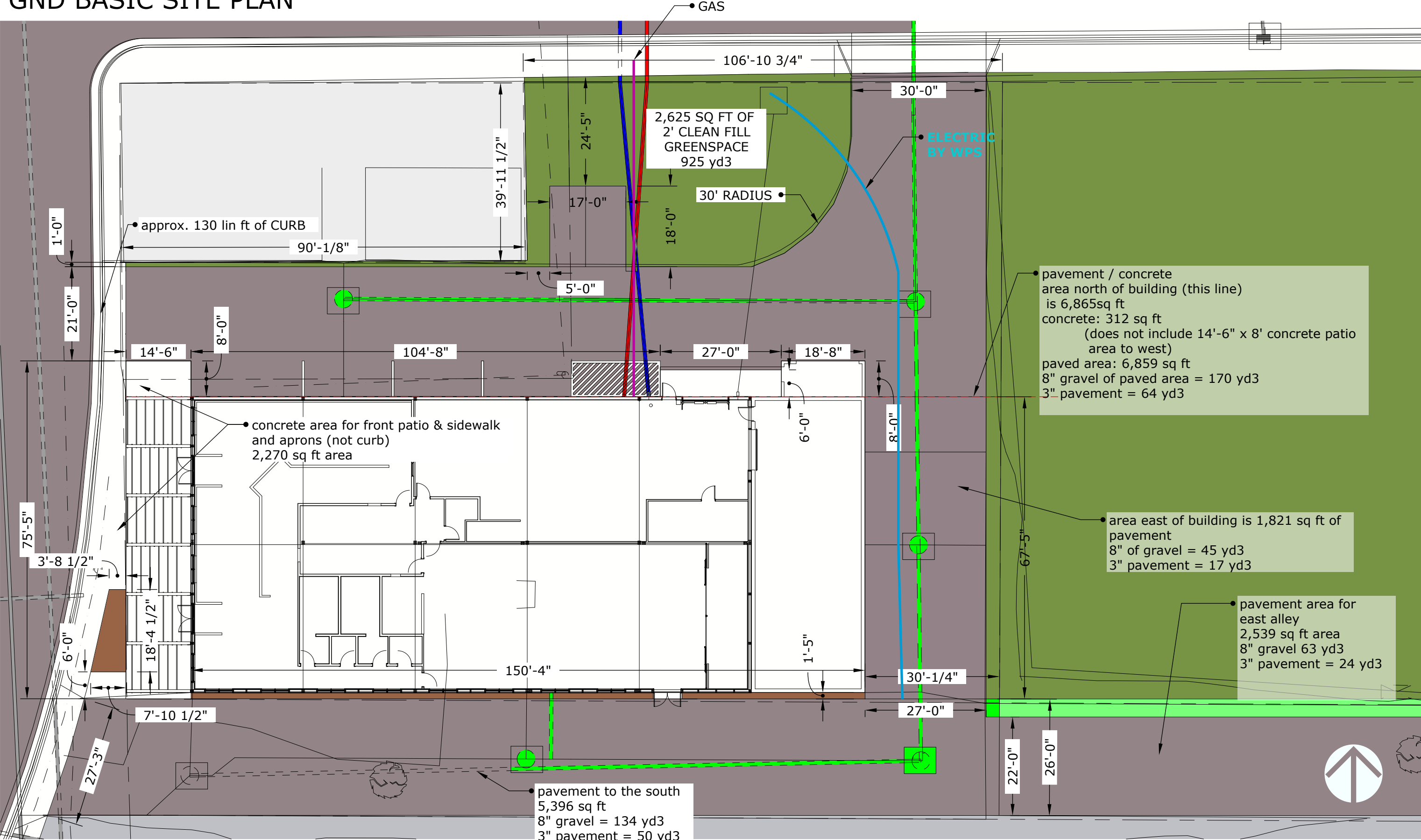




GND WEST PERGOLA CONCEPT
SHOWN TO SCALE: 3/16" = 1'-0"



GND BASIC SITE PLAN



SHOWN TO SCALE: 1" = 20'-0"

10/27/22



SW 0050
Classic Light Buff
The Classics

SW 7666
Fleur de Sel
DR 08







mc.
VICES
-6681
a.com



Wanta
Son Inc.
SIGN / BUILD SERVICES
715-454-6681
www.wanta.com

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MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

Date: November 15, 2022

RE: Discussion on an Ordinance Preventing Demolition by Neglect

Commissioners –

During our October 19th meeting, we discussed at length about what demolition by neglect is, its impact on historic buildings, how other municipalities have adopted an ordinance preventing demolition by neglect and how such an ordinance can be replicated in Stevens Point. A majority of our time last month was spent discussing a draft ordinance and ways that it can be improvement. As a result of our conversations, the attached ordinance preventing demolition by neglect was updated to reflect the following:

- Amending the review criteria in Section 5.07(5)(b) to also incorporate the conditions of neglect as mentioned in Section 5.07(4).
- Update the final review standard that the Historic Preservation / Design Review Commission would consider when reviewing a demolition by neglect determination. The standard previously stated "any other factor upon which the Historic Preservation / Design Review Commission deems pertinent." The intent of this revision was to provide additional detail as to what factors would be pertinent when conducting the public hearing.
- Amend Section 5.07(5)(d) as it relates to an appeal of a demolition by neglect determination to the Common Council. Should the Common Council refer the matter back to the Historic Preservation / Design Review Commission for further consideration, instructions must be given as to what additional information must be considered by the Commission.

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Based on the conversation that took place last month, it is my belief that these amendments reflect the questions and comments that were received. If the Commission is generally supportive of the ordinance as written, City staff will proceed with scheduling a public hearing in December.

Division 5.07: Demolition by Neglect

- (1) Intent. To promote the purposes of historic preservation, this section requires that owners of historic properties maintain their properties and not allow them to fall into disrepair.
- (2) Definition. Demolition by neglect is the process of allowing buildings, streetscape or site improvements in historic and design review districts to decay, deteriorate, become structurally defective, or otherwise fall into disrepair.
- (3) Applicability. This section shall apply only to buildings and sites located within historic districts, design review districts and local landmarks that are recognized by the Common Council.
- (4) Conditions of Neglect. The owner of properties as outlined in Section 5.07(3) shall comply with applicable codes, laws and regulations that govern the maintenance of their property. Demolition by neglect shall include any one or more of the following situations of action or inaction:
 - (a) The deterioration of the exterior of the building or surrounding environment to the extent that it allows for a hazardous or unsafe condition, or, if left unaddressed, will result in a hazardous or unsafe condition in the near-term.
 - (b) The deterioration of the exterior of the building or surrounding environment to the extent that it adversely affects the character of the historic district, design review district or recognized landmark.
- (5) Procedure. The following are the procedures for determining whether or not demolition by neglect is occurring:
 - (a) Notice of Demolition by Neglect. If the Building Inspection Superintendent and Designated Agent, or designee, determines that a structure or improvement is undergoing demolition by neglect, the Building Superintendent shall give written notice of that determination to the owner of said structure or improvement. The Building Inspection Superintendent shall give a copy of the notice to the Designated Agent and the Chairperson of the Historic Preservation / Design Review Commission.
 - (b) Public Hearing. Within 30 days of receiving a notice from the Building Inspection Superintendent under subsection (5)(a), the Designated Agent shall issue a Class II Public Hearing Notice for the Historic Preservation / Design Review Commission to hold a public hearing to determine whether the structure or improvement is undergoing demolition by neglect. Such hearing shall occur no later than 45 days after the date of the notice of the

hearing. In reviewing the potential demolition by neglect, the Commission shall consider the following:

- 1) The deterioration of the exterior of the building or surrounding environment to the extent that it allows for a hazardous or unsafe condition, or, if left unaddressed, will result in a hazardous or unsafe condition in the near-term.
- 2) The deterioration of the exterior of the building or surrounding environment to the extent that it adversely affects the character of the historic district, design review district or recognized landmark.
- 3) The historic or architectural value and significance of the structure or improvement and its relationship to the historic value of the surrounding area;
- 4) The relationship of the exterior architectural features of such structure or improvement to the remainder of the structure/improvement and to the surrounding area;
- 5) The general compatibility of the exterior design, arrangement, texture and materials under consideration;
- 6) Design guidelines as created by the Historic Preservation / Design Review Commission; and
- 7) Any other factor upon which the Historic Preservation / Design Review Commission determines to be relevant to the standards and underlying purpose of this Section, along with the City's historic preservation goals.

(c) Findings. Within 14 days of the completion of the hearing under (5)(b), the Historic Preservation / Design Review Commission shall issue written findings to the Designated Agent. Such findings shall state whether demolition by neglect is occurring at the subject property and state the reasons therefore.

(d) Appeal of Findings. An appeal of findings made by the Historic Preservation / Design Review Commission may be taken to the Common Council by the owner of the affected structure or improvement and the Designated Agent. The Common Council shall hold a Class II public hearing regarding any appeal it receives. Documents presented to the Historic Preservation / Design Review Commission during their meeting shall be forwarded to the Common Council for their review. Following the public hearing, the Common Council may, by two-thirds vote, reverse or modify the findings made by the Historic Preservation / Design Review Commission, with or without conditions, or may refer the matter back to the Commission with instructions.

(6) Enforcement.

- (a) Order to Abate. If the Historic Preservation / Design Review Commission finds that demolition by neglect is occurring, the Building Inspection Superintendent and Designated Agent shall issue an order incorporating such findings and requiring the property owner to remedy or abate the condition described in the order within a reasonable time period specified within such order.
- (b) Abatement by the City. If the property owner fails or refuses to comply within the time period described, the Building Superintendent reserves the right to issue citations to the property owner to remove or abate the issue. If the structure or improvement possesses immediate concerns regarding the health, safety or general welfare of affected parties as determined by the Building Superintendent, the Building Superintendent may enter upon the premises and cause said structure or improvement to be removed or abated and the City shall recover the expenses incurred thereby from the property owner.
- (c) Acquisition by the City. If the Historic Preservation / Design Review Commission finds under Sec. 5.07(5) that a structure or improvement is undergoing demolition by neglect, the Common Council may authorize the City to acquire the property consistent with State Statutes.
- (d) Building Permit Required. Before work commences to comply with an order issued under (6)(a), an application for a building permit shall be submitted and no work shall begin before the issuance of a building permit. Said work shall receive the approval of the Designated Agent prior to permit issuance.
- 1) Corrective measures that are considered a 'major work' per Historic Preservation / Design Review Commission Design Guidelines shall receive the approval of the Commission as part of a design review.



Background Information from the October 19th meeting

MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

Date: October 19, 2022

RE: Discussion on Proposed Demolition by Neglect Ordinance

Commissioners –

As you may recall, the Commission has had ongoing discussions over several months regarding the concept of demolition by neglect and how the enforcement of neglect can be codified into an ordinance. For the last few weeks, Attorney Beveridge and I have been working on the attached ordinance that is presented to you for your initial thoughts this evening. The following provides greater detail as to what demolition by neglect entails, why there has been an interest in establishing a demolition by neglect ordinance and specifics about the draft ordinance.

Defining Demolition by Neglect: Demolition by neglect is the process of allowing buildings, streetscape or site improvements in historic and design review districts to decay, deteriorate, become structurally defective, or otherwise fall into disrepair. As eluded earlier, this proposed ordinance would apply solely to properties that are located within the City's historic districts, design review district and landmarks that have been locally recognized by the Common Council. A visual representation of these properties where a demolition by neglect ordinance would apply are included within this agenda packet for reference.

The concept of demolition by neglect is to address structural and site deficiencies that do not meet State mandated requirements for a raze or repair order to be issued by the City's Building Inspector. In turn, demolition by neglect include situations that are generally deemed 'minor' in the interim but has a high likelihood to compound into major health and safety issues if left unaddressed. Some examples of demolition by neglect include the following:

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- Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling or deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing or buckling;
- Deterioration or crumbling of exterior plasters or mortars or ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors;
- Rotting, holes, and other forms of decay; and
- Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective coverings.

An illustrative example of demolition by neglect is when mortar begins to crack and crumble. Deteriorating mortar does not pose an immediate threat to the building, but if left unaddressed, is likely to impugn the structural integrity of the building. Cracked mortar would allow for water to penetrate the inner layers of a brick façade. This, coupled with Wisconsin's freeze and thaw cycles during the Spring months, would allow for retained water to expand, contract and ultimately harm the integrity of the brick façade.

Interest in a Demolition by Neglect Ordinance: The City's Historic Preservation Ordinance ([Chapter 22 of the City's Revised Municipal Code](#)) has gaps with respect to enforcing its purpose and intent – to protect and enhance sites of architectural and historic value. Although reactive enforcement provisions exist as to persons in violation with the ordinance (e.g., fines for work done without a permit), Chapter 22 lacks ordinance language relative to the proactive enforcement of historic buildings and sites. This reality held true over the last few decades with the razing of several historic buildings, most notably the partial razing of the Fox Theater in 2019. Provided that appropriate City officials enforces a demolition by neglect ordinance, it is my belief that situations where historic buildings are required to be razed should be eliminated in the future.

In early 2021, the Historic Preservation / Design Review Commission worked on establishing strategic goals that they would like to prioritize over the next five years. The adoption of a demolition by neglect ordinance was the first listed goal in the 2021-2026 Strategic Goals of the Historic Preservation / Design Review Commission.

The Proposed Ordinance: The draft ordinance included for your review highlights the procedures for determining whether or not demolition by neglect is occurring. Subsection four of the draft ordinance highlights the review standards that the City's Building Inspector and the Designated Agent of the Commission must observe in analyzing if demolition by neglect is occurring. If both City officials determine that demolition by neglect is occurring, a written notice of that determination is mailed to the property owner of the structure or improvement experiencing neglect. Such correspondence would outline the corrective actions that are required.

Upon a demolition by neglect determination, a meeting of the Historic Preservation / Design Review Commission is held to confirm, partially confirm or deny the ruling. If the Commission determines that demolition by neglect is occurring, details are provided to

the impacted property owner as to performing corrective actions that adhere to the Commission's Design Guidelines and a timeline to complete the work.

Similar to other enforcement actions, impacted property owners have the ability to appeal a demolition by neglect determination. An appeal of findings made by the Historic Preservation / Design Review Commission may be taken to the Common Council for their consideration. Lastly, the proposed ordinance provides safeguards to ensure that required remedies are, in fact, completed. If a property owner fails to remedy the situation within the timeline approved by the Commission, abatement by the City is a possibility.

Next Steps: The purpose of this meeting is to solicit feedback from the Commission on the proposed ordinance. If you have any questions, please do not hesitate to contact me.



MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

Date: November 15, 2022

RE: Establishing a Historic Plaque Program

Background: For several months, I have been in discussions with several property owners about possibly establishing a historic plaque program. A historic plaque program is meant to provide inexpensive and tactful means to bring awareness of the historic and architectural significance of a site through the use of recognition plaques. Recognition plaques are unique in that it identifies historic districts and structures without a narrative. Common information that would be found on a recognition plaque includes the historic district that the structure is located in, the name of the structure, year of building construction, and famous persons tied to the building (e.g., the architect of the building). For your reference, I have included examples of historic plaques from other communities in Wisconsin.

Communities across Wisconsin have adopted a historic plaque program, including Milwaukee, Oshkosh and Eau Claire. While in some communities the city/county historical society administers the program, most programs are administered by the local historic preservation commission and applicable municipal staff. Should the Commission be in support of creating a historic plaque program in Stevens Point, my recommendation would be that I administer the program in conjunction with you all.

Speaking further on administering a historic plaque program, the program would be eligible only for properties within a defined historic district, design review district or those recognized by the Common Council as a local landmark. A typical approval process administered in other communities are as follows:

- The property owner of a historic building submits an application to participate in the historic plaque program.

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- City staff reviews the application and ensures accuracy in the information that was given (e.g., year of building construction). A sample application from Oshkosh is attached.
- City staff meets with the property owner to discuss findings from the application.
- Once City staff is supportive of the application, the request is brought before the historic/landmarks commission for review and approval.
- If approved by the commission, the applicant submits payment to City staff for the plaque. Plaque programs are generally not financed by the municipality – it is financed by the respective property owner.
- City staff transmits the approved plaque rendering and payment to the sign vendor for manufacturing.
- The plaque is manufactured and installed on the historic building.
- City staff inspects the sign to inspect the finished product and ensures that the sign was installed to the building meeting applicable design guidelines.

Should there be interest amongst the Commission to pursue a plaque program, subsequent meetings will be spent outlining the specifications of what the plaque will look like. Specifications include the type of material used for the sign (e.g., aluminum, bronze, etc.), dimensions of the sign, the shape of the sign, contents of the plaque and where it is installed on the building.

November's Meeting: The purpose of this meeting is to gauge interest in possibly pursuing our own plaque program. If there is interest, it is my hope to have a formal plaque program adopted in early- to mid-2023.



Oshkosh



Whitefish Bay



Milwaukee



Milwaukee



**Application for Historic
Plaque Program**



There is no fee to apply to the Historic Plaque Program. Should an application be approved by the Oshkosh Landmarks Commission, an official bronze plaque may be purchased by the applicant for \$250 to display on his or her property. The cost covers the production of the plaque. The bronze plaques identify historic structures of significance in the City of Oshkosh.

1. Applicant Contact Information

Name of Applicant: _____

Mailing Address: _____

Property Address: _____

Phone Number: _____

Email Address: _____

2. Property Information

Current Zoning Designation: _____

Current Land Use/building type (vacant, residential, factory, etc.):

Date of Construction of Structure: _____

Neighborhood Association: _____

Historic District (if applicable): _____

Architectural Style: _____

Construction Materials: _____

Alterations or Additions to Structure - please provide any available images
(refer to Section 4 of this application):

Missing or Removed Architectural Features - please provide any applicable images (refer to Section 4 of this application):

Note: Please complete Section 2 to the best of your ability. If uncertain on some items City staff can assist in completing them.

3. Historic Details

At least one qualifier below must be met in order to be eligible for an historic plaque. Which of the following criterion applies to this application:

- ☐ Cultural significance to the city, state or nation
- ☐ Prominent example of architectural style
- ☐ Prime example of work by a master builder, designer, or architect
- ☐ Site of a significant city, state, or national event
- ☐ Dwelling place of an historically significant person

4. Property Images/Photographs

Applicants must submit images/photographs of:

- The front of the property from the street/right-of-way
- Both sides of the property from any distance
- The back of the property from any distance
- Historic images/photographs of the property (if possible)

5. Written History of the Property

Please provide a written background of the property. Be thorough! This is your opportunity to make your case for the historic plaque program. Include context of the property as it relates to the development of the community, information on previous owners & tenants, information relevant to important people or events, background of architectural style or builders, and any relationship to other properties of similar architectural style or existing historic designation. The Oshkosh Public Library and Oshkosh Public Museum are terrific local resources for historic information on properties, and may be of help framing a context for your narrative. The Wisconsin Historical Society website <https://www.wisconsinhistory.org/Records/Article/CS15323> is also a helpful resource. You may use the following page if you need more room for the written history.

ADDITIONAL SPACE (IF NEEDED)

INFORMATION

- The oval bronze plaques are 10" long by 7" high.
- They will have the construction date prominently displayed in the center, stating either "Built" or "Circa" in the second line.
- Each applicant will be able to customize the wording at the top of the plaque as long as the maximum letter/space count is not exceeded (approximately 20 characters including spaces).
- The bottom of the plaque will read "Oshkosh Landmarks Commission".
- Suggested information is a name associated with the history of the residence or business, the original owner's profession, or name of the original business.
- Only verifiable historic facts will be allowed.
- City Staff will assist in the final wording and layout for the plaque.



CERTIFICATION BY THE APPLICANT

I hereby certify that all of the information contained within this application, and any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. I understand that submission of this application does not guarantee approval of a plaque. Only upon an application receiving Landmarks Commission review and approval at a Commission meeting will an applicant receive approval for a Landmarks plaque. If I am approved for a plaque, I understand that I am responsible for the cost of the plaque (currently \$250 and subject to change depending on foundry bronze prices).

Applicant's Signature

Date

Applicant's Signature

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Oshkosh
Department of Community Development – Planning Services
215 Church Avenue
PO BOX 1130
Oshkosh, WI 54903-1130

FOR QUESTIONS:

Phone: (920) 236-5062

Email: LC@ci.oshkosh.wi.us

Web: <https://www.ci.oshkosh.wi.us/LandmarksCommission/>



MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, Associate Planner / Zoning Administrator

Date: November 15, 2022

RE: Discussion on the Commission's Design Guidelines

Background: In 2012 and 2013, the Historic Preservation / Design Review Commission spent several months updating the Commission's Design Guidelines and Chapter 22 of the City's Revised Municipal Code (the municipal codes governing historic preservation). During these meetings, considerable conversations took place regarding what design criteria should exist for the different types of exterior improvements on historic buildings (i.e., siding, windows, doors, paint, etc.) and for demolishing historic structures. The design guidelines in its current form were adopted on March 17th, 2014.

As you are aware, adopting new ordinances and design guidelines is a process that involves setting goals, determining alternatives, choosing alternatives, implementing alternatives and evaluating. While the Commission has chosen and implemented their preferred requirements as outlined in the Design Guidelines document, we have not gone through the process of periodically evaluating these approved requirements. As we are approaching ten years of implementing our current design guidelines, now is an appropriate time to begin evaluating how we regulate improvements to historic buildings.

Schedule: There are multiple ways to evaluate and refine how we regulate improvements to historic buildings. A common practice is to conduct visioning sessions. Visioning is the process that helps to determine how the future will be shaped. While visioning is most commonly used in major planning processes, such as updating a comprehensive plan, it is an appropriate method for most planning initiatives.

Visioning consists of answering five core questions as listed below:

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

1. **Where are we now?** This question seeks to provide descriptive information on present conditions, along with acknowledging community values as part of historic preservation planning.
2. **Where are we going?** This question seeking to acknowledge trend information and forecast probable scenarios that may occur if the status quo remains. For example, one trend that I have noticed over the last few years is the increased demand for triangular awnings on a building's storefront. Knowing the increased demand for triangular awnings, what assumptions can be made that dictates future scenarios?
3. **Where do we want to be?** This question is truly the heart of visioning. A focus on a community vision and preferred objectives would be targeted in this area.
4. **How do we get there?** This question focuses on action items to explore, consider and enact to meet our vision for historic preservation planning.
5. **Are we getting there?** This question focuses on implementing the recommended strategies, establishing benchmarks and continuously evaluating strategies.

The purpose of this November meeting will focus on the 'where are we now' question. I encourage you all to take some time and think of shared values when it comes to preservation planning and, specifically, why we have design guidelines. Our shared vision will ultimately be the driving force for future discussions as it relates to reviewing current design guidelines.

If you have any questions about this kick-off meeting, please do not hesitate to contact me.

Historic Preservation
Design Review
Commission

*Design
Guidelines*



City of Stevens Point

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ARTICLE 1.0 INTRODUCTION

This guidebook is prepared to assist applicants in preparing and filing documents for the Stevens Point Historic Preservation/Design Review Commission (HP/DRC). Any new construction or exterior changes to existing buildings or site improvements within the Historic or Design Review Districts (districts) require a Design Review. Prior to preparing documents for development and filing an application, the applicant is encouraged to have a pre-application conference with the HP/DRC's designated agent. Please contact the City of Stevens Point Department of Community Development to set up this conference.

While Stevens Point has managed to preserve and enhance its historic districts, there are a number of ongoing challenges facing the districts. These challenges include such things as new construction and its impact to the historic character of the districts, as well as the use of new materials and preservation techniques that have emerged out of recent technological advances in the building industry.

The purpose of the districts are to promote and provide for land use activities, which will reflect its heritage through the cultural, educational, architectural and economic elements of the districts while preserving the historic integrity of the City of Stevens Point.

Sec. 1.1 Purpose of Design Guidelines

These design guidelines are first and foremost a resource for property owners, builders, architects, and realtors to use in order to understand the reasons for, the proper methods of, and the overall benefits of historic preservation both to the individual and the community as a whole. A secondary, but equally important purpose of this document is to be a guide for the community and HP/DRC to use when evaluating the appropriateness of exterior changes to buildings and new construction proposed within the districts. To that end, the guidelines included in this document will convey to the property owner the appropriate methods of improving his or her property.

Stevens Point's downtown attractions, such as the farmer's market held in the historic Mathias Mitchell Public Square, historically significant murals, along with the historic Whiting Hotel and Sentry Insurance buildings give the city its own distinct character, but also attracts numerous visitors from surrounding communities. This draw and tourism into the city's downtown creates a positive impact on lodging, restaurants, shopping, and entertainment throughout the area, therefore, demonstrating the economic importance of historic preservation. In addition, historic preservation creates jobs, produces income, produces state and local tax revenue, as well as, raises property values. Furthermore, historic preservation helps the environment by balancing urban sprawl and encourages smart development and adaptive reuse. Moreover, it fosters education by teaching us about the past, whether it be architecture, people, or events. More importantly, historic preservation shows patriotism as it preserves and teaches respect for the legacy of our nation and the built environment of past generations. Lastly, it builds community awareness, beautifies neighborhoods, entices residents, and overall creates a healthier, aesthetically pleasing, enjoyable, and distinctive environment.

Indirect purposes for this guideline document are to foster a continued preservation effort that will protect and enhance the original character of the districts, allow for changes and new construction that is unique yet compatible, help owners recognize the need for and assist in the improvement of their buildings, and to bolster the overall sense of place and pride in the community.

Each section includes the guidelines themselves, along with a narrative and accompanying illustrations. They are designed to provide detailed information and direction to the property owners and the residents of the local historic district, as well as to interested citizens.

Sec. 1.2 Authority

These design guidelines are adopted under the authority granted by the Revised Municipal Code of the City of Stevens Point, Chapter 22 - Historic Preservation/Design Review Ordinance.

Sec. 1.3 Title

This guidebook shall be known as, referred to, or cited as, City of Stevens Point Historic Design Guidelines.

Sec. 1.4 Applicability

These guidelines shall be applicable to all new construction or exterior changes to existing buildings or site improvements within the districts. The standards outlined in this document are considered guidelines, and special exceptions may be granted by the HP/DRC where strict adherence may result in undue hardship or impractical difficulty to the applicant.

Legally existing buildings, signs, and site improvements shall be grandfathered into the district. These guidelines shall not supersede Wisconsin state statutes pertaining to historic preservation and the rehabilitation of historic structures. Wisconsin state statutes still apply.

Sec. 1.5 Secretary of Interior's Standards for Rehabilitation

All guidelines presented in this document are based on the Secretary of Interior's Standards for Rehabilitation.

The National Park Service created these ten basic principles in 1977 to guide property owners in preserving the historic integrity of a building. As defined by the Secretary of Interior, "rehabilitation" is: "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
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. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Sec. 1.6 Historic District Designation

There are two types of historic district designations: locally designated and National Register. A historic district can have either or both of these designations. While the criteria a district should meet for either is virtually the same, the individual designations have different implications.

Sec. 1.7 Local Historic District



Downtown Stevens Point (2012)

If a district is designated as a local historic district, the community has determined that the area is an important part of the heritage of the community and in turn, deserves to be protected and preserved. While this local designation is certainly honorary and prestigious, it is also an overlay zoning district. The first historic district in the City of Stevens Point was established on October 4, 1984 (Downtown Historic / Design Review District). Unlike general use districts which identify that an area may be developed as residential, commercial, office, etc., a historic overlay recognizes the importance of preserving the historic resources within, and requires that proposed work to buildings in the historic district be reviewed through the design review process.

If a property is included within a locally designated historic district, the property owner must obtain design review approval prior to undertak-

ing any exterior change to the property. This would include, for example, general improvements such as re-roofing, as well as additions to existing buildings or new construction. A local district does not, however, require an owner to seek approval for any interior improvements. Even if a property is not a historic building (such as a modern structure or vacant lot) it must still undergo the design review process in order to ensure that any changes or improvements do not negatively impact the character of the historic district. An explanation of the design review process and the preservation process are explained later in this chapter.

It should also be noted that these guidelines and the approval process contained within apply only when a property owner is seeking to make an exterior change, new construction, or demolition within the historic district.

Sec. 1.8 National Register Historic District

A National Register Historic District means that the district and its individual buildings are listed in the National Register of Historic Places. Within a district, buildings and sites are classified as either “contributing” or “non-contributing” resources. Contributing resources still retain their original architectural and historic integrity and embody the qualities for which the district was designated. Non-contributing resources, on the other hand, are structures that have either changed from their historic configuration or otherwise do not enhance the historic character of the district.

The National Register program was authorized under the National Preservation Act of 1966 and is part of a nationwide program to identify, evaluate, and protect historic resources. It is administered by the National Park Service under direction of the U.S. Department of the Interior. Unlike local district designation, which is regulatory, a national district is primarily honorary. However, there are substantial economic benefits resulting from national designation

When a property is listed individually on the National Register, or when it is a contributing structure within a National Register Historic District, it is eligible for certain incentives for rehabilitation. The most used form of incentives, and one that has been widely successful in the State of Wisconsin, is tax credits for rehabilitation of privately owned property. To learn more about this program please refer to Article 7.

Sec. 1.9 Design Review Process

Design review approval must be obtained from the HP/DRC before any exterior work is undertaken on a building. This includes the demolition or relocation of any structure within the districts. Design review approval



certifies that the proposed work is consistent with the design guidelines and is appropriate within the context of the historic districts. Design review is often a preliminary requirement to obtaining a building permit. Design review is not required for any interior improvements to the property. While the property owner need not consult the HP/DRC prior to doing any interior project, a building permit is sometimes required.

Projects requiring design review come in two forms, major and minor works.

1.9.1 Major Works

When a property owner is proposing any type of significant work such as new construction, alteration, significant restoration, demolition, or other significant activity in a historic district, this activity is deemed a “major work” project. Major work projects require the review of the HP/DRC during a regular meeting. See Section 7.4 for a detailed listing of major works projects.

1.9.2 Minor Works

Minor Works of design review can be approved administratively by the designated agent & HP/DRC chairperson. Whenever a project does not significantly alter the appearance and character of the property or will recreate the property’s original appearance, it is considered a “minor work” project. Minor works projects include, but are not limited to, tasks such as the repair or replacement of architectural features with the same materials and design, construction and alteration of accessory structures, or the construction of fences or walls. If these projects meet the design guidelines, the designated agent can approve the application in a matter of days. The designated agent, however, cannot deny any design review request. If the designated agent concludes that either the project does not fall under the minor works provisions or that it is in conflict with these design guidelines, the application is forwarded to the HP/DRC for review. See Section 7.4 for a detailed listing of minor works projects.

1.9.3 Process

Applications for design review requests are processed through the Department of Community Development of the City of Stevens Point. Information may be obtained by contacting the designated agent (Community Development Director, or designee) to the HP/DRC. The designated agent will assess an applicant’s proposed project and then advise the applicant how to proceed. The designated agent will provide assistance with the district’s design guidelines and specify which guidelines apply to the proposed project. Applications should include any relevant supplemental materials, such as accurate drawings, site or plot plans, samples of materials, color chips, and photographs. The deadline for submitting an application is three weeks prior to the next meeting date.

Upon receipt of a design review application, the designated agent will prepare and distribute to the HP/DRC members a report for all proposals submitted. The purpose of the report is to analyze each proposal based on information submitted and make recommendations to the Commission. When the proposed project is presented to the HP/DRC by the applicant, comments from the public will also be heard prior to any decision being made. Following the HP/DRC rendering a decision, the applicant will receive written correspondence, including a design review certificate, from the meeting and an explanation for the commission’s decision. At this point the applicant may apply for a building permit if necessary. A flow chart of the design review process is included in Article 7.

The applicant must also secure the necessary permits and approvals from the City's Community Development Department and any other authorities having jurisdiction. No construction, reconstruction, or sign erection may commence solely on the basis of approval by the HP/DRC. No approval issued by the HP/DRC should be interpreted to authorize any activities which would otherwise be in violation of any City ordinances, codes, or regulations.

1.9.4 Enforcement

An approved design review request gives the applicant the permission to proceed with his or her project, provided all other necessary permits have been obtained. At this point, City staff will be available to assist the applicant to provide general advice as well as to ensure that the project continues to meet the provisions of the original approval. Sometimes technical project issues or changes in a project's scope of work may require that the original design review request be amended.

If the approved project is not carried out to the provisions of the design review (for example, a different material other than that approved is used), the project is considered to be in violation of Chapter 22 - Historic Preservation/Design Review Ordinance and the City of Stevens Point Design Guidelines, and therefore, is subject to the penalties outlined in that ordinance.

1.9.5 Relationship to Other Codes, Regulations, or Guidelines

This document is a guide to exterior changes or new construction in the design review district. It does not regulate the use of land or how a property is to be developed. It does not deal with construction standards, the management of utilities, or requirements for storm water runoff. It does, however, serve as a companion to the other documents that include these developmental regulations. This ordinance applies uniformly to the construction, maintenance, use and occupancy of all buildings, structures and premises where applicable, and shall apply uniformly to the alteration, repair, equipment, use, occupancy, and maintenance of all existing buildings, structures, and premises within the jurisdiction of the City of Stevens Point irrespective of when or under that code or codes such buildings or structures were originally constructed or rehabilitated.

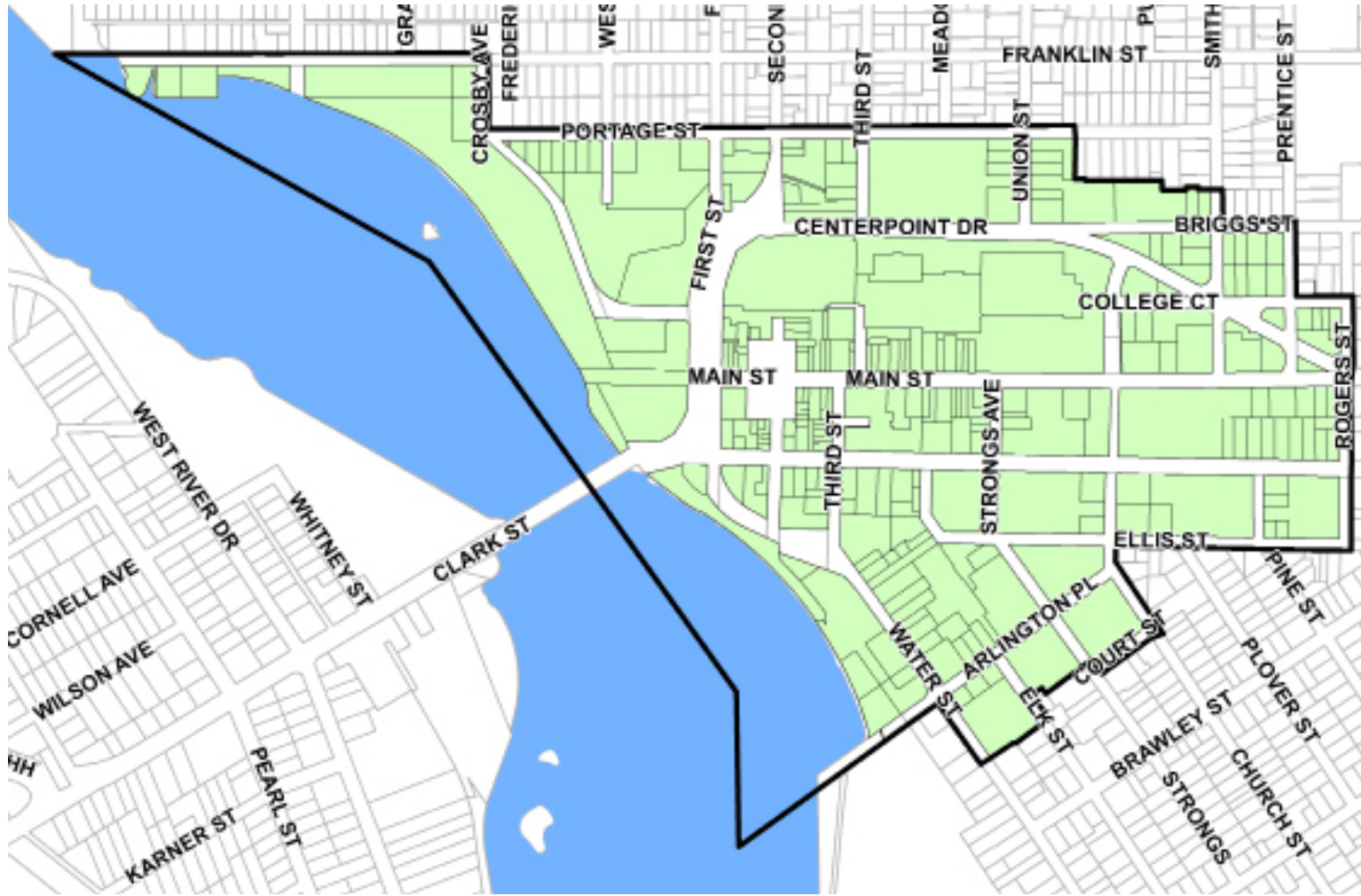
1.9.6 State and National Guidelines

Being in a National Register Historic District does not require the property owner to follow any particular state or federal guidelines for preservation. However, the Wisconsin Historical Society (WHS) and the US Secretary of the Interior use the Secretary of Interior's Standards for Rehabilitation as a guide for the proper way to preserve, rehabilitate, and improve historic properties. The guidelines included within this document are based on those same standards which are applicable to locally designated historic districts. While location in a district does not require WHS review of projects using private money, a project that receives state or federal rehabilitation tax credits does. The WHS facilitates the tax credit process including providing technical assistance and review of all tax credit projects. In addition, the society provides technical assistance to local governments as well as private citizens, regardless of whether their property is receiving tax credits, or is located within a National Register Historic District. Both the WHS and the National Park Service provide a wealth of technical information and best practices for the preservation and rehabilitation of historic properties. See Section 7 for information regarding these and other preservation resources.

ARTICLE 2.0 HISTORY & MAP

Sec. 2.1 Downtown Historic / Design Review District Map

Stevens Point's Historic / Design Review district comprises the area shown in the figure below:



Sec. 2.2 History of Districts

The Wisconsin Territory was created in 1836. At the time, Portage County encompassed a vast area stretching from the present City of Portage north to the Upper Peninsula of Michigan. The present boundaries of Portage were designated in 1856.

The City of Stevens Point is named after George Stevens, a man who established a Mill north of the current City limits. George was a trader that shipped goods up the Wisconsin River. The “point,” where Stevens launched goods and stored them in a log shanty was presumed near the present day downtown.

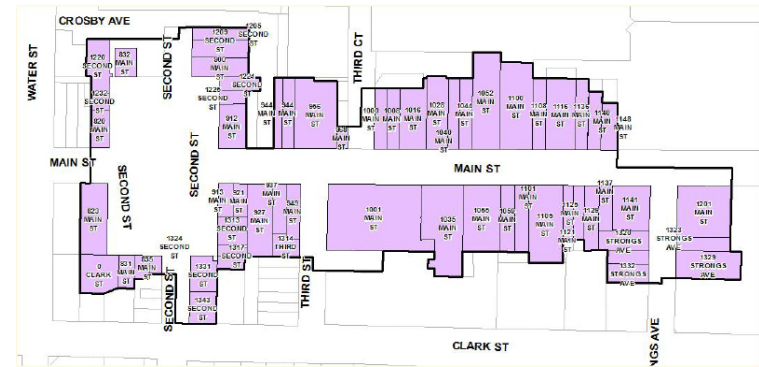
Another trader, Andrew Mullarkey established a trading post near the Point and eventually filed a plat which included the public square. Prior to its city status, Stevens Point was governed by the County Board, then became a township, town, and finally the City of Stevens Point on May 17, 1858.



Stevens Point soon became a staging area for lumber, harvested in Northern Wisconsin which floated down the Wisconsin River. The public square was used by local farmers as a place to sell goods and to date is the longest running daily farmers market in the state. In 1986 Mathias Mitchell Public Square was placed on the National Register of Historic Places. Shortly thereafter, in 1989, the square was placed on the state's



register. The figure below provides an outline of the Mathias Mitchell Public square and district.



A few years prior to the designation of the Mathias Mitchell Public Square, the HP/DRC created the City's first Historic / Design Review District which encompassed the entire downtown, including the public square and the fringes surrounding. It was primarily created to regulate new and existing development within this older area of the city. Nearly 300 properties exist within the district, which contains buildings constructed in the late-nineteenth century, many of which are well over 100 years old. Several non-contributing structures exist within the district that have very little architectural significance and are relatively new, however, still contribute to the district.

Lastly, the Clark Street Residential Historic District, the first and only residential district within the City, was created in the 1980's to preserve several unique homes east of downtown. Several unique architecture styles can be found within the district, from Queen Ann and Neo-Classical Revival to American Craftsman and Bungalow. See the appendix for complete district maps.



ARTICLE 3.0 CHANGES TO EXISTING BUILDINGS

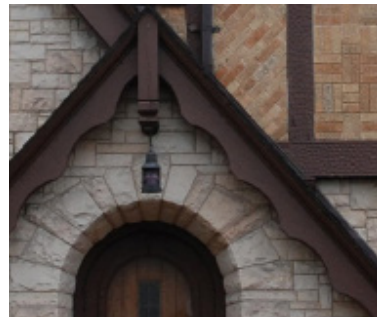
Sec. 3.1 Exterior Walls

Wall construction within the historic districts is either frame or masonry with variations of each. Most residential structures are frame while the majority of commercial and institutional buildings are brick or stone. Wall type is one of the most distinguishing characteristics of historic buildings including materials, form, color, and architectural detailing. Both the downtown and residential historic districts have remained remarkably unchanged with little original wall material being replaced or covered with an unoriginal treatment or artificial siding.

In Stevens Point's residential historic districts, the predominant type of wall covering or sheathing is wooden clapboards. Other types of exterior wooden sheathing found in the districts include shingles, flushboard (tongue-and-groove, and shiplap), and board and batten. Each individual type of exterior wall sheathing has its own distinct characteristic and details.



Brick and stone masonry walls



The majority of the commercial structures in the districts have masonry walls including brick, concrete block, stone, and stucco. There are also a number of masonry homes within the districts. Several different brick bond patterns are found within the districts such as variations of Common, Flemish, and English brick bonds. Architectural detailing on masonry walls includes quoins, corbelling, stringcourses, and decorative stonework.



Wood shingle and clapboard siding

3.1.1 Engineered or Synthetic Siding

While not found frequently in Stevens Point's historic districts, a common treatment of wood siding has been to cover the wall surface with aluminum or vinyl siding. Often this is done because the vinyl requires no painting or because the original wood siding may be deteriorating. While this practice may require less maintenance, it is an inappropriate treatment for historic buildings for a number of reasons. Perhaps most importantly, the application of engineered or synthetic siding hides or obscures historic architectural detailing such as corner boards, window casings, sills, and other details. Sometimes, architectural elements are removed in order to facilitate the installation of engineered or synthetic siding. This detailing as well as the profile of the original wood siding is what distinguishes the different types of architectural styles and gives the building its character.

Engineered or synthetic siding can also be quite damaging to a historic structure. It often covers deteriorating wood and hides water or insect damage. Wooden structures should be allowed to breathe in order for moisture to escape. Vinyl or aluminum siding can cause moisture retention and continued deterioration. Finally, the application of engineered or synthetic siding to the structure itself damages historic materials and architectural features.

Application of synthetic siding materials to historic structures, whether wood or masonry, are not recommended in all of Stevens Point's historic districts.

The proper maintenance of wood and masonry surfaces is important in the interest of both durability and protection of the material itself. Maintenance guidelines are included in the materials section of this document.



A stucco-like material (EIFS) installed over brick.



Siding removed revealing original woodwork.

Wall Guidelines

1. Historic character-defining wall features should be retained and protected including clapboards, corner boards, cornices, quoins, corbelling and other architectural detailing.
2. Original walls should be properly maintained and repaired when necessary. If an original wall feature must be replaced due to excessive deterioration or damage, the new feature should match the original in size, profile, material, and texture.
3. Wooden wall materials should be properly painted and maintained.
4. Paint should not be applied to original unpainted wall surfaces.
5. It is not recommended to cover or replace original wall surfaces with vinyl, aluminum, veneer or other synthetic siding, including chemical applications that may change the texture of the original siding.
6. Whenever synthetic siding already exists, it can be replaced with wood or an approved material. Original siding is recommended to be restored if synthetic siding is removed.
7. In cases where vinyl siding is used it is recommended to have a thickness between 0.044 - 0.055 inches, coated with a UV reflective additive and wind resistant.

Sec. 3.2 Materials

3.2.1 Wood

Wood is by far the most common architectural material found within the residential portions of the historic districts. Wood is used for clapboard

siding, shingles, windows, doors, and most architectural details such as cornices, corner boards, and brackets. It is also a common secondary material on commercial and institutional buildings particularly in windows, doors, storefront paneling, and cornices.

Ongoing maintenance of wooden material is imperative to ensure longevity of the historic structure. Improperly maintained wooden structures may exhibit warped boards, rotting wood, missing architectural details, pest infestation and blistering, chipped, and peeling paint. Most of this deterioration is due to the damaging effects of water and therefore, the prevention of moisture infiltration to the material is of primary importance.

Wood Guidelines

1. Preserve and protect character-defining wooden architectural features.
2. Routinely inspect wooden features for signs of water retention and damage, mildew, decay, and insect infestations.
3. Joints between wooden elements should be sealed with caulk and/or other sealant to prevent moisture from penetrating the wood.
4. Keep roofs, gutters and downspouts clean and maintained.
5. Proper preparation should be done prior to painting wood surfaces including:
 - a. Remove damaged paint down to the next sound paint layer using gentle techniques such as hand scraping and sanding. Sandblasting and high-pressure water treatments can damage historic wooden materials and should be avoided.
 - b. Heat guns and plates can be used if additional paint removal is necessary.
 - c. Clean the surface thoroughly with soap and water to remove all dirt and grime.
 - d. Prime any bare wood surfaces prior to painting.
 - e. Apply a sound paint film using high quality paint.
6. Repair deteriorated wood by patching and splicing with a material of similar size, shape, and texture. Materials such as aluminum, vinyl, and veneer are not recommended on historic wooden structures.

3.2.2 Masonry

Various types of masonry construction are found in the districts including brick, stone, stucco, and concrete. Buildings in the downtown commercial area are primarily of brick construction while there are also several examples of brick residential structures. Just like with wood, masonry construction contributes to a building's historic character in its texture, color, size and scale, and detailing. This architectural detailing includes subtle elements like variations in bond patterns to more prominent detailing like corbelling, brick cornices, quoins, etc.

Masonry should be properly maintained in order to prevent deterioration. Typical masonry maintenance issues include deteriorated mortar joints, broken or chipped bricks, and loose bricks. Much of this deterioration is due to the effects of weather as well as improper maintenance and cleaning.



Deteriorated masonry

Masonry Guidelines

1. Preserve and protect character-defining masonry architectural features including corbelling, cornices, sills, quoins, foundations, and walls.
2. Routinely inspect masonry features for cracks, loose bricks, and signs of weather damage paying particular attention to mortar joints.
3. Apply caulk to the joints between bricks and window frames in order to prevent water penetration.
4. Deteriorated masonry units should be repaired rather than replaced using materials that match the original in size, texture, color, and overall appearance. Synthetic materials are not recommended on historic structures for the wholesale covering of a structure.
5. Paint should not be applied to masonry surfaces that were historically not painted.
6. Removal of paint from a masonry structure is encouraged when the underlying masonry units are character defining and are in good condition, and only if safe and proper paint removal procedures are used resulting in no damage to the masonry.

7. When cleaning is necessary, proper techniques should be used.
 - a. Use the gentlest means possible including low-pressure washing with detergent and natural soft bristle brushes. Test the cleaning method on a small area first because older brick can be damaged by even low-pressure washing
 - b. Use caution when utilizing chemical cleaners. Test a small area first to determine that no damaging effects will occur. Run-off from chemical cleaning should be controlled and authorized by the City of Stevens Point prior to the cleaning process.
 - c. Sandblasting, iceblasting, corncob blasting or another method or high-pressure water blasting should not be used to clean historic masonry and may be subject penalty under WI state statute.
8. When repair to mortar joints is needed due to cracks, missing and crumbling mortar, and loose bricks, use proper techniques for re-pointing.
 - a. Remove deteriorated mortar by hand raking rather than using electric saws and hammers that can damage the brick.
 - b. Original texture, color, width, strength and profile of the historic mortar joints should be matched. Type N mortar should be used as defined by the American Society for Testing and Materials (ASTM).
 - c. Repointing with mortar that is stronger than the original, such as Portland cement, can cause brick to crack, break or spall. In re-pointing mortar joints, mortar of appropriate PSI should be used.



Re-pointed and painted masonry

3.2.3 Metal

Architectural metals are frequently found in the historic districts on both residential and non-residential construction. Cast iron columns, metal roofs, and wrought iron details are typical metal treatments in

Stevens Point and are important character-defining elements of historic architecture. Common maintenance and deterioration issues include corrosion, rust, and peeling paint. Corrosion and rust are particularly problematic as they will continue to cause deterioration of metal as long as it is exposed.

Metal Guidelines

1. Preserve and protect character-defining metal features including cast iron columns, metal roofs, gutters, architectural details, fences, gates, and hardware.
2. Routinely inspect metal features for peeling paint, corrosion, and rust.
3. Deteriorated metal should be repaired rather than replaced. Should the level of deterioration warrant replacement, the element should match the original in design, color, detail, and material.
4. Paint historic architectural materials in the appropriate manner:
 - a. Remove all loose paint and corrosion prior to repainting
 - b. Apply a rust-inhibiting primer coat after cleaning
 - c. Apply a sound paint film using high quality paint
5. Cleaning of architectural metals should be done in the appropriate manner:
 - a. Use the gentlest means possible such as detergent and soft bristled brushes on soft metals such as pressed tin, aluminum, and copper. Avoid using sandblasting or high-pressure washing on these metals. Some chemical and thermal methods are appropriate for softer metals.



- b. Stronger metals such as cast and wrought iron can be cleaned with mechanical methods such as low-pressure, dry grit blasting.
6. The protective patina coating of metals such as copper and bronze should not be removed.

Sec. 3.3 Foundations

Most buildings within the historic districts are supported by continuous foundations or by brick piers, often with panels or lattice filling the spaces between piers. While most of the foundations create crawl spaces, there are several instances of historic buildings with basements. Although the foundation is not the most prominent architectural feature of a structure, it is certainly an important character-defining element of the historic building. The most common maintenance issue with a foundation is moisture retention as a result of poor drainage and lack of ventilation of the building's crawl space, or basement. Brick foundations also can have loose or cracked brick and deterioration of mortar joints due to the settling of the structure over the years. Vegetation growing too close to the building can also result in foundation damage.

Foundation Guidelines

1. Retain and preserve historic foundations including their design, texture, color, and materials. Character-defining features of historic foundations should be retained and preserved including vents, grills, panels, piers, lattice, porch steps, basement windows and door openings.
2. If a historic foundation must be repaired or replaced, the original size, shape, texture, color, and material should be matched.
3. Protect and maintain masonry foundations by:
 - a. Cleaning, repairing, and re-pointing foundations according to masonry guidelines.



- b. Keeping vents open to insure adequate ventilation of the crawl space
 - c. Grading the site around the foundation to drain water away from the building. Install drains near the foundation if necessary.
 - d. Removing vegetation that may cause structural damage to the building's foundation.
4. Paint should not be applied to previously unpainted masonry foundations. If paint is to be applied to previously painted surfaces, it should be done in a color that closely matches the existing masonry material.
 5. New foundation openings including vents or mechanical installations should be installed only in non-character defining elevations. New openings should not be installed if they will damage the historic structure.
 6. Underpinning should consist of bricks and joint tooling that match the piers as closely as possible. Non-structural underpinning may consist of a single course of bricks, lattice brick walls, or even treated wooden lattice. If openings between brick piers are to be filled in, they should be done with similar materials or lattice. The infill area should be recessed and clearly differentiated from the original piers
 7. Structural underpinning may be a veneer wall of brick covering a concrete block wall. This thickness may meet the minimum requirements for a foundation wall. Brick lattice may also be used as a veneer to cover the concrete block.

Sec. 3.4 Windows and Doors

Window and door openings are an important architectural feature of a historic building that is both aesthetic and functional. There is a wide variety of window designs in the historic districts based on the style and period of the structure itself. Most windows in the district are double-hung wooden units with a variety of pane configurations. Since historic window treatments are indicative of a building's architectural style and period, some modern treatments have compromised the character of the historic building. For example, vinyl or substitute siding applied to a home can often

obscure architectural details of a window surround. Also, many double hung, multi-paned windows have been replaced with single pane, single sash units, dramatically changing the look of the historic structure. Doors in the district also come in an assortment of shapes, sizes, and designs. Like windows, some original doors have been replaced by stock units that are conspicuously modern and quite different from the architectural style of the structure.



Residential window and doors



Second floor commercial windows

Windows and Doors Guidelines

1. Retain and preserve historic windows and doors. All elements associated with historic windows and doors should be retained and preserved including frames, trim, sashes, muntins, glass, lintels, shutters, and hardware.
2. Windows and doors should be repaired when necessary by splicing or patching only the deteriorated section to match the original.
3. If replacement of a window or door unit is necessary, the new unit should be replaced to match the original in size, scale, material, detail, pane and/or panel configurations. Exterior aluminum clad is permitted to be installed on new wooden windows.
4. Install shutters on a historic structure only if the building would have originally had shutter assemblies. New shutters should be made of wood and should have the appearance of being functional.



5. Replacement of a multi-light window with a single-pane sash or replacing multi-sash windows with only one sash is not recommended.
6. Vinyl shutters are not recommended on historic homes.
7. Historic windows and doors should be properly maintained and protected by:
 - a. Maintaining caulking and weather stripping to ensure the unit is weather tight and to improve thermal efficiency.
 - b. Properly cleaning wood windows and doors and maintaining a sound paint film.
8. Metal storm windows with painted or baked enamel finishes are acceptable. They should have a flush front and be installed properly and should not allow moisture to accumulate. They should not be installed in a manner which would obscure or damage the existing window and frame.
9. Storm doors should be full view glass doors and constructed of wood. If metal doors must be used, they should be full view and have a baked enamel finish to match the structure's trim color.
10. Replacing transparent windows or doors with tinted or frosted glass is not recommended.
11. Introduction of new window and door openings into the principal elevations of a structure is not recommended. If permitted, new openings should be proportionally the same as existing openings and should have matching sash, glass, sills, frames, casings, and muntin patterns.
12. Sash, window panes, muntins, and rails should not be replaced with those that are incompatible in size, configuration, and reflective qualities or alter the relationship between window and wall.
13. Canvas awnings can be installed over windows and doors if they are historically appropriate. Awnings should fit within the frame of the window and be installed in a manner that does not obscure or hide any historic materials. See 4.5 for further details.

14. Permanently filling in existing window or door openings is not recommended.
15. Replacing or covering window or door openings with plywood is strongly discouraged.
16. Prefabricated snap-in muntins are not recommended.
17. Retain and preserve energy efficient features such as transom windows, awnings, shutters, skylights, and porches.



Sec. 3.5 Roofs

There is a variety of historic roof configurations in the residential portions of historic districts, including primarily gable and hip, but also gambrel, and mansard. Most roofs in the downtown are flat or slightly pitched roofs hidden behind masonry parapet walls. Important roof elements commonly found in the district include chimneys, turrets, and cupolas. Almost as important to the historic character of the building as the roof's overall form, is the historic roofing material. Slate, clay tile, metal, and asphalt shingles are scattered throughout the historic districts. The most important maintenance issue with historic roofs is ensuring that they are watertight and properly ventilated.

Steeply pitched gable roof



Hipped Roof



Hipped roof with front gable



Gambrel Roof



Roof Guidelines

1. Retain and preserve historic roofs and roofing materials including its overall design, shape, pitch, and line.
2. Character-defining elements of historic roofs should be retained and preserved including dormer windows, chimneys, turrets, cupolas, and parapet walls. Eave overhangs, moldings and trim, and soffit boards should also be retained and preserved.
3. Roofs on historic structures are often characterized by their historic material including clay tiles, slate or wood shingles, and metal. These materials should be retained and preserved.
4. The use of white, red, blue, green or very light colored shingles is strongly discouraged, as houses built prior to 1920 utilized dark shingles such as brown, grey and black.
5. Changing the historic character of the building by adding roof elements that are not historically accurate such as dormer windows, vents, or skylights is not recommended.
6. Protect and maintain historic roofs in an appropriate manner:
 - a. Ensure the roof is weather tight by repairing leaks and deteriorated metal flashing.
 - b. Routinely clean gutters and downspouts.
 - c. Roofs should be properly ventilated to prevent moisture retention and condensation as well as insect infestation.
 - d. Roofing material should be adequately anchored to protect against wind and weather damage.
 - e. Protect a roof from vegetation that may potentially damage the roof.
 - f. For flat roofs, it is important to insure that they are properly drained and watertight.

7. Roof ventilators and other mechanical items should be installed on rear slopes or other locations not easily visible from the public right-of-way. Roof additions in downtown should be placed away from the primary elevation or hidden behind parapet walls.
8. Built-in gutters that are important to the architecture of the structure should be repaired rather than removed.
9. Painting roofing materials that historically were not painted is not recommended.
10. The installation of new gutters and downspouts is appropriate and should be done in a manner that does not damage any architectural features.

Sec. 3.6 Porches and Entryways

Entrances and porches are the focal point of a historic building. Porches were historically a center of activity in a residential structure. The design of a building's entryway is indicative of the structure's architectural style and period. In Stevens Point's historic districts, there are several types of architecture, ranging from Italianate to Queen Anne, to American Craftsman, Foursquare and Bungalow, many of which incorporate ornate front porches with intricate balustrades and sawn brackets. It is important that these primary significant features be retained, preserved, and if necessary, reconstructed.



Porches and Entryway Guidelines

1. Entryways and porches are important character-defining elements of a historic structure and should be retained and preserved. Important elements include steps, columns, balustrades, doors, railings, brackets, roofs, cornices, and entablatures.
2. If replacement of a porch element is necessary, replace only the deteriorated or missing detail with new materials that match the design of the original as closely as possible.



Well maintained porches preserve significant architectural features

3. Protect and maintain historic porches and entrances in appropriate ways:
 - a. Periodically clean wooden surfaces, remove rust from metal, and keep a sound paint film on all painted porch surfaces.
 - b. Ensure that water effectively runs off of floors and steps.
 - c. Replace rotted floor boards or other porch materials.
4. Reconstruction of missing or extensively deteriorated porches is encouraged. Reconstructed porches should be based on documentary evidence. If adequate documentation is not available, a new design is appropriate if it is compatible with the style and period of the building.
5. It is not recommended to enclose porches on primary elevations. Porches on rear elevations not seen from the public right-of-way may be screened or enclosed only if the work is designed so that it can be installed or removed without damage to the historic structure.



6. Repairs to porches using materials incompatible with the original materials are not recommended.

For example, metal supports should not be used as substitutes for wood columns, plywood should not be substituted for beaded board ceilings, and concrete should not be used as a substitute for tongue-and-groove wood flooring.

7. The installation of temporary features to aid the handicapped and disabled is recommended if the features are added to a non-character defining elevation of a structure and designed so that it can be installed or removed without damage to the historic structure.



8. Introducing new entrances on a primary elevation is not recommended.

Sec. 3.7 Storefronts

The storefront is the most important character-defining element of a commercial façade both aesthetically and functionally. Historic, turn of the century storefronts in Stevens Point had large display windows above wooden or masonry bulkheads with transom windows above. They also typically had recessed entryways in the center of the façade flanked by the display windows. Some used porticos over entryways, which protruded from the facade.



Storefront Guidelines

1. Retain and preserve historic materials including wood, stone, architectural metal, and cast iron.

2. Retain and preserve commercial storefronts and storefront details that contribute to the historic character of the building including display windows, recessed entryways, doors, transoms, corner posts, columns, and other decorative features.
3. Follow the guidelines outlined in the materials section in order to protect and maintain historic storefront materials such as wood, masonry, and architectural metals.
4. If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
5. If reconstructing a historic storefront, base the design on historic research, physical evidence, and photographic documentation, if available. Recreate the original architectural elements including overall proportions, fenestration, dimensions, and orientation.
6. Altering the entrance, including its location, through a significant storefront is not recommended. Changing a storefront so that it appears as an office or residential use other than commercial is not recommended.
7. Using materials which detract from the historic or architectural character of the building, such as mirrored glass, are not recommended.



Reconstructed storefront based on original design

Sec. 3.8 Upper Facades

Upper façades on historic commercial buildings are quite different in their function, and therefore design. Commercial buildings were originally designed to have a commercial function on the first level, and an office or residential function on the upper floors. While not often used that way today, a growing trend in downtown revitalization is to bring a residential function back into a city's historic core. This practice is more prevalent in downtown Stevens Point.

The detailing on upper façades can be quite elaborate with variations in materials, brick corbelling, ornate cornices, or parapet walls. There is also a wide variety of window types and configurations.

Upper Facade Guidelines

1. Retain and preserve historic façades and their architectural features such as brick corbelling, brick and stone string courses, quoins, stone and tile coping, cornices, and other façade elements.
2. Retain and preserve historic materials whenever possible including wood, stone, architectural metal, and cast iron.
3. It is not recommended to cover architectural details or entire façades with non-historic materials or treatments.



Siding installed over original material

4. If replacement of an upper façade feature is necessary, replace the deteriorated element with a new element and design that matches the original in size, scale, design, proportion, detail, and material, if possible.
5. Using materials which detract from the historic or architectural character of the building, such as mirrored glass, are not recommended.

6. Original windows should not be covered up or bricked-in.
7. Original windows on upper floors that are located on rear or noncharacter-defining elevations may be repaired or replaced with vinyl-clad windows that match the originals in design, size, proportions, and detail.



Covering or filling in original window or door openings is not recommended

Sec. 3.9 Rear Elevations

Rear elevations on historic commercial buildings are of simple design reflecting their utilitarian function. These elevations, with rear entrances to shops, offices, and residential spaces, still foster a great deal of activity.

Rear Elevation Guidelines

1. Retain and preserve historic side and rear elevations and their architectural features.
2. Historic structures that are adjacent to rear parking areas or public rights-of-way are encouraged to utilize rear entrances allowing public and private access. If the rear entrance is public, awnings and other exterior features should be more subdued than those of the primary elevation.
3. Whenever a rear elevation faces a public right-of-way or parking facility, particularly on the waterfront, unnecessary utility lines and equipment should be removed, whenever possible. New utility and mechanical equipment should be placed in inconspicuous locations such as the roof or screened from public view.



4. Residential features such as window boxes, window air conditioning units, etc, should be located on rear or side elevations and should be appropriate to the style of the historic structure. Small satellite dishes or television antennas should be as inconspicuous as possible, preferably being located on rooftops.



Sec. 3.10 Architectural Details

Historic structures are often defined by their architectural detailing and ornamentation. On residential structures, eaves, brackets, columns, balusters, door and window casings, and other details such as molding, trim and clapboards all contribute significantly to the historic character of the building. Commercial buildings have cornices, friezes, columns, brick corbelling, string courses, quoins, columns, pilasters and other features that also enhance the architectural character of this building type.



Architectural Details Guidelines

1. Original architectural components and details should be retained when ever possible.
2. When architectural components and details must be replaced, the new components or details should match the historic elements as closely as possible in style, proportion, and material.
3. Architectural components and details that are not appropriate to the historic character of the structure should not be added. New features should not be added unless there is a physical or other evidence that they historically existed.
4. Historic architectural components should not be replaced with materials, such as plywood, vinyl, and aluminum that would not have been used in the original construction.
5. Architectural details should not be covered or obscured by artificial siding.

Sec. 3.11 Paint

Painting of materials, such as metal and brick are discussed throughout the design guidelines. Please refer to the appropriate sections for specifics relating to the painting of different materials. The HP/DRC does review paint color. Therefore, a property owner within a historic district does need to obtain approval for color, and may also have to receive approval for the painting of certain materials in those cases where outlined previously. The HP/DRC or their designated agent should be contacted whenever painting is proposed to ensure necessary approvals are followed. The guidelines for paint presented in this document are included only as a guide to the proper methods to apply and maintain paint on a historic structure.

Paint serves two primary purposes on a historic structure: to provide character and detail to the building, and to preserve and protect wood and some metal surfaces. Masonry surfaces were historically left unpainted while some metal surfaces such as copper or bronze were left uncoated as well.

Paint provides a level of visual detail on a structure much to the same degree as an architectural component like a cornice or porch. The body of a building is typically painted a lighter color than the trim and other detailing, thus accentuating the architectural detail of the structure.

On a Victorian structure for instance, paint schemes often include a number of different colors that are intended to highlight the intricate woodwork and detail of the building.



Painted historic home outlining intricate detailing

The Historic Preservation / Design Review Commission, as well as the City's Common Council have adopted the following paint palettes to be used for properties within historic and design review districts and individual designated historic properties. They are available within the City's Community Development Department.

1. Sherwin-Williams: America's Heritage—Historical Exterior Colors
2. Benjamin Moore: Color Collections: Historical Colors
3. Valspar Paint: National Trust Historic Colors - Exterior

The Historic Preservation Design Review Commission chairperson and designated agent can approve adopted paint pallet colors. Note that approved paint color does not have to be specifically bought from the above paint manufacturer. The applicant shall be permitted to color match paint from the approved color palettes utilizing a different paint manufacturer.

Paint Guidelines

1. Avoid bright colors such as day-glow, neon, and metallic colors in historic districts.

2. No more than three of the approved colors for the body, trim, and accent color are recommended. Both the trim and accent color should complement the body color.
3. Using high-quality paint, apply a sound paint film to surfaces that were historically painted.
4. Follow preparation and application guidelines in previous sections on wood, metal, and masonry materials.
5. Select paint schemes that are most appropriate to the architectural style and period of the historic structure.

6. Painting architectural features such as trim, brackets, corner boards and moldings a different color than the body of the structure will accentuate these architectural details.
7. When applying paint to a historic building, care should be given not to conceal any architectural details or texture of the underlying material.



Multiple colors used to accentuate details

8. "Liquid vinyl" treatments are not recommended on historic structures.
9. Masonry surfaces were historically unpainted and should not be painted. Paint previously painted masonry materials in colors that reflect the original underlying material.

Sec. 3.12 Outbuildings and Accessory Structures

Original outbuildings such as barns, sheds, and garages, have often gained historic significance in their own right due to their construction method, architectural style, and period. In fact, many of these structures still survive in the districts and are still being used as they were originally intended. Many of these historic outbuildings have architectural characteristics and style similar to the primary structure with which they are associated. They are more utilitarian in nature, and are usually situated in rear yards adjacent to alleyways.

Outbuildings and Accessory Structures Guidelines

1. The same criteria related to the use of materials for new construction apply to outbuildings and accessory structures.
2. Retain and preserve original outbuildings which have gained historic significance on their own.
3. Architectural elements of historic outbuildings such as roofs, siding, material, windows and doors, foundations, and character-defining detailing should be retained and preserved.
4. If replacement of an element on a historic outbuilding is necessary, replace only the deteriorated portion to match the original in material, size, proportion, texture, and detailing.

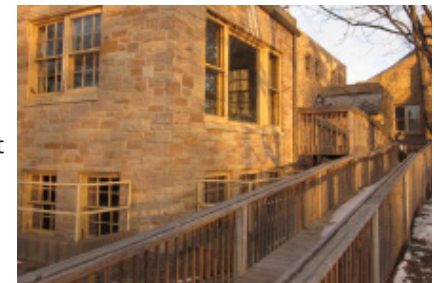


5. Designs for new outbuildings and accessory structures should complement the architectural style and period of the primary structures as well as examples of similar structures within the district.
6. New outbuildings should be located in rear yards if possible.
7. New outbuildings should be proportionally the same in size and height to the primary structure as is seen in the relationship between other primary and secondary structures in the district.
8. Prefabricated wooden accessory structures that are not architecturally similar to the primary structure are allowed only if screened from view from any existing right-of-way. Prefabricated metal storage buildings are not recommended.

Sec. 3.13 Safety and Accessibility

Due to the fact that historic structures were constructed before life safety and accessibility codes were developed, they normally don't meet modern safety and accessibility standards as required by local building and fire codes. Some renovations to historic structures can trigger these codes and therefore, facilities for safety and accessibility should be incorporated into the project. Wisconsin State Building Code and federal requirements related to the Americans with Disabilities Act provide certain flexibility concerning historic structures. Contact the building inspection office for complete details regarding these matters.

While these building codes often result in substantial changes to a historic property, the installation of accessibility and life safety features can usually be done in a manner that does not compromise the historic character of the structure.



Accessibility ramp added complying with ADA

Safety and Accessibility Guidelines

1. When projects must include the addition of health and safety features, whatever means possible should be used to minimize visual impact, and protect the historic character of the structure, and its character-defining details.

2. Health and safety features including fire escapes and access ramps should be designed so there is minimal visual impact to the historic structure. If possible, they should be located on rear elevations where they are not visible from the public right-of-way.
3. Health and safety features that are visible from the public right-of-way should be constructed so that the scale, materials, and details are compatible with the historic structure.
4. Fire escapes and access ramps should be constructed in such a way that they can be removed with minimal damage to the historic structure. If feasible, new doors for fire escapes should be located in existing openings.



Fire escape and access accommodations should be placed on rear elevations if possible.

Sec. 3.14 Mechanical and Communication Equipment

Installation, rehabilitation, or replacement of mechanical equipment should be planned to minimize changes to the appearance of a structure. Building systems include mechanical and electrical equipment, distribution lines; plumbing pipes and vents; and communication systems, such as telephone and television. Conformance with local building codes and utility company standards and practices is required for the installation, upgrading, or replacement of building systems.

Communication systems such as television antennae, satellite dishes, and cellular phone towers can dramatically affect the character of the historic environment. Care should be given so that the installation of these systems minimize their visual and physical impact to historic districts.

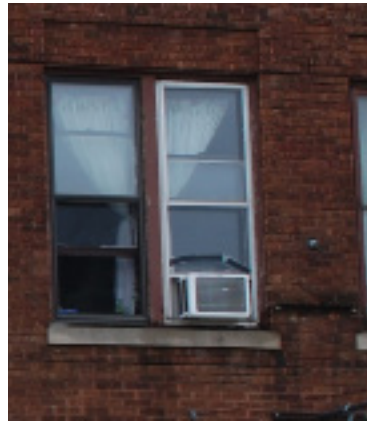
Mechanical and Communication Equipment Guidelines

1. Some historic mechanical equipment such as plumbing, early lighting fixtures, and vents are important architectural features and should be retained and preserved whenever possible.
2. Mechanical fasteners used for equipment should be installed within the mortar joints and not within the masonry.
3. New mechanical equipment should be installed in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of a building.
4. Mechanical equipment including utility meters and heating and air-conditioning equipment should be located at the rear of a structure if feasible. Mechanical equipment which can be seen from the street should be screened with shrubbery or appropriate fencing.
5. Mechanical equipment on historic commercial structures should be screened from public view on rear elevations or behind parapet walls on the roof.
6. Install new air-conditioning units so that excessive moisture does not accumulate and increase the chance of deterioration of historic materials.
7. When installing window air-conditioning units, place them in windows on the rear elevations not easily seen from a public right-of-way. Install them in such a manner that there is no damage to the existing window sill and sashes.
8. If feasible, mechanical supply lines and ductwork should be located inside buildings. Exterior mechanical supply lines and ductwork should be disguised by architectural elements compatible with the character of the building and should be located as inconspicuously as possible.
9. Plumbing vents and solar collectors should not be visible from the street.
10. Attaching exterior electrical, telephone, television, etc. cables to the principal elevations of the buildings is not recommended.

11. Locate television antennas and satellite dishes on rear elevations where they are not easily seen from a public right-of-way.
12. Stealth techniques for the installation of cellular phone systems should be used whenever possible. Locating cellular units on roofs on church steeples, or on existing communication towers is preferable to the construction of a new tower.



Screen mechanical systems



Place window units on rear elevations

ARTICLE 4.0 STREETSCAPE AND SITE DESIGN

Sec. 4.1 Landscaping

The landscape of historic districts is often as historically significant as the structures themselves, particularly in the residential areas. Some of the trees in historic districts are as old if not older than the historic buildings. While a building can be renovated or restored, vegetation cannot. Therefore, it is critical that mature and historic trees contributing to the character of the district be preserved and maintained.

New vegetation should be sensitive to the existing character of the district as well. Care should be given to incorporate new landscaping that is appropriate in size, scale, and species.

Landscaping Guidelines

1. Retain and preserve significant and character-defining vegetation including mature trees, hedges, shrubs, and ground cover whenever possible.
2. Historic site features, such as walkways, walls, formal and informal gardens, fountains, and trellises should be retained.
3. Trees and other vegetation should not block views of historic structures and should be well maintained and pruned regularly.
4. When adding new landscaping, native and commonly occurring vegetation is recommended. New plant materials should be appropriate in species and scale to existing plant materials in the immediate vicinity.
5. Shrubbery planted along building edges and property lines should have a mature height of less than six (6) feet.
6. Trees, shrubs, and fencing should be used to screen service areas, garbage enclosures and, whenever possible, parking areas.

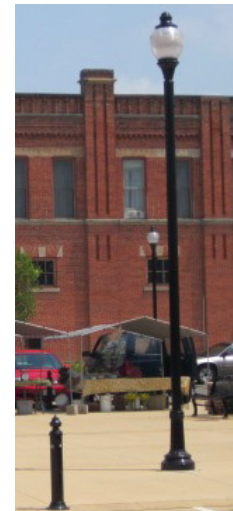
7. When undertaking new construction, significant trees or vegetation should be preserved.
8. Trees with a diameter of six (6) inches or greater should not be removed. Removal of significant trees should only be done if it has disease or storm damage, or is a safety hazard to historic structures.
9. If a diseased, storm damaged or safety hazard tree is removed, it should be replaced by a suitable species, as designated in an approved landscaping plan, within sixty (60) days from time of removal.

Sec. 4.2 Lighting

Lighting in the historic districts should be planned in such a way that provides adequate safety but does not overly illuminate the district. Fixture design, in particular, should be appropriate to the building and district.

Lighting Guidelines

1. The design of lighting fixtures and poles should be compatible in size, scale, material, and brightness with the structure, landscape, and neighborhood setting.
2. Use understated techniques and light sources to highlight a building's architecture.
3. Existing or new lighting should not adversely affect or spill over into neighboring properties.
4. A low height is recommended for light poles in most locations.
5. Utility lines, including electricity to lighting fixtures, should be buried whenever possible.
6. Low height, low brightness landscape lights are allowed as long as they don't detract from the structure or historic landscape.



7. Standard utility company security lights on utility poles are not recommended for area lighting in the historic districts. Use fixture designs that are appropriate to the structure and district.
8. In commercial areas or in public rights-of way, use appropriate style and intensity of lighting that provides a safe environment for pedestrians while not adversely affecting the district.
9. Lighting in parking lots should be directional and not spill over into adjacent properties.
10. If a lighting fixture is attached to an historic structure, it should be done in a way that does not damage the structure or any architectural feature and can be removed without damaging the structure.



Sec. 4.3 Parking, Driveways and Sidewalks

Paving treatments in the commercial and residential portions of historic districts are different from each other in design, material, and function. In residential districts, a number of diverse paving materials are used including gravel, crushed stone, concrete, and brick. Driveways are narrow and parking areas small, reflecting the private use of these areas. Off-street parking areas are often in rear yards accessed from alley ways. Due to the small size of residential lots as well as the early, pre-automobile development of the district, some lots do not have parking areas at all.

The commercial area should accommodate more vehicular and pedestrian traffic and therefore have wider streets and sidewalks, as well as the provision of off-street parking in many locations. The most noticeable aspect of this configuration is the existence of parking behind structures or within the interior of the street block. Pedestrian mobility and access is a historic function of the commercial core and remains a critical feature of a vibrant downtown. Equally important is softening the harsh landscape of streets, sidewalks, and parking lots with vegetation and lighting that is safe and conducive to a pedestrian atmosphere.

4.3.1 Landscaping Guidelines

1. Parking lots, driveways, and sidewalks shall comply with any ordinance requirements for size and landscaping elements as well as site grading.
2. On-site parking within commercial areas should be to the side or rear of the structure. Front yards, in particular, should be used for building area to create a continuous street wall consistent with the historic development of the commercial district.
3. Parking in residential areas should be to the rear of the structure whenever possible. Parking in front yards is not recommended.
4. Large expanses of parking are not recommended. Parking should be adequately landscaped with buffers and vegetative islands. Pedestrian access and crossings should be clearly designated in parking areas.
5. Parking should be screened from the right-of-way whenever possible. Vegetative buffer strips, fencing, low-masonry walls, etc., should be utilized to minimize the visual impact of parking and vehicles.
6. Commercial parking areas should be surfaced with suitable materials such as asphalt, concrete, brick, etc. Gravel, crushed stone, or other loose material including unpaved lots are not recommended.
7. Residential parking areas should be surfaced with appropriate materials such as brick, concrete, and asphalt.
8. The design of deck parking should be appropriate to the district in size, scale, proportion, and materials and should comply with the guidelines for new construction.
9. New parking lots in downtown commercial areas should use buffer strips, shrubbery, iron fencing, etc., along its perimeter to create a strong edge between the pedestrian sidewalk and parking areas.

4.3.2 Driveway Guidelines

1. Driveways on residential and commercial properties within the historic districts should be composed of either concrete, brick, or asphalt. Loose material is not recommended.
2. Circular drives in front yards are not recommended.
3. Double width drives that are visible from the public right-of-way are not recommended.
4. Curb-cuts should be located in accordance with city ordinance and should be kept to the smallest openings that are functional.
5. New driveways should be designed to minimize any impact to the landscape, building, and historic curbing.

4.3.3 Walkway Guidelines

1. Historic walkways and sidewalk materials should be retained and preserved whenever possible. New sidewalks in historic districts should be composed of either concrete, brick, stone or other masonry material such as pavers or scored concrete.
2. Walkways in commercial areas should be utilized to connect parking and commercial uses. Pedestrian walkways in parking areas or crosswalks at street intersections should be clearly differentiated either in material or striping.
3. Walkways and steps should be compatible to the architectural style and character of the structure located on the property.
4. Front walks in residential areas should lead directly from the public sidewalk to the front door of the structure.



5. Walks should be flush with the grade of the front yard and with the public sidewalk.

Sec. 4.4 Signs



From commercial signs to wayfinding systems to the identification of residential structures, signage in historic districts comes in all shapes and sizes. While signs serve important functions, sensitive design that complements and does not detract from historic architecture can enhance the historic districts. Some signage is historic in its own right.

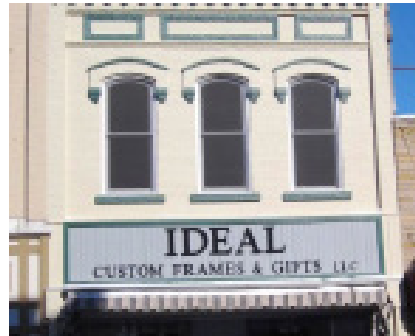
Signage on commercial properties is typically either freestanding, wall, window, awning, projecting, or sandwich board design. Size, type, and location of signs are important design considerations for commercial structures and help define the pedestrian qualities of the downtown.

In Steven Point's historic residential areas, small uniform identification signs are affixed to many historic structures indicating the name and date of the building's construction. Some residential structures that have been converted into retail or office uses have small, freestanding signs that identify the business while maintaining an overall residential quality.

When submitting a design review request for a sign in the historic districts, the applicant must submit a sample of the sign design to staff and the HP/DRC. This submittal must include an accurate description of the sign including size, material, and location, along with a material sample, if available. In addition to these design guidelines, signs in the historic district must meet all applicable requirements of the Uniform Sign Code.

Sign Guidelines

1. Some signage has gained historic significance in its own right. Whenever possible, retain and preserve historic signage.
2. The request for design review meets all applicable requirements of the sign regulations of the City of Stevens Point.
3. Portable signs, including banners, unless otherwise specified, are not recommended.
4. Size, scale, location, style and material of signage should be compatible with the architecture of the historic buildings and character of the district.
5. Signs attached to an historic structure should be mounted so that no significant architectural feature is concealed or damaged.
6. Wall signs on commercial buildings should be flush-mounted in appropriate locations in the wall space above the storefront.
7. Projecting signs are appropriate within the districts.
8. Window signs are appropriate within the districts.
9. Mechanical fasteners used for signs should be installed within the mortar joints and not within the masonry.
10. Sandwich board type signs are appropriate within the districts. Neon, back-lit, and portable signs, (excluding sandwich board signs), are not recommended in the District.



11. Awning signs are appropriate on awnings that meet the guidelines in the next sections and are proportional to the awning and not oversized. Generally, the sign should be placed on the awning valance.



12. Historic sign materials such as wood, metal, and masonry are preferred for sign construction. Contemporary materials such as plastic and vinyl are permitted if they are of high quality, sturdy material and do not produce glare.



13. External lighting, such as gooseneck style is preferred over back lit or internally lit wall, projecting and freestanding signs.

14. Cabinet signs are not recommended within the Downtown Historic / Design Review District. Maintenance of existing cabinet signs is permitted, including the changing of the face of existing cabinet signs.

Sec. 4.5 Awnings

Awnings were historically found on commercial structures as well as on some types of residential buildings. While they have functional merits in providing shade and reducing heat gain in a building, their design and application contribute significantly to the architectural character of a historic structure.

Awning Guidelines

1. Awnings in commercial areas should be made of canvas or other woven fabric with canvas-like qualities.



Non-historic awnings



2. Awnings should be placed only on structures for which they are historically accurate or which there exists physical evidence of a previous treatment.
3. Signs are permitted on awnings provided they meet the applicable sign requirements within the sign code.
4. Awnings should be placed appropriately to fit in the openings above display windows and doors. They should be affixed so that no architectural features are concealed or damaged.
5. Awning graphics should be limited to 20% of the total awning area.
6. Graphics on awning end panels should not exceed eight square feet where adjacent to residential areas and 16 square feet in commercial areas.
7. Street level awnings should be mounted so that the valance is no less than eight feet six inches above the finished grade, and the awning should project out a minimum of three feet six inches, but may extend two feet in from face of curb or seven feet from building face, whichever is less.



8. Metal or back-lit awnings are not recommended on commercial buildings.
9. Canvas awnings can be installed over windows and doors if they are historically appropriate. Awnings should fit within the frame of the window and should be installed in a manner that does not obscure or hide any historic materials.
10. Awnings should be opaque except the area of allowable graphics.
11. Semi-circular, barrel type (balloon) awnings are not recommended.
12. Continuous awnings or awnings that cover architectural features such as piers or columns, are not recommended.
13. Awnings should be mounted within the window opening, directly on the frame. On masonry structures, attachments for awnings should be made in the mortar joints and not in the brick itself.
14. Awnings should be constructed of fire resistant materials.
15. Residentially used awnings should be made of either canvas, vinyl-coated canvas, or acrylic. Metal awnings are not recommended on pre-World War II homes.



Inappropriate residential awnings

Sec. 4.6 Fences and Walls

Many different types of fencing and walls can be found in historic districts including low masonry walls, wooden picket and privacy fences, and wrought iron fences and gates. In residential areas, fences and walls were used historically to enclose yard areas and define property lines. In commercial areas, fences and walls can be used to screen service areas and parking lots. Fences are prominent landscape features and should be constructed in a manner and design that is sensitive to the character of the historic structure and district.

Fence and Wall Guidelines



1. Retain and preserve historic fences and walls whenever possible including gates, hardware, cast or wrought iron details, ornamental pickets, etc.
2. Wood, brick, stone, decorative block, and iron are appropriate fencing materials in the historic districts. Welded wire, when permanently attached to wooden or iron posts is allowed if covered with vegetation. Vinyl fences and chain link fences are not recommended.
3. Deteriorated fence and wall elements should be repaired rather than replaced. New elements should match the original in material, texture, and design.
4. Fences and walls should be properly maintained according to guidelines for masonry, wood, and metal.
5. New fences and walls should be of a design that is appropriate to the architectural style and period of the historic structure.
6. Front yard fences should be of an open design such as picket and no greater than three feet in height. It is not recommended to use solid privacy fences in front yards. Split rail, basketweave, lattice and shadowbox are also not recommended.
7. Wooden privacy fences in side and rear yards should not extend past the rear elevation of the structure. Rear yard fences should not

exceed ten feet in height.

8. Fences and walls should be used to screen service areas, garbage receptacles, and parking lots in the commercial areas.
9. Masonry walls that were historically unpainted should not be painted. Repainting previously painted masonry walls is permitted.
10. Retaining walls, when visible from a public right-of-way, should be constructed of brick or stone. Landscape timbers and railroad ties may be used when they are not visible from the public right-of-way.



Sec. 4.7 Piers and Docks

While not numerous, a small amount of docks and piers exist along the waterfront. The design of these public and private structures contributes to the unique character of Stevens Point's historic districts.

Piers and Docks Guidelines

1. Piers, bulkheads, and docks may be made of wood, composite or synthetic material decking and railing. Vinyl is not recommended. Pilings may be of wood, concrete, or steel.
2. Piers and docks should use lighting that is unobtrusive to the quality of the historic district. All lighting should meet the guidelines listed previously in this section.
3. Piers and docks should be of a scale appropriate to the character of the historic district.

Sec. 4.8 Sidewalks

Activities such as the sale of merchandise and dining create a vibrant, pedestrian friendly atmosphere in a successful downtown. Benches, garbage receptacles, tables, and other sidewalk furniture are important to an urban environment and allow shoppers and workers the ability to use the sidewalk.

Sidewalk Furniture Guidelines

1. Sidewalk cafe / dining and outdoor display of merchandise is permitted within the Downtown Historic / Design Review District provided that the business owner has obtained a permit from the applicable City Department stating that all codes and criteria related to sidewalks have been met.
2. Sidewalk furniture should enhance the streetscape and the site on which they are located. Appropriate materials include wood and metal. Plastic, vinyl, or contemporary styled elements detract from the historic quality of the streetscape and should not be used. Avoid any highly ornate design that would misrepresent the history of the area.
3. Benches and garbage receptacles must meet all city requirements and should be similar in design to existing furniture.



Redeveloped Downtown Square



Sidewalk Cafe/Dining

ARTICLE 5.0 NEW CONSTRUCTION

New construction within a historic district can have a substantial impact on adjacent historic properties and the districts as a whole. While contemporary design is always encouraged in the historic districts, it is important that this new development be compatible with the overall character of the districts. Design characteristics such as building form (scale, massing, height, and orientation) and architectural elements (materials, architectural detail, windows, doors, and roof forms) should be considered when evaluating any proposed new building within a historic district. New design that mimics historic structures to the point that there is no clear distinction between the two is strongly discouraged in historic districts.

Differences between commercial and residential building construction and site planning, as it relates to new construction, are presented separately in this section.

Sec. 5.1 Commercial Construction

New construction in a historic district has the potential to dramatically affect the quality and feel of a historic district. This is especially the case in a commercial area where the dynamics are constantly changing with new buildings, additions to existing buildings as businesses expand, or other issues such as parking or signage. New construction and contemporary design that is compatible within the context of the historic district is always encouraged and is important to economic development. A regulatory environment that discourages creative or contemporary design to the point that new construction is discouraged threatens the overall economic health of a downtown. Therefore, a design guideline document must provide the most flexibility while fostering new construction that respects the existing district. It is imperative that new development recognize and complement both the existing historic environment within downtown.

New construction applications, due to their potential impact, should include a site plan, conceptual drawings (measured drawings if possible), material samples, and pictures of the site and surrounding buildings. These

items can be completed without significant expense and will most likely be necessary in the early design process prior to submitting to the Historic Preservation / Design Review Commission.

Finally, it should be noted that the general guidelines in previous sections (windows and doors, materials, site features, etc) are to be applied to new construction as well.

5.1.1 Massing, Scale and Orientation Guidelines

A new building in the downtown area should be of similar size, scale, and orientation as the existing built environment. For example, the majority of commercial structures in downtown Stevens Point are one or two stories tall while a few are even taller. Also, most buildings within the district tend to vary largely in width. Within a single block face, the scale of the structures themselves varies slightly. A new structure should never overpower the existing adjacent buildings, thus drawing attention to itself and detracting from the remainder of the historic district .



Appropriate infill construction

It is common for institutional buildings, such as a city hall or a church, to be built on a larger scale than other buildings. Often, these structures are not only taller and wider, but are also placed differently on a lot, set back further from the street and from adjacent buildings. The majority of commercial buildings in downtown are built to the lot line directly adjacent to the sidewalk. A civic building, on the other hand, may be set back further leaving room for a landscaped area or perhaps even a public gathering space. Typically, these structures are built on a corner rather than the interior of a block face, and are intended to maximize views to and from the structure.

5.1.2 Commercial: Massing, Scale and Orientation Guidelines

1. Buildings within Stevens Point's Downtown Historic / Design Review District are of similar heights. Therefore, the height of a new building should be compatible with other buildings in the district when measured from grade.
2. All new buildings should be compatible in height with adjacent buildings on the block.
3. A new building's height to width ratio should be consistent with existing historic structures. Floor-to-floor heights of new buildings should be similar to the proportions of the existing .
4. The overall building massing and placement on the lot should be similar to that of other buildings in the historic district. Commercial buildings within the interior of the block should be built to the front property line resulting in a continuous building line.
5. The space between buildings should reflect the existing pattern of property development within the district. Historically, buildings within the interior of a block were built to the side property line, usually sharing a wall with its neighbor.
6. Where buildings are set back from the front property line, the parking should be to the side and rear only.
7. New buildings should have their main entrance and primary architectural façade facing the street. New buildings should have a rear entrance to accommodate rear parking and access.
8. New construction projects should follow the site features and district setting guidelines found in Article 4 of this document.

5.1.3 Design, Proportion and Architectural Element Guidelines

Buildings within historic downtown Stevens Point exhibit a variety of architectural styles. Therefore, new construction is not required to be built to any particular style, but should include similar design elements, materials, and fenestration as other buildings in the district. Windows and doors, architectural details, and roof form are all very important in defining the overall design and provides compatibility with the historic districts.

1. The design of a new building should not attempt to create a false historic appearance, but rather complement buildings in the existing district. New construction should have its own character and style.
2. Use materials that are common to the district such as brick, stone, terra cotta, wood, and metal. Modern materials are appropriate on a new building, however, masonry should be the predominant material on the façade as most of downtown's historic structures are brick or stone. Whenever modern materials are used, they should be similar in their physical qualities to historic materials found in the district.
3. The fenestration of a new building should reflect that of existing historic structures within the district in proportion, shape, location, pattern and size. The ratio of solids to voids on a building's façade should reflect the buildings within the same block.
4. New construction should include storefront elements proportional to that of existing historic structures.
5. Aluminum and vinyl siding are not recommended on new construction within the Downtown Historic / Design Review District .
6. Architectural details such as cornices, arches, and parapet walls give a building texture and define its scale. New construction should reflect that of existing structures. The orientation and pattern of windows, doors, and architectural details can help reduce the impact to new construction.
7. The design of deck parking should be compatible to the district in size, scale, proportion, and materials.

Sec. 5.2 Residential Construction

New construction within the residential historic districts can have equally as significant an impact as those within the downtown. While there are fewer infill projects in the residential areas, there is still the potential for new construction. As in commercial construction, architectural expression that complements the district is encouraged within the residential portions of the Downtown Historic / Design Review District and residential historic districts. New construction that respects the quality and design of the historic districts is important in preserving the overall character of the district. New residential construction is evaluated based on its size and scale, orientation on the lot, materials, architectural details, and site features.

5.2.1 Massing, Scale and Orientation Guidelines

As with commercial construction, size and scale of a residential structure as well as its orientation is of primary importance. Residential buildings within historic districts display a variety of heights and scale with most buildings being two stories. Examples of one and three story buildings are also seen. Homes in the districts are also typically built close to the street, but the setbacks vary from block to block. Some blocks with architecture more significant in scale have the buildings being set back further from the street than others. Finally, the majority of residential buildings in the districts are oriented facing the street with a front porch, portico, or stoop.

1. The height of new construction should be compatible with other residential buildings in the district when measured from the current Base Flood Elevation (BFE).
2. Oversized or monumental residential construction is not prevalent in the districts and should be avoided. Only in special cases and in strategic locations should this type of architecture be permitted.
3. In order to retain a continuous block face, new homes should not be built farther back than an average of its neighbors along the same side of the street within the same block face, even if permitted by zoning code.
4. Main entrances should be clearly evident and should be oriented toward the sidewalk and street. If possible, new buildings should include a front porch or portico.

5. New construction projects should follow the site features and district setting guidelines found in Article 3 of this document.



Inappropriate new construction within a historic district.

5.2.2 Design, Proportion and Architectural Element Guidelines

Residential structures in Stevens Points historic districts come in an array of styles, building form, and detail. The different time periods of these buildings define the overall design elements of these buildings including roof form, material, architectural detail, and window and door placement. More often than not, these different styles and building types sit adjacent to each other within the same block. It is important, therefore, that contemporary construction complement the existing architecture rather than replicating it.

1. The design of a new building should not attempt to create a false historic appearance, but rather complement the existing district. New construction should have its own character and style.
2. The fenestration of a new building should reflect that of existing historic structures within a district and be compatible in proportion, shape, location, pattern and size.
3. Architectural details such as cornices, trim, windows and doors should reflect the scale of buildings in the existing historic district.
4. New homes within the district should be built with approved materials. Modern materials, if used, should be similar in appearance and texture of traditional materials.

5. If vinyl-clad windows are used, they should have permanent exterior muntins to match the existing windows.
6. Aluminum and vinyl siding are not recommended on new construction.
7. There are a variety of roof forms in the districts including gable, hip, and gambrel. The roof forms used on new construction should relate to neighboring buildings in form and material.
8. The historic landscape of the district including green space and mature trees is one of the character-defining elements of the districts. When undertaking new construction, significant trees or vegetation should be preserved.

Sec. 5.3 Additions

Historic districts change over time with new construction, demolition, and sometimes redevelopment. A quick look at Stevens Point's historic districts shows historic buildings from different eras that were built as the districts evolved, each with different qualities and character. This is also the case with additions to historic structures. Historic buildings may have additions from different eras that often are historic themselves. Therefore, it is important that new additions be compatible in size and scale, setback, materials, and design as the main structure. Poorly designed additions can dramatically change, and often destroy, the historic qualities of a structure.

Additions, whether on commercial or residential structures, should be done in a manner that does not diminish the historic character of the building and district. Like new construction, additions can be contemporary, but also should be compatible with their surroundings. Additions shall conform to local zoning and building codes.

Addition Guidelines

1. Additions should be located to the rear or non-character defining elevation. With historic residential structures, additions should be placed in a manner that they are not clearly seen from the public right-of-way. Landscaping can often be used to minimize the visual impact that additions may have to the historic structure.
2. New additions should not remove, damage, or obscure character-defining architectural features.

3. Additions should be compatible in materials, design, roof form, and proportion to the main structure. However, new additions should be constructed at a scale smaller than the historic structure so as not to overpower the existing historic building.

4. Additions, like new construction, are representative of the time in which they are built. Therefore, contemporary designs are permitted, but should always be compatible with the existing historic structure.



Inappropriate Addition

5. An addition should never mimic or recreate the architecture of the primary historic structure.
6. Additions to historic structures should be clearly identifiable as such. Additions should be set back and constructed at a smaller scale than the original building. Architectural details should complement the main structure but should be clearly differentiated.
7. Large additions to commercial structures can be designed to appear as a separate building, but with a connection joint setback from the two structures.
8. Service additions to commercial buildings should always be to the rear of the main structure.
9. Significant trees or other landscape should not be removed or damaged when constructing an addition.

Sec. 5.4 Decks

The outdoor deck is a contemporary exterior feature frequently introduced in the residential historic districts. A deck is an uncovered wooden structure, similar to a back porch that is located above grade at the rear of the structure. Decks shall conform to local building codes.

Deck Guidelines

1. A deck should be designed and constructed so that the historic structure and its character-defining features and details are not damaged or obscured. Install decks so they can be removed in the future without damage to the structure.



Inappropriate deck/porch

2. Decks should not, when feasible, be visible from the public right-of-way. New decks should be constructed in inconspicuous locations, usually on the building's rear elevation.
3. Design and detail decks and associated railings and steps to reflect materials, scale, and proportions of the building.
4. New decks should be painted or stained in a color that is compatible with the historic structure and district.



Existing decks should be maintained appropriately.

ARTICLE 6.0 DEMOLITION AND RELOCATION



Sec. 6.1 Demolition

Demolishing a historic structure within a district has the potential to irreversibly change the character of the district and can compromise the quality and sense of place of the entire district. Historic structures represent a tangible link to a community's past. They are physical expressions of architectural style, building technology, and personal taste. Demolition of a historic structure is strongly discouraged, and any time a demolition is proposed, alternatives should be carefully explored. Design Review guidelines and procedures are further described in Chapter 22 of the City of Stevens Point revised municipal code.

6.1.1 Review for Demolition

The HP/DRC will review demolition requests, taking into consideration the property's significance, and guidelines below. A delay period of 365 days exists, allowing for alternatives to be explored prior to the demolition. If the Commission determines that the building in question has no historic significance or value, the demolition request can be approved without delay.

6.1.2 Demolition Guidelines

1. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city or state.
2. Whether the building or structure, although not itself a historic structure, contributes to the distinctive architectural or historic character of the historic district as a whole, and therefore, should be preserved for the benefit of the people of the city or the state.
3. Whether demolition of the subject property would be contrary to the objectives of the historic preservation plan for the applicable district as duly adopted.
4. Whether the building or structure is of such old, unusual or uncommon design, texture, and/or material, that it could be reproduced only with great difficulty and/or expense.
5. Whether retention of the building or structure would promote the general welfare of the people of the city or the state, by encouraging study of American history, architecture and design, or by developing an understanding of American culture and heritage.
6. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it. Any hardship or difficulty claimed by the owner may not come as a result of any failure to maintain the property in good repair by the current property owner or previous property owners.
7. Whether demolition of the building or structure would promote conformance with other criteria as designated in the City of Stevens Point Historic Design guidelines.
8. Prior to undertaking demolition work, the property owner should approach the HP/DRC to determine the historic significance of the structure and its relationship to the district.

9. If the HP/DRC determines that the structure is historically significant, it should delay the demolition for an appropriate time in order for staff and the Commission to work with the property owner to seek viable alternatives to demolition. Alternatives to demolition include, among other things:
 - a. If a building is in disrepair, working with the property owner to develop a rehabilitation plan and identify funding assistance such as rehabilitation tax credits that would allow the building to be rehabilitated.
 - b. If a building does not fit the owner's required needs, determining if the structure could be adaptively reused.
 - c. Working with the -property owner to locate a buyer who will use the property without demolishing the structure.
 - d. As a last resort, finding a suitable location within the district for the historic building to be moved and working with the property owner to develop a plan for relocation.
10. If all alternatives for preservation have been exhausted, the HP/DRC should work with the owner to make a permanent record of the historic resource including photography, an architectural description of the building, chain of title, floor and site plans, or collection of other historic documentation that is available. Since Stevens Point is a Certified Local Government, it must fill out an annual survey to the State's Historical Preservation Office that includes a list of all demolitions and provide historic data on the demolished properties.
11. When a demolition is proposed, the applicant should submit a landscaping plan illustrating proposed landscaping and other site development to be completed within six (6) months after demolition.

Sec. 6.2 Relocation

Removing a contributing structure from its historic setting can compromise the integrity of the building and the district as a whole. Often, however, relocation is the only method to preserve a structure that is faced with demolition. Relocation should be considered only when all other preservation alternatives have been eliminated. Occasionally, a structure may be moved into historic districts.

In planning the move of a structure, consideration should be given for how the relocated building will impact surrounding structures and fit into its new setting. Often, architectural features are compromised when moving a structure. Only an experienced house mover should be used so that damage to the historic building itself, significant vegetation, or buildings along the route is minimized. Prior to moving a structure, the property owner is advised to contact the State Historic Preservation Office to determine what measures need to be taken to ensure that the contributing status of the building is not jeopardized.

Relocation can be looked at in much the same way as new construction in that the building being introduced into a new environment should complement the character of its surroundings in architectural style, size, scale, orientation, and landscaping.

Much like new construction, the applicant should submit a plan for relocation including a site plan and drawings of the building in its new environment.

Relocation Guidelines

1. Relocation of a building within a historic district should only be considered as an alternative to demolition when all other preservation options have been exhausted.
2. Prior to the act of relocation, the HP/DRC should work with the owner to document through photography, drawings, and other means the existing location and environment of the historic structure. Measured drawings should be made particularly if there is to be

any reconstruction once the building is moved.

3. The HP/DRC will work with the property owner to identify a contractor experienced in moving historic structures.
4. Character-defining elements and significant architectural features should be protected during the relocation process. Should any damage occur, it should be repaired.
5. The relocated building should be compatible with the surrounding structures in its architectural style, scale, height, side and front setback, and orientation.
6. Significant vegetation, such as mature trees, should be protected on the new site and appropriate landscaping consistent with the surrounding historic properties should be installed.
7. Guidelines for new construction should be followed whenever relocating a structure in a historic district.
8. Moving accessory structures that have historic significance should follow these same guidelines.
9. Once the building has been removed, any improvement to the vacant lot (former building site) should be compatible with the surrounding historic properties.

ARTICLE 7.0 GLOSSARY & APPENDICES

Sec. 7.1 Building Styles

Victorian (1860-1900)

While Queen Victoria reigned from 1837-1901, Victorian architecture in the United States was popular during the last four decades of the nineteenth century. Victorian architecture is characterized by complex plans, asymmetrical designs, ornate detailing, varied textures, and colorful paint schemes. There are several sub-styles that fall within the Victorian era.

Queen Anne (1880-1910)

The Queen Anne style is one of the more dominant of the Victorian era. Queen Anne homes are typically two stories, have irregular plans including a hipped roof with front and side gables, and usually include a one-story porch along the width of the façade. Bay windows are sometimes cut into the façade under the front gable. More elaborate Queen Anne homes have towers and turrets as signature elements of the façade. These structures are often highly detailed with decorative spindlework, sawn brackets, and gingerbread ornamentation.

Italianate (1850-1880)

Italianate homes have generally rectangular, box-shaped plans with low pitched hipped roofs and overhanging eaves. Most Italianate homes are symmetrical in design, and some display box towers or center gables on the façade. Usually two stories, these dwellings often have small single story entry porches supported on columns. Common architectural elements include three-bay facades; narrow, segmental arched windows; and crowns over the windows including inverted U-shaped crowns, arches, and pediments.

Georgian (1700-1780)

Georgian architecture enjoyed one of the longer eras of early American

residential construction. These homes are austere symmetrical in plan with simple box designs. Georgian homes are predominantly side-gabled, two story structures, but have a number of variations. Their simple design is often interrupted by a more distinct entryway including paneled doors, transoms, with pediments or elaborate cornices.

Colonial Revival (1880-1955)

The last two decades of the nineteenth and first half of the twentieth centuries marked an era of the revival of Colonial styles of architecture. Like their original Georgian and Federal counterparts, Colonial Revival homes typically have two-story, symmetrical box-shaped plans with classical design elements. They often have hipped roofs with or without porches across the front façade. Common variations include side-gabled plans with asymmetrical being much less common. Similar to early Colonial architecture, Revival homes are simple designs marked by more elaborate entryways.

Greek Revival (1830-1870)

Greek Revival architecture is defined by its highly symmetrical plans and classical details. Usually two stories tall, these homes have low-pitched roofs and wide-band cornices reflecting classical proportions. Greek Revival structures are often dominated by their entryways which often are full-width supported on classical columns two stories high. Others included smaller, yet still grand in scale, one or two-story entry porches.

Gothic Revival (1850-1880)

Gothic Revival homes are noted by their steeply pitched, center gabled roofs. Often with more than one front gable, these homes have ornate gothic detailing such as pointed arched windows, decorative vergeboards, crenellations, pinnacles, and other ornamentation. Most Gothic Revival homes have one-story porches across the front façade.

American Craftsman (1900-1920)

Mostly one-story, Craftsman bungalows typically have low-pitched, front gabled roofs with large overhangs. Common examples have offset, front gabled porches supported by short columns on large bases. Architectural elements often include tapered columns, exposed roof rafters, gabled dormers, and multi-paned windows.

Second Empire (1870-1880)

Second Empire's most recognizable design element is mansard roofs, and curbs at the tops of the visible roof slopes. Dormer windows set into the roof slopes are also key design elements. Furthermore, structures are generally tall and often bear heavy ornamentation. Italianate style details are often found on many Second Empire structures, such as bracketed eaves.

American Foursquare (1900-1930)

American Foursquare is most easily identifiable by its box-like form and broad proportions. Furthermore, residential structures are almost always two or two-and-a-half stories in height with a shallow pitched hip roof, widely overhanging eaves and centrally placed dormers. Porches were evident with the majority at full-width and supported by Tuscan columns. Decoration is minimal with very few examples distinguishing other period details.

Bungalow (1910-1940)

Bungalow style houses are generally small-sized, have either square or rectilinear floor plans, and are usually one-story-tall. Furthermore, they typically have a horizontal emphasis and are covered with wide, projecting gable or hip roofs which often have protruding rafter ends or brackets supporting the eaves. Front porches are evident in almost every example, with porch roofs supported by battered piers.

Sec. 7.2 Definitions

Board of Adjustment (BOA): A City board that performs administrative review of zoning Adjustment decisions including those decisions of the HP/DRC. Design review request are appealed to the BOA.

Building Permit: A permit required for the construction, modification, or renovation of a structure. Design review approval is required prior to obtaining a building permit.

Character Defining: The elements, details, and craftsmanship of a historic structure or property that give it its historic significance or sense of place and/or are exemplary of the architectural style and period of the structure.

Contemporary Compatible: Contemporary design of a building that, while not presenting a historic appearance, is in keeping with the character of the historic district in its size, scale, materials, proportion, and overall design.

Contributing Building: A structure determined to have been constructed during the period of significance of the historic district, and that possess historic integrity.

Guideline: In the context of this document, a "guideline" is a design directive that should be met in order to be in accordance with the intent of these guidelines.

Historic: In the context of this document, "historic" means famous or important of which is great and lasting that has happened in the past and has been preserved to exist today.

Historic District, Local: A district established by the City through a zoning overlay that has local historic significance. Properties within this district should meet local design guidelines.

Historic District, National Register: A district having national significance as defined by the National Park Service. National Register Historic District designation is primarily honorary, but carries with it the potential for owners to use rehabilitation tax credits for historic preservation.

Housing Code: The minimum standards by which a house must meet to be determined "habitable".

Major Works: Major works projects are significant projects, such as new construction and additions, which potentially alter the existing appearance of the historic district. These projects require HP/DRC review.

Minor Works: Minor works projects include general maintenance and simple projects that do not alter the appearance and character of the property. These projects can be reviewed by Planning Staff.

Should: If the term “should” appears in a design guideline, compliance is strongly encouraged, but it is not required. It is usually no more than a moral obligation.

Subdivision Ordinance: A local ordinance regulating the division of land.

Zoning Ordinance: A local ordinance regulating use of land and development standards .

Sec. 7.3 Architectural Definitions

Artificial Siding: Synthetic or engineered siding material that is not original to the structure including vinyl, aluminum, spray-on vinyl, stucco applied over masonry, among others.

Baluster: A short upright member that supports a handrail. Balusters for porch balustrades can be lathe-turned or simple square posts.

Balustrade: A series of balusters connected on top by a handrail and sometimes by a bottom rail; used on porches, stairs, balconies, etc.

Bond (brick): The arrangement of bricks in a wall providing strength and decoration. Common, English, and Flemish bond arrangements include variations in long face bricks (stretchers) and short face bricks (headers).

Bracket: Projecting support member found under roof eaves or other overhangs.

Bulkhead: The panel below a display window of a storefront.

Built-in Gutters: Gutters which are integral to the roof structure; usually concealed behind a decorative cornice.

Casing: The finished visible framework around a window or door.

Clapboard: Thin boards tapered along one side laid horizontally over one another to sheath a wall surface. They are applied with the thick edge lapped over the thin edge of the board underneath.

Column: Upright post supporting roof or pediment consisting of base,

shaft, and capital.

Coping: The top layer or course of a masonry wall, usually with a slanting surface that serves to help shed water.

Corbelling: A series of projecting courses of bricks, each stepped out further than the one below, found on chimneys and walls.

Corner Board: A board that is used as trim on the exterior corner of a wood-frame structure and against which the ends of the siding boards are fitted.

Cornice: Uppermost portion of entablature where the roof and wall meet.

Cupola: A dome on a circular or polygonal base crowning a roof or turret.

Dentil: One of a series of small, square blocks found on cornices.

Dormer: A window built into a sloping roof and having a roof of its own.

Double-hung Window: A type of window composed of an upper and lower sash that slide vertically past each other, and are moveable by means of sash cords and weights.

Eave: Edge of sloping roof that projects or overhangs past the vertical wall.

Elevation: The front, rear, or side of a building.

Entablature: The upper part of an order, consisting of architrave, frieze, and cornice. Façade: The front wall of a building or any architecturally distinguished wall of a building.

Fascia: The flat board that covers the ends of roof rafters.

Fenestration: The arrangement of window and door openings of a building.

Flashing: Overlapping pieces of non-corrosive metal installed to make watertight joints at junctions between roof and walls, around chimneys, vent pipes, and other protrusions through the roof.

Frieze: The middle division of an entablature, between the architrave and the cornice; usually decorated but may also be plain.

Gable: The triangular shaped upper portion of a wall under a pitched roof, from cornice to peak.

Gambrel Roof: A roof that has two pitches on each side with the lower pitch being steeper.

Hipped Roof: A roof that slopes upward from all four sides of a building.

Joinery: The art and practice of joining several small pieces of wood together to form woodwork such as doors, panels, cabinets, etc.

Lintel: A horizontal beam bridging an opening.

Mansard Roof: A roof with a double slope on all four sides, the lower slope being longer and steeper than the upper.

Massing (Building): The three-dimensional bulk of a structure, height, width and depth. Massing is evaluated for scale, bulkiness and relationship to exterior spaces. Massing of buildings is important in order to maintain neighborhood characteristics and avoid big bulky structures which provide more visual monotony than variety.

Mullion: A vertical support dividing a window or other opening into two or more parts.

Muntin: A thin strip of wood or steel used for holding panes of glass within a window sash.

Orientation: The placement of structure on a lot, specifically the relationship of primary elevation to the street.

Parapet: The vertical extension of an exterior wall above the line of the roof.

Paver: A masonry unit, usually brick or concrete, that is used as a paving material to create walks and sidewalks.

Pier: A vertical supporting structure constructed of masonry.

Pilaster: A shallow pier or rectangular column projecting slightly from a wall, representing a classical column with base, shaft, and capital.

Pointing, repointing (tuckpointing): The act of repairing the mortar joints between brick or other masonry units by filling in and finishing it with additional mortar.

Porte-cochere: A roofed structure extending from an entrance to a building over an adjacent driveway to provide shelter while entering or leaving a vehicle.

Portico: An entrance porch, sometimes pedimented, and usually supported by columns.

Quoin: Decorative masonry units at corners of walls differentiated from the main wall by material and/or projection.

Retaining Wall: A low wall of masonry that keeps earth in a fixed position.

Right-of-way: The strip of publicly owned land used for public infrastructure such as streets and sidewalks, railroads, power, and public utilities.

Sash: The framework of a window, usually moveable, into which panes of glass are set.

Scale: The height and width relationship of a building to surrounding buildings.

Setback: The area of a yard that cannot be built upon based on zoning codes. Buildings have front, side, and rear yard setbacks.

Shed Roof: A roof pitched in a single direction:

Shiplap: Wooden siding rabbeted so that the edge of one board overlaps adjoining boards creating a flush joint.

Sill: The horizontal water-shedding member at the bottom of a door or window.

Soffit: The exposed underside of overhanging roof eaves.

Stringcourse: A horizontal band of wood or masonry extending across the face of a building.

Tongue-and- groove: An edge joint of two boards consisting of a continuous raised fillet or tongue on one edge that fits into a corresponding rectangular groove cut into the edge of the other board.

Transom: A narrow, typically rectangular window located above a door or larger window. Transom windows are usually hinged, allowing the window to be opened to improve ventilation.

Turret: A small tower usually located at the corner of a building.

Veneer: A decorative facing applied to an exterior wall, typically either made of or made to look like brick or stone.

Wood Shingles: Thin tapered rectangular pieces of wood installed in overlapping rows to cover walls or roofs; the butt of the shingles can be cut in a variety of shapes to give a distinctive pattern to a wall surface.

Sec. 7.4 Major and Minor Works

7.4.1 Major Works (HP/DRC Approval)

- a. New Construction or additions to primary building
- b. Exterior alterations to principal elevations of buildings
- c. Demolition of any structure
- d. Relocation of any structure
- e. Removal of accessory structures
- f. Construction of new accessory structures at or greater than 25 square feet in size
- g. Construction or removal of chimneys when made of brick
- h. Alteration, addition, or removal of existing decks
- i. Construction of new decks
- j. Construction of new driveways
- k. New or expanded parking areas
- l. Construction, addition, or removal of porches or steps
- m. Changes to historic roof features

- n. Construction, addition or removal of swimming pools
- o. Installation of new windows and doors
- p. Alteration of exterior surfaces
- q. Substantial changes to a design review certificate
- r. Removal of character defining landscaping and trees
- s. Painting using colors not adopted by the Historic Preservation Design Review Commission.

7.4.2 Minor Works (Staff Approval)

- a. Addition, or repair of existing accessory structures
- b. Replacement of synthetic siding
- c. Addition, or repair of existing awnings & shutters
- d. Installation of new awnings and shutters when appropriate
- e. Repair or replace existing siding, windows, doors, (no change)
- f. Construction of appropriate fences, walls, or hedges
- g. Repair or replacement of exposed foundations (no change)
- h. Installation or replacement of gutters
- i. Emergency removal of dead, diseased, or dangerous trees
- j. Removal of deteriorated accessory buildings (non-contributing)
- k. Repair of existing masonry
- l. Installation or removal of HVAC or mech. equipment (rear yard)
- m. Repair or replacement of existing porches (no change)
- n. Installation of appropriate signs
- o. Installation of satellite dishes & TV antennas (rear yard)
- p. Repair of existing stairs and steps
- q. Repair, replacement, or construction of walkways
- r. Installation of storm windows and doors
- s. Replacement of existing roof coverings (no change)
- t. Removal of non-character defining landscaping and trees
- u. Painting using colors adopted by the Historic Preservation Design Review Commission
- v. Construction of new accessory structures less than 25 square feet in size
- w. Renewal of an expired design review certificate

7.4.3 Maintenance (No Approval)

- a. Repair or replacement of existing driveways & walks (no change)
- b. Repair or replacement of existing fences or walls (no change)
- c. Repair or replacement of existing gutters or downspouts (no change)
- d. Minor plantings or clearing of overgrown bushes & shrubs
- e. Repair or replacement of exterior lighting fixtures (no change)
- f. Repairs, including repointing, to existing masonry
- g. Repair or replacement of existing parking lots (no change)
- h. Repair of existing roof coverings (no change)
- i. Repair or replacement of existing signs (no change)
- j. Repair to existing swimming pools
- k. Construction of wooden trellises in rear yard
- l. Repair or replacement of existing sidewalks
- m. Window air conditioners at rear elevations

Sec. 7.5 Tax Credits

Currently, the federal tax code allows for a 20% tax credit for qualifying rehabilitations on income producing properties (such as commercial or residential buildings that are rented for profit). Therefore, an owner could recoup 20% of the total cost of a rehabilitation project in the form of tax credits. In Wisconsin, there is an additional state tax credit creating the potential for the property owner to recoup a total greater than 20% (state and federal) of the total cost of rehabilitation. Owners of non-income producing properties (single-family residences) are eligible for a state tax credit in Wisconsin.

To obtain local tax credit information, please refer to the City of Stevens Point's Community Development Department, or the State of Wisconsin Historical Society.

Sec. 7.6 Bibliography & Preservation Resources

7.6.1 Bibliography

1. Morton III, W. Brown, Gary L. Hume, Kay D. Weeks and H Ward Jandl.: The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings. Washington D.C.: U.S. Department of the Interior, National Park Service. 1997
2. Anne E. Grimmers, Jo Ellen Hensley, Liz Petrella and Audrey T. Tepper.: The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings. Washington D.C.: U.S. Department of the Interior, National Park Service. 2011
3. National Park service. Illustrated Guidelines for Rehabilitating Historic Buildings. Washington D.C.: Historic Preservation Services, 1992.
4. National Park Service. *The Secretary of the Interior's Standards for Rehabilitation.* Washington, DC 1990.
5. National Park Service. *Historic Preservation Tax Incentives.* Washington, DC 2012.
6. City of Washington North Carolina. Historic Preservation Design Guidelines, Washington, North Carolina. Washington, North Carolina. 2010
7. Wisconsin Historical Society. Historic Preservation. Historic Home Owners' Tax Credits. http://www.wisconsinhistory.org/hp/architecture/tax_credit.asp
8. Wisconsin Historical Society. Historic Preservation. Historic Home Owners' Tax Credits for Income-Producing Historic Buildings. http://www.wisconsinhistory.org/hp/architecture/iptax_credit.asp

9. Timothy F. Heggland.: City of Stevens Point, Portage County, Wisconsin Intensive Survey Report. Mazomanie, Wisconsin 2011.
10. Thomas Brown.: Gateway to the Pinerias, An Architectural & Historical Guide to Downtown Stevens Point. Stevens Point, Wisconsin. 1988

1785 Massachusetts Avenue, NW
 Washington, DC 20005-2117
 (202) 588-6000
<http://www.preservationnation.org/>

7.6.2 Preservation Resources

Local

City of Stevens Point
 Department of Community Development
 1515 Strongs Avenue
 Stevens Point, WI 54481
 (715)346-1567
<http://stevenspoint.com/>

Portage County Historical Society
 P.o. Box 672
 Stevens Point, WI 54481
<http://www.pchswi.org/>

State

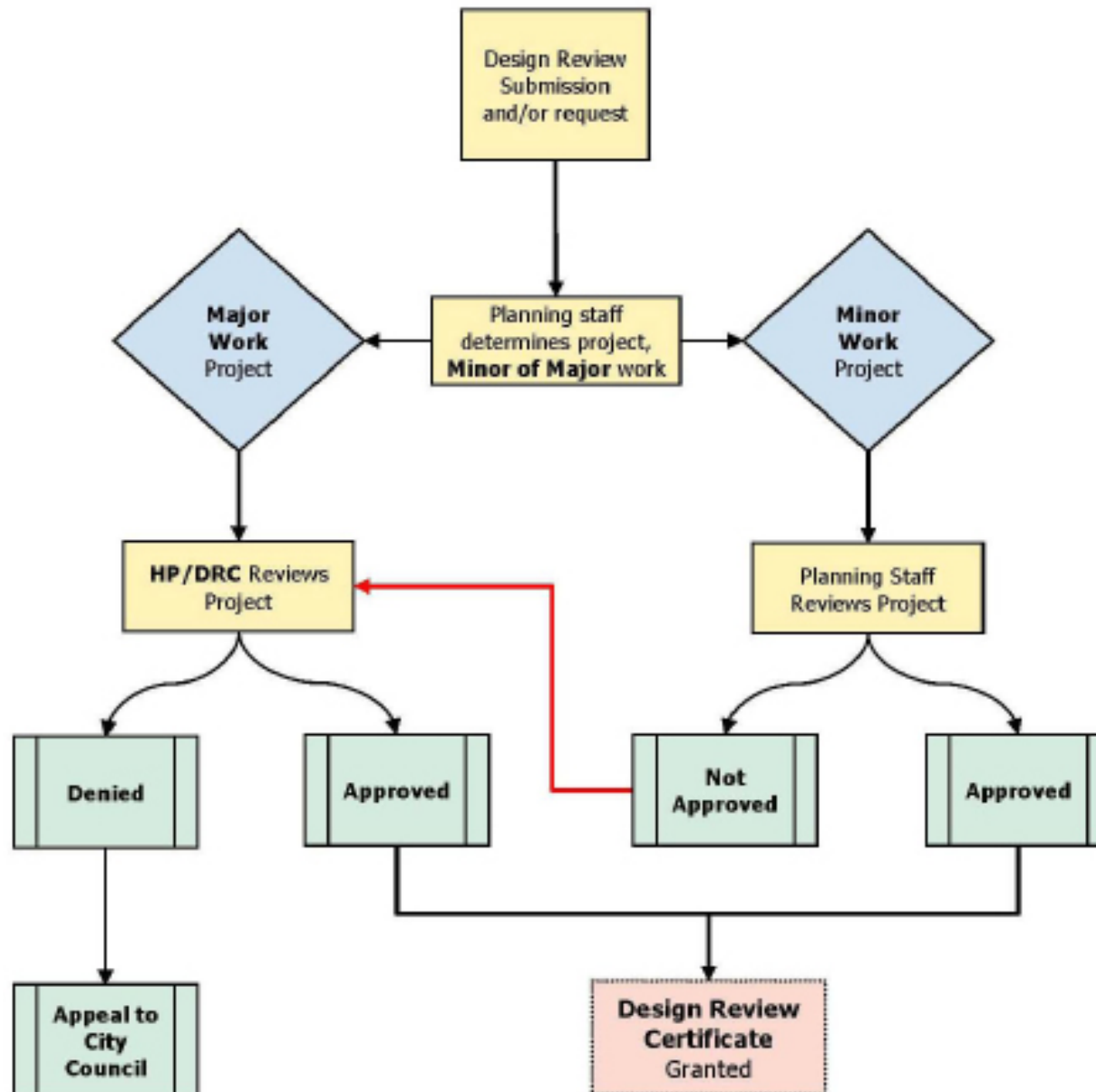
Wisconsin Historical Society
 816 State Street
 Madison, WI 53706
 (608) 264-6400
<http://www.wisconsinhistory.org/>

National

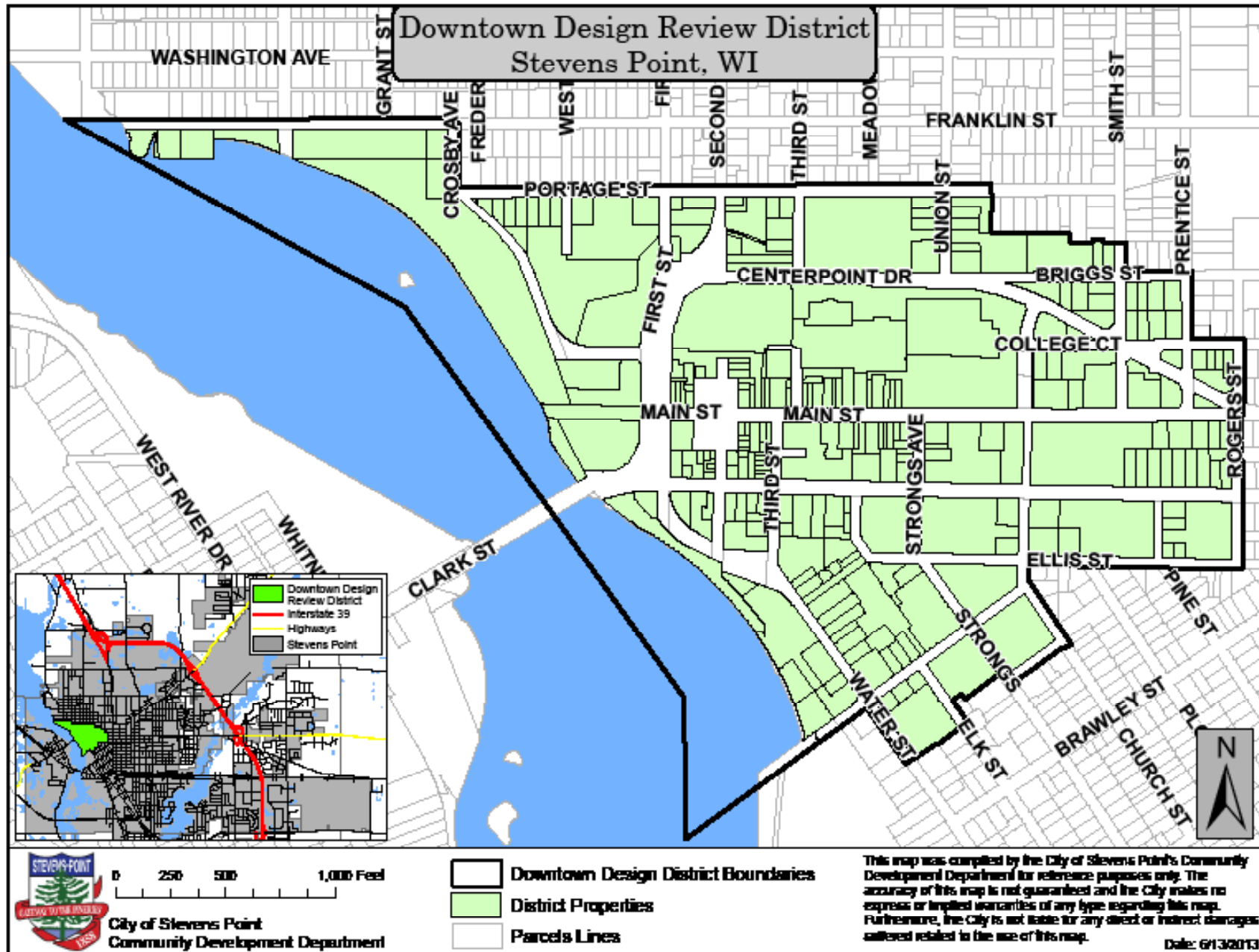
National Park Service - Technical Preservation Services
 1201 Eye Street, NW
 6th Floor
 Washington, DC 20005
 (202) 513-7270
<http://www.nps.gov/tps/>

National Trust for Historic Preservation

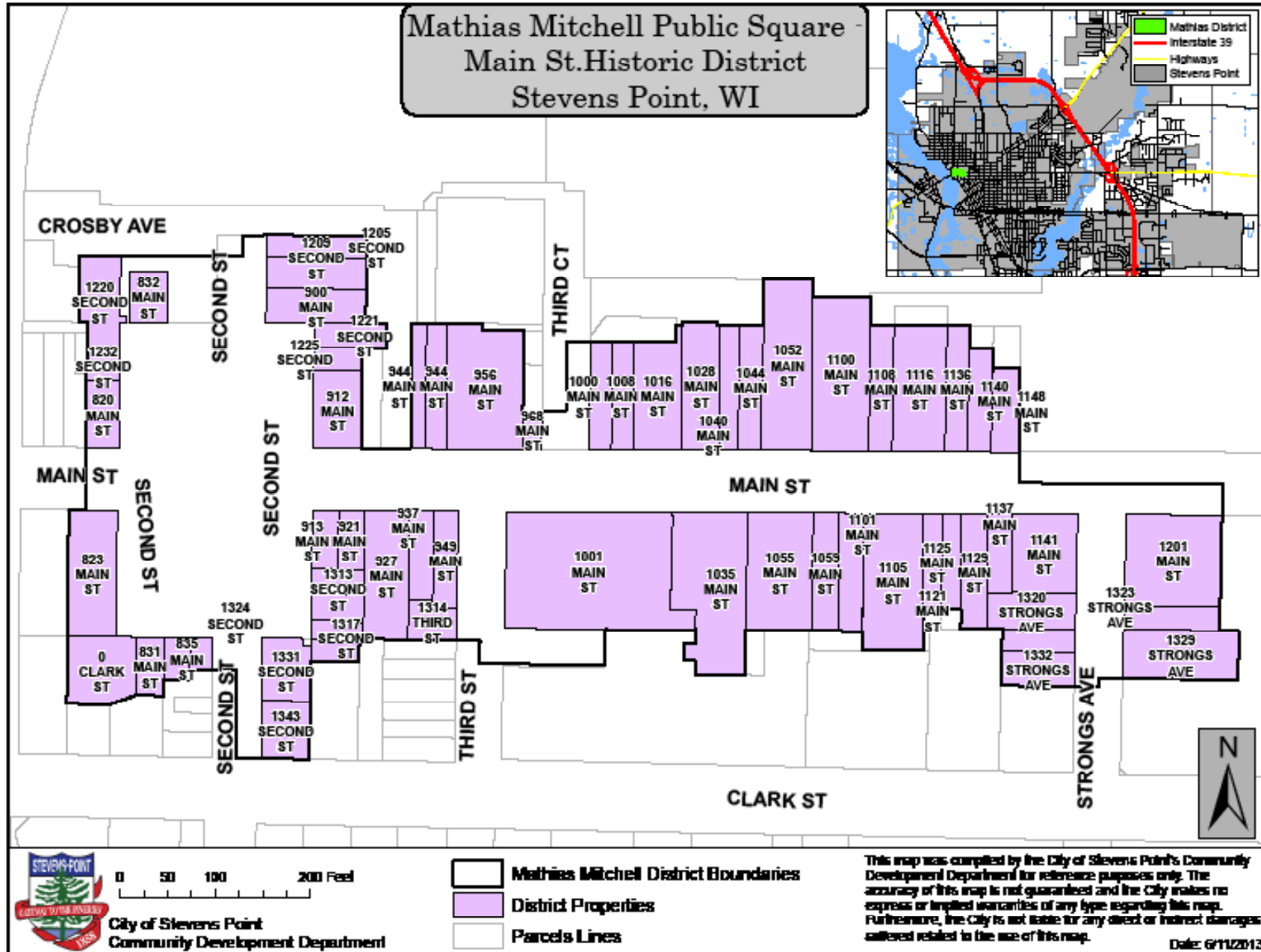
Sec. 7.7 Design Review Flow Chart



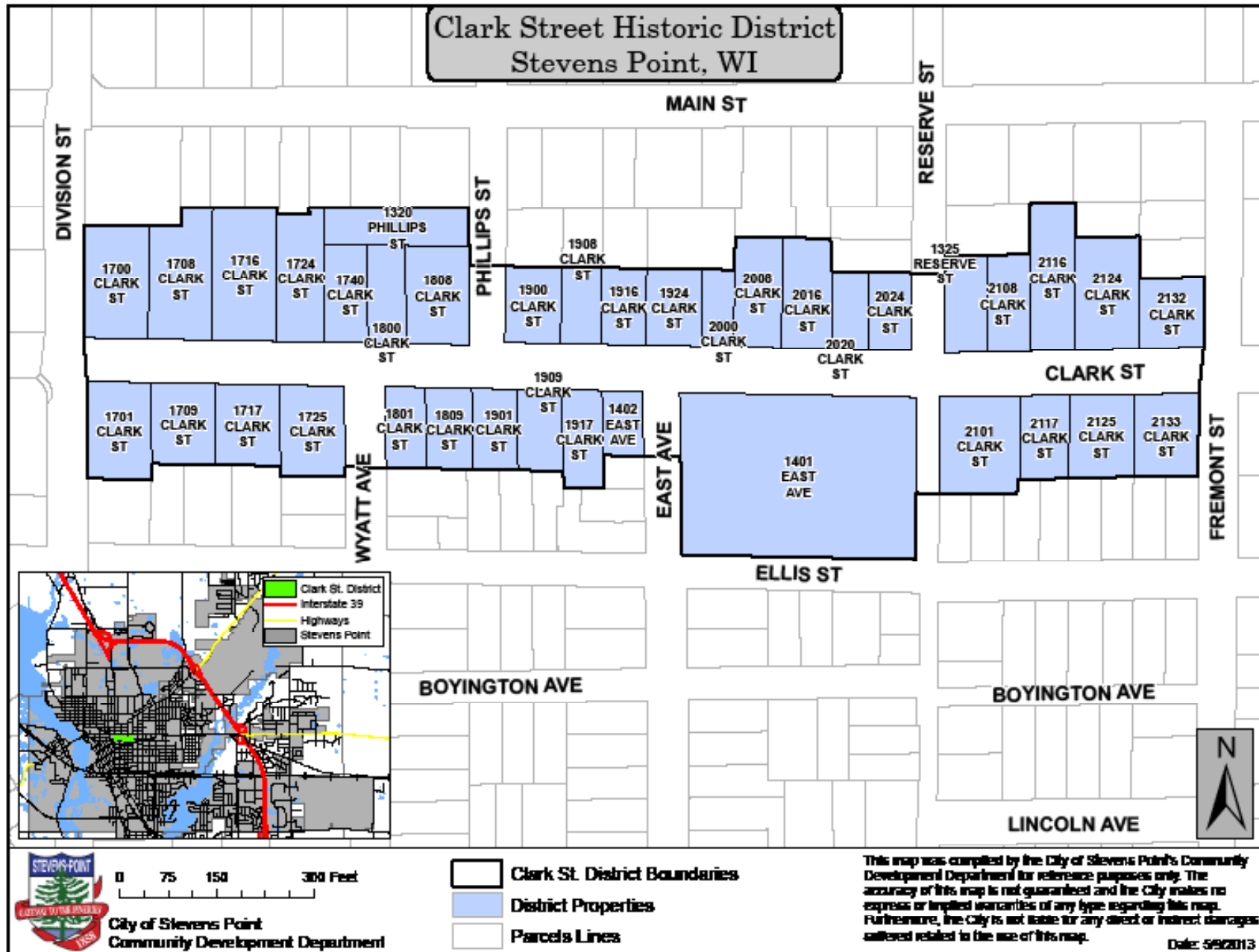
Sec. 7.8 Downtown Design Review / Historic District



Sec. 7.9 Mathias Mitchell Public Square - Main Street Historic District



Sec. 7.10 Clark Street Historic District



Chapter 22: Historic Preservation / Design Review

City of Stevens Point, Wisconsin

Adopted by the Historic Preservation / Design Review Commission: February 5, 2014

Adopted by the Plan Commission: March 3, 2014

Adopted by the City Council: March 17, 2014

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Part 1. Purpose and Intent

It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements or sites of special character or special architectural or historic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this section is to:

- 1) Effect and accomplish the protection, enhancement, and perpetuation of such improvements, sites and districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history.
- 2) Safeguard the city's historic and cultural heritage, as embodied and reflected in such historic structures, sites and districts.
- 3) Foster civic pride in the notable accomplishments of the past.
- 4) Stabilize and improve property values.
- 5) Protect and enhance the city's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- 6) Improve and enhance the visual and aesthetic character of the city.
- 7) Educate the public regarding the need and desirability of a city historic preservation program and its enhancement of the quality of life.

Part 2. Definitions

The definitions shall be as follows:

- **Commission:** Means the Historic Preservation / Design Review Commission created under this section.
- **Design Guidelines:** Is the document entitled "City of Stevens Point Historic Design Guidelines" adopted initially by the city council and, if necessary, subsequently modified, refined, or expanded by the commission with common council approval.
- **Designated Agent:** Is a person or persons responsible to the commission and shall have only those powers and functions as specifically authorized by the commission.
- **Historic District:** Is an area designated by the city council on recommendation of the commission, that contains two or more historic improvements or sites, as well as those abutting improvement parcels which the commission determines should fall under the provisions of this section to assure that their appearance and development is harmonious with such historic structures or historic sites.
- **Historic Site:** Means any parcel of land of historic significance due to a substantial value in tracing the history or prehistory of man, or upon which a historic event has occurred, and which has been designated as a historic site under this section, or an improvement parcel, or part

thereof, on which is situated a historic structure and any abutting improvement parcel, or part thereof, used as and constituting pan of the premises on which the historic structure is situated.

- **Historic Structure:** Means any improvement which has a special character or special historic interest or value as part of the development, heritage or cultural characteristics of the city, state or nation and which has been designated as a historic structure pursuant to the provisions of this chapter.
- **Improvement:** Means any building, structure, place, work of art or other object constituting a physical betterment of real property, or any pan of such betterment, including streets, alleys, sidewalks, curbs, lighting fixtures, signs and the like.
- **Improvement Parcel:** Is the unit of property which includes a physical betterment constituting an improvement and the land embracing the site thereof, and is treated as a single entity for the purpose of levying real estate taxes. Provided, however, that the term "improvement parcel" shall also include any unimproved area of land which is treated as a single entity for such tax purposes.

Part 3. Historic Preservation / Design Review Commission

Division 3.01 Composition

A historic preservation/design review commission is hereby created, consisting of five members and two alternates. Each member should have, to the extent practicable, a known interest in landmarks preservation, architectural and urban design. If possible, the commission should include an architect, landscape architect, architectural historian, archeologist, historian, and alderperson. The mayor shall appoint the commissioners subject to confirmation by the common council. Members shall serve a term of three years with the alderperson serving the length of the aldermanic term. Vacancies shall be filled for the unexpired term in the same manner as appointment.

Division 3.02 Commission Rules

- 1) Unless the chairperson is appointed by the mayor, the chairperson shall be elected by the commission. The chairperson, or its designee, shall preside at all meetings.
- 2) Action shall be by majority vote of the body of the whole.
- 3) A quorum shall be three or more members.
- 4) The chairperson and members present shall vote unless disqualified by conflict of interest.
- 5) Regular meetings shall be held at least once a month if requests warrant a meeting at a date and time set by the commission. Special meetings shall be at the call of the Chairperson or request of three members. Executive sessions may be held in accordance with State law.
 - a) Meetings shall be open to the press and the public except executive sessions. No official action will be taken at closed executive sessions in accordance with State law.
 - b) The Designated Agent, in consultation with the chairperson, shall prepare an agenda for all meetings. Adequate notice of all meetings shall be provided per state statutes.

- 6) Minutes in writing shall be kept by a member of the city Staff who is approved by the chairperson. Minutes shall be approved at the next meeting of the commission.
- 7) The “Designated Agent” of the commission, appointed pursuant to section 5.05, is the community development director, or designee. Duties are as follows:
 - a) Perform the first review of an application for a design review request, demolition request and building permit.
 - b) Agent(s) is (are) not authorized to deny a design review request. Where judgment indicates a design review request should be denied, the agent(s) shall refer the application with recommendations to the commission for its action.
 - c) Agent(s) may refer to the commission with recommendations for any application or proposal which is judged to warrant commission review and action.
 - d) Agent(s) shall have a minimum of one week to investigate and act on an application. This time may be extended by the commission.
 - e) Agent(s) shall attend and give a staff report to the commission at each regular meeting.
- 8) Minutes, files, and records of the commission and its agent(s) shall be kept in the department of community development. Destruction of these items shall take place by commission order only, and in accordance with state and federal laws. Forms needed to perform the work of the commission or its agent(s) shall be designed under the direction of the designated agent.
- 9) The chairperson shall control the procedure at meetings. Generally, the order of presentation shall be as follows:
 - a) Designated agent(s),
 - b) Applicant or proponent,
 - c) Commission,
 - d) Public,
 - e) Commissioners, and
 - f) Others.

Upon first obtaining recognition and permission of the chairperson, any commissioner may question any speaker at any time. The chairperson reserves the right to vary the order of presentation and shall keep them to a reasonable length of time and to the point. After the presentations are closed by the chairperson, the commission shall deliberate without interruption by others present. Action may be taken at the current session or held over for further consideration and action at an adjourned or subsequent meeting of the commission.

- 10) All questions not covered by these rules shall be controlled by the latest edition of Roberts Rules

of Order, and/or state and federal law.

Part 4. Local Historic Structure, Historic Site, and Historic District Designation Criteria

- 1) For purposes of this ordinance, a historic structure, historic site, or historic district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic, architectural, archeological or cultural significance to the city such as historic structures, sites, or districts which:
 - a) Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community; or
 - b) Are identified with historic personages or with important events in national, state or local history; or
 - c) Embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or
 - d) Are representative of the notable work: of a master builder, designer or architect who influenced his age; or
 - e) Have yielded, or may be likely to yield, information important to prehistory or history.
- 2) The commission shall adopt specific operating guidelines for historic structure, historic site, and historic district designation providing such are in conformance with the provisions of this ordinance.

Part 5. Powers and Duties

Division 5.01 Designation of Historic Structures and Historic Sites

The commission shall have the power subject to Part 6, to designate historic structures and historic sites and to recommend designation of historic districts within the city limits. Such designations shall be made based on Part 4. Historic structures, sites, and districts shall be approved by the common council. Once designated, such historic structures, sites, and districts shall be subject to all the provisions of this ordinance.

Division 5.02 Regulation of Construction, Reconstruction, Alteration, and Demolition

No owner or person in charge of a historic structure or historic site, or property located within a historic district shall reconstruct, alter, or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless approval has been granted by the commission.

Upon the filing of any request for a design review certificate with the commission, the commission shall

review the request in accordance with the design guidelines. If the commission determines that the application for a design review certificate and the proposed changes are consistent with the design guidelines, it shall issue the design review certificate. Upon the issuance of such certificate, any other required permits shall be obtained.

Section 5.02.01 Expiration of Design Review Certificate

Compliance with design review certificates shall be completed within 12 months after the issuance of the certificate, and the work shall conform to the provisions of the certificate. The city may inspect the work during and after construction in order to assure compliance. Failure to comply with a design review certificate or failure to obtain a design review certificate shall be a violation of this section. In addition to other penalties and remedies, the city shall issue a stop work order, and all work shall cease on the designated property. No additional work shall be undertaken as long as such stop work order shall continue in effect.

Section 5.02.02 Appeals

Should the commission fail to issue a design review certificate due to the failure of the proposal to conform to the design guidelines, the applicant may appeal such decision to the common council within 30 days. Appeals shall be filed in writing to the city clerk and shall specify the grounds of the appeal. The common council may, by a vote of two-thirds of the body of the whole, reverse or modify the decision of the commission. In addition, if the commission fails to issue a design review certificate, the commission shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a design review certificate within the guidelines of this ordinance. Demolition denials are subject to the same appeal process by the applicant.

Division 5.03 Rescission of Designation

Any party who is listed as the owner of record of a historic structure or historic site, who can demonstrate to the commission that by virtue of such designation he/she is unable to find a buyer willing to preserve such landmark, or landmark site, even though he/she has made reasonable attempts, in good faith, to find and attract such a buyer, may petition the commission for a rescission of its designation following the filing of such petition with the commission:

- 1) The owner and the appropriate city department shall work together in good faith with the commission to locate a buyer for the subject property who is willing to abide by its designation status as a landmark, or landmark site.
- 2) If, at the end of a period not exceeding 1 year from the date of such petition, no such buyer can be found, and if the owner still desires to obtain such rescission, the commission shall recommend to the common council the designation of the subject property be rescinded. The common council may accept, modify, or reject the commission recommendation. A vote to reject the commission's recommendation requires a majority vote plus one of the body of the whole.

Division 5.04 Recognition of Historic Structures, Sites, and Districts

At such time as a historic structure, site, or district has been properly designated, the commission may cause to be prepared and erected on such property at city expense, a suitable plaque declaring that such

property is a historic structure, site, or district. Such plaque shall be so placed as to be easily visible to passing pedestrians. The plaque shall state the accepted name of the historic property, the date of its construction of significance, and other information deemed proper by the commission.

Division 5.05 Designation of Agent

The commission shall have the authority to designate an agent(s), which in this ordinance is referred to as its designated agent. Such agent shall be responsible to the commission and shall have only those powers and functions as specifically authorized by the commission.

Division 5.06 Other Duties

In addition to those duties already specified in this part, the commission shall:

- 1) Work for the continuing education of the citizens about the historical heritage of this city and the historic properties designated under the provision of this section.
- 2) Cooperate with the State of Wisconsin historic preservation officer and the state historic preservation review board in attempting to include such properties hereunder designated as landmarks or landmark sites, or historic districts in the National Register of Historic Places and the State Register of Historic Places.
- 3) As it deems advisable, receive and solicit funds for the purpose of historic preservation in the city. Such funds shall be placed in a special city account for such purpose.

Part 6. Procedures

Division 6.01 Designation of Historic Structures, Historic Sites, and Historic Districts

- 1) The commission may, after notice and public hearing, designate historic structures, historic sites, and recommend historic districts, or rescind such designation or recommendation, after application of the criteria in Part 4. At least ten (10) days prior to such hearing, the commission shall notify the owners of record, as listed in the office of the city assessor, who are owners of property in whole or in part situated within two hundred (200) feet of the boundaries of the property affected or within the boundaries of the historic district. These owners shall have the right to confer with the commission prior to final action by the commission on the designation. Notice of such hearing shall also be published as Class 1 Notice, under the Wisconsin Statutes.
- 2) The commission shall then conduct such public hearing and, in addition to the notified persons, may hear expert witnesses and shall have the power to subpoena such witnesses and records as it deems necessary. The commission may conduct an independent investigation into the proposed designation or rescission. Within ten (10) days after the close of the public hearing, the commission may designate the property as either a local historic structure, historic site, or recommend its inclusion in a local historic district, or rescind the designation. After the designation or rescission has been made, notification shall be sent to the property owner or owners. Notification shall also be given to the city clerk, community development department, plan commission, and the city assessor. The commission shall cause the designation or rescission to be recorded, at city expense, in the county register of deeds office, or the recommendation to be submitted to the common council as provided by Division 6.02 and

Division 6.03.

- 3) State or national designation nominations of historic structures, historic sites and historic districts shall meet the requirements of the applicable state and national departments for which oversee historic preservation.

Division 6.02 Creation of Historic District

- 1) For preservation purposes, the Historic Preservation / Design Review Commission shall select geographically defined areas within the city to be designated as local historic districts and may, with the assistance of the Community Development Department, prepare a historic preservation plan in ordinance form for each area. A historic district may be designated for any geographic area of particular historic, architectural, or cultural significance to which:
 - a) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, or community; or
 - b) Is identified with historic personages or with important events in national, state, or local history; or
 - c) Embodies the distinguishing characteristics of architectural types or specimens inherently valuable for the study of a period or periods, styles, methods of construction, or of indigenous materials or craftsmanship; or
 - d) Is representative of the notable works of master builders, designers, or architects who influenced their age; or
 - e) Has yielded, or may be likely to yield, information important to history or prehistory.

Division 6.03 Creation of Preservation Plan

Each historic preservation plan prepared for or by the commission may include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development and a statement of preservation objectives.

- 1) Guideline criteria to be considered in the development of historic district plans are as follows:
 - a) All new structures shall be constructed to a height visually compatible with the building and environment with which they are visually related.
 - b) The gross volume of any new structure shall be visually compatible with the buildings and environment with which it is visually related.
 - c) In the street elevation of a building, the proportion between the width and height in the facade should be visually compatible with the building and environment with which it is visually related.
 - d) The proportions and relationships between doors and windows in the street façade should be visually compatible with the buildings and environment with which it is

visually related.

- e) The rhythm of solids to voids, created by openings in the façade, should be visually compatible with the buildings and environment with which it is visually related.
- f) The existing rhythm created by existing building masses and spaces between them should be preserved.
- g) The materials used in the final facade should be visually compatible with the buildings and environment with which it is visually related.
- h) The texture inherent in the facade should be visually compatible with the buildings and environment with which it is visually related.
- i) Colors and patterns used on the facade (especially trim) should be visually compatible with the buildings and environment with which it is visually related.
- j) The design of the roof should be visually compatible with the buildings and environment with which it is visually related.
- k) The landscape plan should be sensitive to the individual building, its occupants, and their needs. Further, the landscape treatment should be visually compatible with the buildings and environment with which it is visually related.
- l) The street facade should blend with other buildings via directional expression. When adjacent buildings have a dominant horizontal or vertical expression, this expression should be carried over and reflected.
- m) Architectural elements should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.

2) Review and Adoption Procedure

- a) Historic Preservation / Design Review Commission. The commission shall hold a public hearing when considering the plan for a historic district. Notice of the time, place and purpose of such hearing shall be given by publication as a Class 1 Notice under the Wisconsin Statutes in the official city paper. Notice of the time, place and purpose of the public hearing shall also be sent by the city clerk to the alderperson of the aldermanic district or districts in which the historic district is located, and the owners of record, as listed in the office of the city assessor, who are owners of the property within the proposed historic district or are situated in whole or in part within two hundred (200) feet of the boundaries of the proposed historic district. Said notice is to be sent at least ten (10) days prior to the date of the public hearing. Following the public hearing, the commission shall vote to recommend, reject, or withhold action on the plan. This recommendation shall be forwarded to the plan commission and the common council.
- b) Plan Commission. The plan commission shall review the historic district plan and make a recommendation to the common council. The plan commission shall make its recommendation on the historic district plan within thirty (30) days.

- c) Common Council. The common council, upon receipt of the recommendations from the commission and plan commission, shall hold a public hearing, notice to be given as noted in subparagraph a. above and shall following the public hearing either designate or reject the historic district. Designation of the historic district shall constitute adoption of the plan in ordinance form prepared for that district and direct the implementation of said plan.

Part 7. Interim Control

No building permit shall be issued by the building inspector for alteration, construction, demolition, or removal of a nominated historic structure, historic site, or any property or structure within a nominated historic district from the date of the meeting of the Historic Preservation / Design Review Commission at which a nomination form is first presented until the final disposition of the nomination by the commission or the common council unless such alteration, removal or demolition is authorized by formal resolution of the common council as necessary for public health, welfare or safety. In no event shall the delay be for more than 180 days.

Part 8. Conformance with Regulations

- 1) Every person in charge of a historic structure, historic site or improvement in a historic district shall maintain same or cause or permit it to be maintained in a condition consistent with the provisions of this ordinance. The common council may appoint the building inspector or any other individual or group of individuals to enforce this ordinance. The duties of the inspection officer shall include periodic inspection at intervals provided by the common council of designated historic structures, historic sites, and historic districts. These inspections may include physical entry upon the property and improvement, with permission of the owner, to insure that interior alterations or maintenance will not jeopardize the exterior appearance or structural stability of the improvement. If an owner refuses permission for the enforcement officer to enter for purposes of inspection, the inspection officer may obtain a warrant of entry pursuant to s. 66.0119, Wis. Stats., and take any other reasonable measures to further enforcement of this ordinance.
- 2) Every person in charge of an improvement on a historic site or in a historic district shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair, including but not limited to:
 - a) The deterioration of exterior walls or other vertical supports;
 - b) The deterioration of roofs or other horizontal members;
 - c) The deterioration of external chimneys;
 - d) The deterioration or crumbling of exterior plasters or mortar;
 - e) The ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors;

- f) The peeling of paint, rotting, holes, and other forms of decay;
- g) The deterioration of surrounding environment, e.g., fences, gates, sidewalks, steps, signs, accessory structures, and landscaping;
- h) The deterioration of any features so as to create or permit the creation of any hazardous or unsafe condition or conditions;
- i) All interior portions thereof which may cause the exterior to deteriorate or become damaged or otherwise to fall into a state of disrepair.

The purpose of this section is to prevent the demolition of a building or structure by neglecting it and permitting damage to it by weather or vandalism.

- 3) Nothing contained in this section shall prohibit the making of necessary construction, reconstruction, alteration, or demolition of any improvement on premises governed by this ordinance, or in a historic district pursuant to order of any governmental agency or pursuant to any court judgment, for the purpose of remedying emergency conditions determined to be dangerous to life, health, or property. In such cases, no approval from the commission shall be required.

Part 9. Emergency Conditions

In any case where the building inspector determines that there are emergency conditions dangerous to life, health or property affecting a historic structure, site or a property in a historic district, the building inspector may order the remedying of these conditions without the approval of the commission. The building inspector shall promptly notify the commission of the action being taken. When the emergency conditions do not require demolition, the building inspector shall make every effort to carry out the intent of this ordinance and to use the design guidelines of the commission when remedying the emergency conditions.

Part 10. Conflict of Interest

Any member of the commission who has a financial interest in property purchase or sale, construction, reconstruction, or alteration affected by the provisions of this ordinance shall disqualify himself/herself from participating in the review process for that particular project.

Part 11. Staffing, Funding, and Operation

The city, at its expense, shall provide for the operation of the commission and the requirements of this ordinance as follows:

- 1) Clerical functions and staff assistance shall be provided by the community development department.
- 2) Planning assistance shall be provided by the community development department.
- 3) Legal services shall be provided by the city attorney.

- 4) All other requirements not previously specified that may be necessary for the proper operation of this ordinance, shall be provided by the appropriate city officer, office, staff, or function.

Part 12. Penalties for Violations

Any person or persons violating any provision of this section shall be fined two hundred dollars (\$200) for each separate violation. Each and every day during which a violation continues shall be deemed to be a separate offense. Notice of violations shall be issued by the building inspector. If the violations remain uncorrected after the time specified in the notice, the city may, at its election, impose fines and/or have the violations corrected at city expense and have a lien placed against the property equal to the cost of the repairs, plus applicable fines and administrative costs.

Part 13. Severability

If any provision of this chapter or the application thereof to any person or circumstances is held invalid, the remainder of this chapter and the application of such provisions to other persons or circumstances shall not be affected thereby.