

HISTORICAL PRESERVATION COMMISSION
EDGERTON CITY HALL
12 ALBION STREET

Monday, January 13, 2020 at 6:30 p.m.

1. Call to Order; Roll Call.
2. Confirmation of Meeting Notice Posted on Friday, January 10, 2020.
3. Elect Chair.
4. Approve August 5, 2019 Historical Preservation Commission Meeting Minutes.
5. Consider Certificate of Appropriateness for El Patron (2 W Fulton)
6. Review Historic Commission duties and documents.
7. Public Comment.
8. Adjourn

cc: All Committee Members City Administrator
All Council Members
Department Heads Newspapers

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341

**AUGUST 5, 2019 HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
CITY OF EDGERTON**

Committee member Sarah Braun called the meeting to order at 5:45 p.m. Commission members present were Patti Gullickson, Mona Reiersen, Sarah Braun, and Casey Langan. Chair Paul Davis was excused. LeAnn Cantwell arrived at 5:50 PM. Also present were City Administrator Ramona Flanigan, Mayor Chris Lund, and several citizens.

Flanigan confirmed the meeting agendas were properly noticed on Friday, August 2, 2019 at the Post Office, Edgerton Library and City Hall.

ELECT CHAIR: The Commission tabled the decision to elect a committee chair until next agenda.

APPROVAL OF MINUTES:

A Braun/Reiersen motion to approve the March 25, 2019 Historic Preservation Commission meeting minutes passed, all voted in favor.

The Redevelopment Authority has approved an increase to the Façade Grant program incentive for building owners to improve their buildings. The properties are located within the Historical District and changes must be approved by the commission prior to the work be completed.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 102 W FULTON ST (C&M PRINTING):

The owner is requesting approval to replace the missing masonry column bases on the building. Commission member Braun has requested information about the original material of the bases.

A Cantwell/Reiersen motion to approve the certificate of appropriateness for masonry work at 102 W Fulton St (C&M Printing) passed on a 5-0 roll call vote.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 125 W FULTON ST (BONNIE'S BEAUTY SHOP):

The owner is requesting approval to replace steel doors and paint the trim on the building.

A Braun/Cantwell motion to approve the certificate of appropriateness for 125 W Fulton St (Bonnie's Beauty Shop) passed on a 5-0 roll call vote.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 14 W FULTON ST (FEELS LIKE HOME):

The owner is requesting approval to replace 5 rear windows, a rear door, and paint trim on the building.

A Braun/Reiersen motion to approve the certificate of appropriateness for 14 W Fulton St (Feels Like Home) passed on a 5-0 roll call vote.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 1 W FULTON ST (DICKINSON WAREHOUSE): The owner is requesting approval to replace 14 of the windows in the poorest condition. Two scopes of work were submitted. The first included removing the windows and frames and replacing with plexiglass in the frames. The second option is to remove windows and frames and replace with double hung windows attached to concrete block. Braun recommended tabling the discussion until the Dickinson Warehouse committee has made further decisions on the project.

A Braun/Langan motion to table the certificate of appropriateness for 1 W Fulton St (Dickinson) until more information is available on the progress of the project passed, all voted in favor.

CONSIDER CERTIFICATE OF APPROPRIATENESS FOR 106 W FULTON ST (BORGS): The owner is requesting approval to tuck point the front of the building; treat and paint the wood headers over the upper story windows on Fulton St; replace the front door and sidelight windows with a new door; and replace the three second floor front windows and casings. The door may have a vent installed.

Flanigan stated no quotes were received for the door since the owner has not completed the design of the vent.

A Braun/Cantwell moved to approve the certificate of appropriateness for 106 W Fulton St (Borgs) to tuck point the front of the building; treat and paint the wood headers over the upper story windows on Fulton Street; and replace the three second floor windows and casings. The proposal to replace the front door, sidelights, and ventilation was tabled pending further information received. The motion passed on a 5-0 roll call vote.

A Reiersen/Braun motion to adjourn passed, all voted in favor.

Ramona Flanigan/jas
City Administrator

Memo

To: Historic Preservation
From: Staff
Date: 1/8/2020
Re: January 13, 2020 Meeting

Application for a Certificate of Appropriateness for 2 W Fulton St: The owner of 2 W Fulton Street, El Patron, is requesting approval to replace repair the soffit and to paint the Main Street side of the building. The proposal is to match the current brown paint color.

Historic Plans: In an effort to ensure Commissioners have the background information pertinent to the Historic Commission activities, we have included in your packet:

- A copy of the ordinance regulating the Historic Commission;
- The map showing the boundaries of the only local district (the Fulton Street Historic District);
- The plan for Fulton Street District; and
- The design guidelines adopted as part of the Downtown Master Plan. While these guidelines are not part of the Historic District Plan or ordinance, they are helpful when making decisions about proposed changes within the district.

In addition to the Commission's responsibility to review changes property owners make within the Historic District (done by issuing a Certificate of Appropriateness), the Commission has the authority to designate other local historic sites and districts (subject to City Council approval).

20.17 HISTORIC PRESERVATION (ORD 00-08).

(1) **PURPOSE AND INTENT.** It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this section is to:

- (a) Effect and accomplish the protection, enhancement, and perpetuation of such improvements and of districts which represent or reflect elements of the City's cultural, social, economic, political, engineering and architectural history.
- (b) Safeguard the City's historic and cultural heritage, as embodied and reflected in such historic structures, sites and districts.
- (c) Stabilize and improve property value.
- (d) Foster civic pride in the beauty and noble accomplishments of the past.
- (e) Protect and enhance the City's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- (f) Strengthen the economy of the City.
- (g) Promote the use of historic structures, sites and districts for the education, pleasure and welfare of the people of the City.

(2) **CONFORMANCE WITH OTHER PLANS.** Decisions and recommendations of the Historic Preservation Commission shall be based on recommendations of the City of Edgerton Downtown Master Plan and Design Guidelines and the City of Edgerton Redevelopment District Number One Plan.

(3) **DEFINITIONS.** In this section unless the context clearly requires otherwise:

- (a) Commission means the Historic Preservation Commission created under this section.
- (b) Improvement means any building, structure, place, or other object constituting a physical betterment of real property, or any part of such betterment.
- (c) 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 improved area of land which is treated as a single entity for such tax purposes.
- (d) Historic District is an area designated by the Common Council on recommendation of the commission, composed of two or more improvement parcels that together comprise a district of 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 an historic district pursuant to the provisions of this chapter.
- (e) 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.

(f) Historic site means any parcel of land whose historic significance is due to a substantial value in tracing the history of aboriginal people, 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 historical structure and any abutting improvement parcel, or part thereof, used as and constituting part of the premises on which the historic structure is situated.

(g) Certificate of Appropriateness means the certificate issued by the Commission approving alteration, rehabilitation, construction, reconstruction or demolition of a historic structure, historic site, or any improvement in a historic district.

(4) HISTORIC PRESERVATION COMMISSION COMPOSITION. A Historic Preservation Commission is hereby created, consisting of 7 members. Of the members, one shall be an alderman and six shall be persons with relevant experience or significant contacts to the City of Edgerton (i.e. Resident, business or property owner, a person employed within the City or one with other significant contacts, a real estate broker, or an historian). Each member shall have, to the higher extent practicable, a known interest in historic preservation. The Mayor shall appoint the commissioners subject to confirmation by the Common Council. Of the initial members so appointed, two shall serve a term of 1 year, two shall serve a term or 2 years, and three shall serve a term of 3 years. Thereafter, the term for each member shall be 3 years. The Chairperson and Vice Chairperson shall be elected by the Commission.

(5) HISTORIC STRUCTURES AND SITES DESIGNATION CRITERIA.

(a) For purposes of this Code, a historic structure or historic site 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 or cultural significance to the City of Edgerton, such as historic structures or sites which:

1. Exemplify/reflect the broad cultural, political, economic or social history of the nation, state or community; or
2. Are identified with historic personages or with important events in national, state or local history; or
3. Embody the distinguishing characteristics or an architectural type of specimen, inherently valuable for a study of a period; style, method of construction, or of indigenous materials or craftsmanship; or
4. Is representative of the notable work of a master builder, designer or architect whose individual genius influenced his age.
5. Have yielded, or may be likely to yield, information important to prehistory or history.

(b) The commission shall adopt specific operating guidelines for landmark site designation providing such are in conformance with the provisions of this paragraph.

(6) POWERS AND DUTIES.

(a) **DESIGNATION.** The Commission shall have the power, subject to Section 7, to designate historic structures, historic sites and historic districts within the City limits. Such designations shall be made based on Section 5. Once designated by the Commission, such historic structures, sites and districts shall be subject to all the provisions of this ordinance. Historic district designations must be approved by the Common Council.

(b) **REGULATION OF CONSTRUCTION, RECONSTRUCTION AND EXTERIOR ALTERATION.**

1. Any application for a permit from the Building Inspector involving the exterior of a designated historic site or structure within an historic district shall be filed with the Historic Preservation Commission.

2. No owner or person in charge of an historic site or structure within an historic district shall reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such designated property or properties within an historic district or cause or permit any such work to be performed upon such property unless a Certificate of Appropriateness has been granted by the Historic Preservation Commission or the Chairperson of the Commission. The Chairperson of the Commission may issue a Certificate of Appropriateness if the requested activity is clearly in conformance with this Section and with the Design Guidelines of the City of Edgerton Downtown Master Plan Unless such certificate has been granted by the Commission or Chairperson of the Commission, the Building Inspector shall not issue a permit for any such work.

3. Upon filing of any application with the Historic Preservation Commission, the Historic Preservation Commission shall determine:

a. Whether the proposal is in conformance with the City of Edgerton Design Guidelines of the Downtown Master Plan.

b. Whether, in the case of a designated historic structure or site, the proposed work would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and

c. Whether, in the case of the construction of a new improvement upon a historic site, the exterior of such improvement would not adversely affect or not harmonize with the external appearance of other neighboring improvements on such sites; and

d. Whether, in the case of any property located in an historic district designated pursuant to the terms of Subsection (6) (a), hereunder, the proposed construction, reconstruction or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Common Council.

4. If the Commission determines Subparagraphs (a), (b), (c), and (d) of Paragraph 3 above to be true, it shall issue the Certificate of Appropriateness. Upon the issuance of such certificate, the building permit shall then be issued by the Building Inspector. The Commission shall make this decision within thirty 45 days of filing of the application. Should the Commission refuse to issue a Certificate of Appropriateness due to the failure of the proposal to conform to the above guidelines, the applicant may appeal such decision to the Common Council, which may grant said Certificate by a 2/3 vote only, and then only upon a clear showing of hardship of the applicant. In addition, if the Commission fails to issue a Certificate of Appropriateness, the Commission shall, at the request of the applicant, cooperate and work with the applicant in an attempt to obtain a Certificate of Appropriateness within the guidelines of this Ordinance.

5. The issuance of Certificate of Appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the City. A building permit or other municipal permit shall be invalid if it is obtained without the presentation of the Certificate of Appropriateness required for the proposed work.

6. Ordinary maintenance and repairs may be undertaken without a Certificate of Appropriateness provided that the work involves repairs to existing features of a historic structure or site or the replacement of elements of a structure with pieces identical in appearance and provided that the work does not change the exterior appearance of the structure or site and does not require the issuance of a building permit.

(c) **REGULATION OF DEMOLITION.** No permit to demolish all or part of an historic structure, or improvement in an historic district, shall be granted by the Building Inspector except as follows:

1. Those buildings listed in the City of Edgerton Downtown Master Plan.
2. No person in charge of an historic district, shall be granted a permit to demolish such property under any circumstances without first receiving the written approval of the Commission.
3. At such time as such person applies for a permit to demolish such property, such application shall be filed with the Commission. Upon such application, the Commission may refuse to grant such written approval for a period of up to ten (10) months from the time of such application, during which time the Commission and the applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property. During such period, the applicant and the Commission shall cooperate in attempting to avoid demolition of the property. At the end of this ten (10) month period, if no mutually agreeable method of saving the subject property bearing a reasonable prospect of eventual success is underway, or if no formal application for funds from any governmental unit or nonprofit organization to preserve the subject property is pending, the Building Inspector may issue the permit to demolish the subject property without the approval of the Commission. If such mutually agreeable method for saving the subject property is not successful or no such funds to preserve the subject property have been obtained and available for disbursement within a period two (2) months following the end of such ten (10) month period, the Building Inspector may issue the permit to demolish the subject property without the approval of the Commission.
4. Standards. In determining whether to issue a Certificate of Appropriateness for any demolition, the Commission shall consider and may give decisive weight to any or all of the following:
 - a. Whether the proposal is in conformance with the City of Edgerton Design Guidelines of the Downtown Master Plan.
 - b. 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 and the State;
 - c. Whether the building or structure, although not itself a designated 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 and the State;
 - d. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 1 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;
 - e. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;
 - f. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;
 - g. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;
 - h. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

5. Appeal. An appeal from the decision of the Commission to grant or deny a Certificate of Appropriateness, whether this determination is made upon receipt of the application for a demolition permit or at the end of the one-year period may be made to the Common Council. In a case where action on the application has been suspended, or to suspend action on a demolition application, action may be taken by the Common Council or by the applicant for the demolition permit. Such appeal shall be initiated by filing a petition to appeal, specifying the grounds therefor, with the City Administrator. Said appeal must be filed within ten (10) days of the date the Commission made the final decision. The City Administrator shall file the petition to appeal with the Common Council. After a public hearing, the Council may by favorable vote of two-thirds (2/3) of its members, reverse or modify the decision of the Commission if, after balancing the interest of the public in preserving the subject property and the interest of the owner in using it for his or her own purposes, the Council finds that, owing to special conditions pertaining to the specific piece of property, demolition will preclude any and all reasonable use of the property and/or will cause serious hardship for the owner, provided that any self-created hardship shall not be a basis for reversal or modification of the Commission's decision.

(d) RECOGNITION OF HISTORIC STRUCTURE AND HISTORIC SITES. At such time as a historic structure or site has been properly designated in accordance with subsection (4) and (5) hereof, the Commission may cause to be prepared and erected on such property, at public expense, a suitable plaque declaring that such property is an historic structure or site. Such plaque shall be so placed as to be easily visible to passing pedestrians. In the case of an historic structure, the plaque shall state the accepted name of the structure, the date of its construction, and other information deemed proper by the Commission. In the case of an historic site which is not the site of an historic structure, such plaque shall state the common name of the site, and such other information deemed appropriate by the Commission.

(e) SALE OF HISTORIC STRUCTURES AND HISTORIC SITES. Any party who is listed as the owner of record of an historic structure on site at the time of its designation, who can demonstrate to the Commission that by virtue of such designation he or she is unable to find a buyer willing to preserve such an historic structure or site, even though he or 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 secretary of the Commission:

1. The owner and the Commission shall work together in good faith to locate a buyer for the subject property who is willing to abide by its designation.
2. If, at the end of a period not exceeding twelve (12) months from the date of such petition, no such buyer can be found, and if the owner still desires to obtain such rescission, the Commission may rescind its designation of the subject property.
3. In the event of such rescission, the Commission shall notify the City Administrator, the Building Inspector and the City Assessor of same, and shall cause the same to be recorded, at its own expense, in the office of the Rock County Register of Deeds.
4. Following any such rescission, the Commission may not re-designate the subject property an historic structure, or site for a period of not less than five (5) years following the date of rescission.

(f) OTHER DUTIES. In addition to those duties already specified in this section, the Commission shall:

1. Actively work for the passage of enabling legislation which would permit the granting of full or partial tax exemptions to properties it has designated under the provisions of this section in order to encourage owners of historic properties to assist in carrying out the intent of the ordinance.
2. Cooperate with the Historic Preservation Officer for the State of Wisconsin, and the State Historic Preservation Review Board, in attempting to include such properties hereunder designated as historic structures, sites, or districts in the National Register of Historic Places.

3. Work for the continuing education of the citizens about the historic heritage of this City and the historic structures and sites designated under the provisions of this section.

4. 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.

(7) PROCEDURES.

(a) DESIGNATION OF HISTORIC STRUCTURES AND HISTORIC SITES. The Commission may, after notice and public hearing, establish historic structures and sites or rescind such designation or recommendation, after application of the criteria in Section (4) above. 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. 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 a Class 1 Notice, under the Wisconsin Statutes. The Commission shall also notify the following: Department of Public Works, Redevelopment Authority, Parks and Recreation Committee, Fire and Police Departments, Building Inspection Division and Planning Commission. Each such department shall respond to the Commission within thirty (30) days of notification with its comments on the proposed designation or rescission. 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 keep records as it deems necessary. The Commission may conduct an independent investigation into the proposed designation or rescission. Within (10) days after the close of the public hearing, the Commission may designate the property as either an historic structure, historic site, or may 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 Administrator, Building Inspector and City Assessor. The Commission shall cause the designation or rescission to be recorded, at City expense, in the County Register of Deeds office.

(b) VOLUNTARY RESTRICTIVE COVENANTS. The owner of any historic structure or site may, at any time following such designation of his property, enter into a restrictive covenant on the subject property after negotiation with the Commission. The Commission may assist the owner in preparing such covenant in the interest of preserving the historic property. The owner shall record such covenant in the County Register of Deeds office, and shall notify the City Assessor of such covenant and the conditions thereof.

(c) CREATION OF HISTORIC DISTRICT.

1. For preservation purposes, the Historic Preservation Commission shall select geographically defined areas within the City of Edgerton to be designated as historic districts and shall, with the assistance of the City Planning Department, prepare an historic preservation plan in ordinance form for each area. Each historic preservation plan prepared for or by the Historic Preservation Commission shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development and a statement of preservation objectives. An historic district may be designated for any geographic area of particular historic, architectural or cultural significance to the City of Edgerton 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 personage or with important events in national, state or local history; or
- c. Embodies the distinguishing characteristics of architectural type specimens inherently valuable for the study of a period or periods, styles, methods or construction, indigenous materials or craftsmanship; or

- d. Is representative of the notable works of master builders, designers, or architects who influenced their age.
2. Criteria for the review of alterations in historic districts.
 - a. Whether the proposal is in conformance with the City of Edgerton Design Guidelines of the Downtown Master Plan.
 - b. Height. All additions shall be no higher than the existing building.
 - c. Second Exit Platforms. Second exit platforms shall not be applied to the front or sides of a building, unless they are not visible from the street or are required by law.
 - d. Solar Apparatus. Passive and active solar apparatus will be allowed only if such devices do not detract from the architectural integrity of the building, are not visible from the street, and are as unobtrusive as possible. Solar apparatus will not be permitted if such devices hide from street view significant architectural features of the building or neighboring buildings, if their installation requires the loss of significant architectural features, or if they are such a large scale that they become a major feature of the design.
 - e. Repairs. Repairs in materials that exactly duplicate the original in composition, texture and appearance are encouraged. Repairs in new materials that duplicated the original in texture and appearance are also permitted. Repairs in materials that do not duplicate the original in appearance will be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if the repairs that duplicate the original in appearance are prohibitively expensive.
 - f. Restoration. Projects that will return the appearance of the building to an earlier appearance are encouraged and will be permitted if such projects are documented by photographs, architectural or archeological research, or other suitable evidence.
 - g. Residing With Aluminum Or Vinyl. Residing with aluminum or vinyl that replaces clapboards or non-original siding on buildings originally sided with clapboards will be permitted only if the new siding imitates the width of the original siding within 1", and provided that all architectural details (such as window trim, wood cornices, and ornament) either remain uncovered or are duplicated exactly in appearance. Siding that imitates wood graining will not be permitted. If more than one layer of siding exists on the building, all layers except the first must be removed before new siding is applied. If insulation is applied under the new siding, all trim must be built up so that it projects from the siding as in the original.
 - h. Storms, Screens And Storm Doors. The repair and retention of original storms, screens and storm doors, or the replacement of same with new units that duplicate the original in materials and appearance is encouraged. Replacements with non-original materials, such as combination metal components, may also be permitted. If metal components are used, owners are encouraged to use metal components which have been factory-enameled. Painting of raw aluminum storms after a year of weathering of the finish is encouraged. Storm doors that imitate a specific style shall be permitted only if the style matches the style of the house.
 - i. Additions And Alterations To Street Facades. The appearance of all street facades of a building shall not be altered unless the design is sensitive to the historic character of the building. Specifically, the design shall be compatible with the existing building in scale, color, texture and the proportion of solids to voids. Materials and architectural details used in such alterations and additions shall either match those on the existing building or shall be materials and details used for

the original construction of other buildings in the historic district of similar materials, age, and architectural style.

j. **Additions And Alterations Not Visible From The Street.** Additions and alterations that are not visible from the streets continuous to the lot lines will be permitted if their design is compatible with the scale of the existing building and in addition, materials used shall be compatible with the existing in texture, color and architectural details. Alterations shall harmonize with the architectural design of the building, rather than contrast with it.

k. **Side Additions.** Side additions shall be set back from the front wall of the building.

l. **Alterations To The Roof.** Roof alterations, resulting in an increased building volume, to provide additional windows, headroom, or area are not permitted unless a certificate of appropriateness is issued. In addition, the roof shape of the front of the building shall remain the same, unless the owner wishes to restore an earlier, documentable appearance. Roof alteration on the back and sides of the building shall be compatible with the design of the building. If the existing roofing materials is the same as the original, changes in the appearance of roofing materials (not including color) will not be permitted except when the repair of the existing roof is unfeasible and the cost of replacing it in kind is prohibitive. The new roof shall match the original in appearance (not including color), as closely as is economically possible. If the roofing material is not original to the house, the new roofing material shall harmonize in color with the house. Restoration to a documentable earlier appearance is encouraged.

3. **Criteria For The Review Of New Construction In Historic Districts.**

a. **Primary Buildings**

1. Whether the proposal is in conformance with the City of Edgerton Design Guidelines of the Downtown Master Plan.

2. **Heights.** The maximum height for new buildings in the Residential Zoning districts shall be 35 feet. Exceptions may be granted by the Board of Appeals for three story buildings of exceptional design in the Residential Zoning districts. The maximum height for new building in the Commercial Zoning districts shall be in accordance with the Zoning Ordinance.

3. **Roof.** The shape shall be compatible with the building in the visually related area (i.e. the major structures visible when standing on the property).

4. **Materials.** Materials for the exterior walls of new buildings shall be the same or similar to the materials prevalent in Edgerton. The following materials will not be permitted: concrete block, asbestos, diagonal boards, vertical boards, rough sawn wood, rough split shingles, shakes. Other materials, such as aluminum or vinyl, will be considered on an individual basis.

5. **Visual Size.** The gross area of the front facade (all walls facing the street) of a single family, two-unit, or commercial building, shall be no greater than 125% of the average gross area of the front facades of buildings in the visually related area. The gross area of the front facade or a multiple family building should be more than 125% of the average gross area of the front facades of all buildings within the visually related area. If this is not possible, changes in the setback should be designated in the front facade of the building to repeat the rhythm and proportions of buildings vs. space between them within the visually related area.

6. **Parking Lots.** No new surface parking lots will be allowed in the Residential District.

b. **Accessory Buildings.** Accessory buildings shall be compatible with the design of the existing buildings on the zoning lot; shall be as ¹⁴ inclusive as possible; and shall be in conformance with

the City of Edgerton Design Guidelines of the Downtown Master Plan. Exterior wall materials permitted are the same as for construction of new primary buildings Subsection (3) (a) (3) Materials), but the materials of existing buildings on the same zoning lot are encouraged wherever possible.

4. Review And Adoption Procedure.

a. Historic Preservation Commission. The Historic Preservation Commission shall hold a public hearing when considering the plan for an Historic District. Notice of the time, place and purpose of such hearing shall be given by publication as a Class 2 Notice under the Wisconsin Statutes in the official city paper. Notice of time, place and purpose of the public hearing shall be also be sent to by the City Administrator, to the Alderman of the Aldermanic Districts or Districts in which the historic district is located, and the owners of record, as listed in the office of City Assessor, who are owners of property 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 Historic Preservation Commission shall vote to recommend, reject, or withhold action on the plan. This recommendation shall be forwarded to the City Plan Commission and the City Council.

b. The City Planning Commission. The Planning Commission shall review the Historic District plan and make a recommendation to the City Council. The Planning Commission shall make its recommendation on the Historic District plan within thirty (30) days.

c. The City Council. The City Council, upon receipt of the recommendations from the Historic Preservation Commission and Planning Commission, shall hold a public hearing, notice to be given as noted in Subparagraph a. above and shall follow the public hearing either designated 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.

(8) 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 the nominated historic district from the date of the meeting of the Historic Preservation Commission at which a nomination form is first presented until the final disposition of the nomination by the Historic Preservation Commission or the City Council unless such alteration, removal or demolition is authorized by formal resolution by the City Council as necessary for public health, welfare or safety. In no event shall the delay be for more than one hundred eighty (180) days.

(9) CONFORMANCE WITH REGULATIONS. Every person in charge of any historic structure, historic site or improvement in an historic district shall maintain same or cause or permit it to be maintained in a condition consistent with the provisions of this section and the City of Edgerton Design Guidelines of the Downtown Master Plan. The City 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 City Council of designated historic structures, sites and 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 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 ss. 667.122, Wisconsin Statutes, and take any other reasonable measures to further enforcement of this ordinance.

(10) MAINTENANCE OF HISTORIC STRUCTURES, HISTORIC SITES AND HISTORIC DISTRICTS.

(a) Every person in charge of an improvement on an historic site or in an 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. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

(b) Insofar as they are applicable to an historic structure, historic site or improvement in an historic district, designated under this section, any provision of the Plumbing Code, the Minimum Housing and Property Maintenance Code, Building Code, Heating, Ventilating and Air Condition Code, and Outdoor Signs and Outdoor Advertising Structures regulations of the General Ordinance may be varied or waived, on application, by the appropriate board having such jurisdiction over such chapter or, in the absence of such board, by the Building Inspector, provided such variance or waiver does not endanger public health or safety.

(11) CONDITIONS DANGEROUS TO LIFE, HEALTH OR PROPERTY. Nothing contained in this section shall prohibit the making of necessary construction, reconstruction, alteration or demolition of any historic structure, any improvement on an historic site or in an 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.

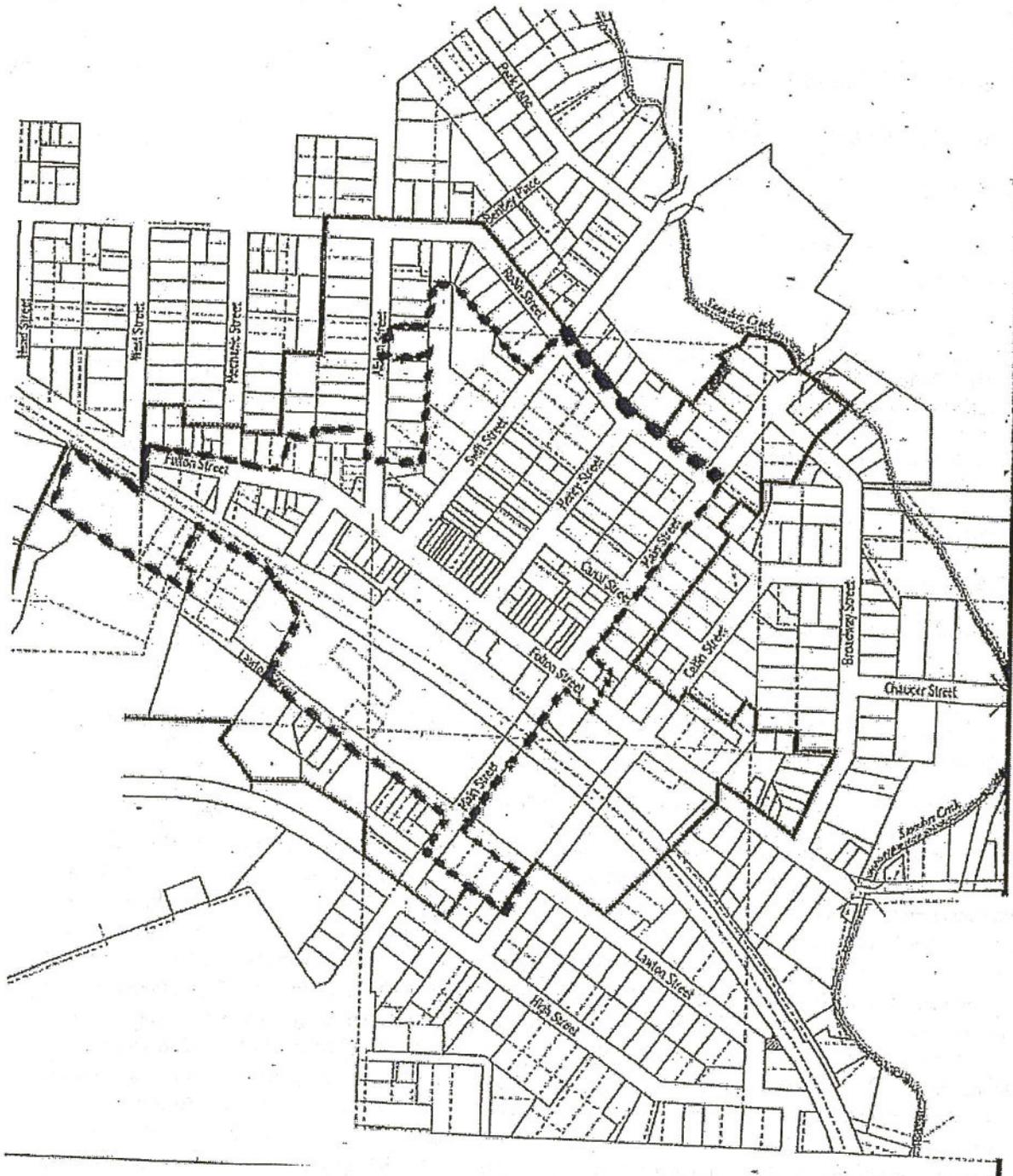
(12) PENALTIES FOR VIOLATIONS. Any person violating any provision of this section 20.18 shall be subject to a forfeiture of not more than Two Hundred Dollars (\$200) for each separate violation. Each and every day during which a violation continues shall be deemed to be a separate offense. Notice of violations shall be issued by the Building Inspector.

(13) SEPARABILITY. If any provisions of Section 20.18 or the application thereof to any person or circumstances is held invalid, the remainder of this section and the application of such provisions to other persons or circumstances shall not be affected thereby.

Mobile Version

of 132 feet; thence easterly along the rear lot lines for Lots 1, 2, 3 and 4, Block 2 of the Original Plat of the City of Edgerton; thence north to East Lawton Street; thence westerly along East Lawton Street to the intersection of North Main Street; thence northerly along North Main Street to the intersection of East Fulton Street; thence easterly a distance of 99 feet; thence northerly a distance of 67.25 feet; thence westerly a distance of 99 feet to the intersection of North Main Street; thence north along North Main Street to the intersection of West Fulton Street, which was the point of beginning.

Historic District Boundary
 Boundary Lines Marked with Dashes



(b) General Character. Situated along Edgerton⁻¹⁸⁻ business district, the Fulton Street Historic District encompasses a compact 3 ½ block long concentration of store fronts. The district is combination of

commercial and warehouse buildings unique to the Edgerton area and reflecting its tobacco growing heritage. The tobacco warehouses are still in use today, some for their original purpose, curing and storing tobacco, and others for a variety of uses, ranging from retail to fertilizer storage. All of the buildings are of various architectural style and all have, over time, been altered in some way, however slightly in some cases. The dominant style is an Italianate-influenced vernacular. Some of the buildings have been shorn of their obvious Italianate appendages such as cornices and window surrounds, while still retaining the historic appearance in the upper stories. Other styles to be found include Richardson Romanesque and the Classical Revival style of the Tobacco exchange Bank. Also to be found is a Queen Anne Style facade with a false gable and second story bay window.

There has been a recent revival to repair and repaint the ornate upper story cornices and windows to the original colors of the early 1900's as well as replace the newer metal awnings with canvas awnings more fitting of an earlier history. Many of the buildings share common walls and are constructed of Edgerton Cream Brick, a locally manufactured brick.

(6) History.

(a) **Significance.** The Fulton Street Historic District is a diverse collection of combined commercial and warehouse properties that represent Edgerton's economic history. The store front "northern side" of Fulton Street contrasts to the warehouse/railroad "southern side" of the district. At one time 52 tobacco warehouses dotted the downtown area and brought in millions of dollars in local revenue as well as provided jobs for thousands of tobacco workers. The placement and position of the depot and rail line were of utmost importance to the location and growth of the district.

(b) **Historical Development.** As early as 1836, settlers Robert and David Stone, William Squire and Thomas Quigley started to cultivate the soil and homestead near where the City of Edgerton's Fulton Street historic District stands today. By 1853 L. Page and H.S. Swift had platted out the north side of Fulton Street and brothers Adin and E.A. Burdick platted out the south side. The railroad officially opened in 1853 and this is generally considered to be the founding date of the City of Edgerton, as it was named after the Chief Engineer of the railroad project, B.H. Edgerton.

Tobacco soon became the all-important crop of the immediate area when in 1853 Ed Hall and Robert Johnson attempted, unsuccessfully, to raise a crop. An old Ohio farmer, Ralph Pomeroy, raised a successful crop in 1858. The next two years provided uncooperative weather for the "tender" crop, but in 1860 five hundred cases were harvested and shipped to Chicago, and sold for 4 to 6 cents a pound. In 1866 two thousand cases were shipped and sold on the market. Edgerton was establishing itself as a tobacco region. By 1878 some 18,000 cases were shipped from the Edgerton depot to Chicago and buyers on the East Coast. The crop output was so prodigious that it earned Edgerton the nickname "Tobacco City USA".

Industry soon came to Edgerton in the form of the Edgerton Wagon Company started in 1916 by James Menhall. Stock was soon sold in the fledgling business and it was reorganized in 1917 as the Edgerton Highway trailer Company.

In 1882 a small drug store grew into a remarkable business, Monarch Labs. At its height the Edgerton based business was shipping 95,000 pounds of various patent medicines and remedies weekly. The building known as the Willson Block; a portion of it still standing today, will serve as the east cornerstone of the Fulton Street Historic District.

In 1933 the Nunn Bush Shoe Company chose Edgerton as the site of a new factory. Seventy five to one hundred able bodied men signed up to provide free labor to build the plant with the promise of employment for all who helped.

Today Edgerton has started to recover from many of the plant closings, Highway Trailer, Caterpillar, Nunn Bush, that crippled its economy in the 1970's and '80's. The focus has turned to the preservation of the physical buildings downtown as well as its rich history.

(7) Rationale for Historic Preservation.

(a) Sense of Place. The most important aspect of historic preservation is to preserve a community's "sense of place". Many of the features that distinguish one community from another have been lost to new construction, destruction and remodeling. The uniqueness of downtown Edgerton must be protected and preserved. The buildings that are found in the Fulton Street Historic District provide us with a sense of belonging, a "sense of place".

(b) Economic Benefit. As more people are placing a value on uniqueness and ties with our various heritage's, business and property owners are realizing clear financial advantages in maintaining and protecting historic structures. The Fulton Street Historic District is a drawing card for those shoppers and tourists searching for a connection to the past.

(8) Historic Preservation Goals.

The following goals state the intent of municipal and public decisions and actions relating to historic preservation.

(a) To preserve and maintain historic sites which reflect or represent elements of the City's cultural, social, economic, political and architectural history.

(b) To educate residents and visitors to the City of Edgerton about the history of the community as reflected and represented in its historic sites.

(c) To stabilize and improve historic property values in the City of Edgerton

(d) To preserve and enhance the appearance and aesthetic values associated with historic sites.

(e) To enhance the economic vitality and livability of historic neighborhoods.

(f) To coordinate historic preservation with other planning and development programs of the City of Edgerton. These include, but are not limited to, economic development, downtown master plans, land use planning, park and recreation planning, capital improvement programming and neighborhood planning.

(9) Historic Preservation Policies.

The following policy statements should guide the Historic Preservation Commission and the City Council in designating landmarks, landmark sites and historic districts, and reviewing proposals for changes or improvements on these properties.

(a) Policies for Designation.

1. All structures, sites and historic districts eligible for or listed in the National Register of Historic Places should be considered for local preservation designation.

2. Any improvement, site or historic district, whether eligible for the National Register or not, may be designated a local landmark for any of the following reasons:

a. The structure, site or district exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community; or

b. The structure, site or district is identified with historic personage or with important events in the national, state or local history; or

c. The structure, site or district embodies the distinguishing characteristics of an architectural type, inherently valuable for study of a period, style, method or construction, or of indigenous material or craftsmanship; or

d. The structure, site or district is representative of the notable work of a master builder, designer or architect whose individual genius influenced his or her age.

(b) Policies for Exterior Alterations. Alterations should be done in accordance with the City of Edgerton Downtown Master Plan and design guidelines.

1. The distinguishing original qualities or character of a building structure or site and its environment should not be destroyed. The removal or alteration of any historical material of distinctive architectural feature should be avoided.

2. All buildings, structures and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

3. Changes which may have taken place during the course of time are evidence of the history and development of a building, structure or site and its environment. These changes acquire a significance in their own right, and this significance should be recognized and respected.

4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site should be treated with sensitivity.

5. Deteriorated architectural features should be repaired rather than replaced. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

6. The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other methods that will damage the historic building material shall not be undertaken.

7. Every reasonable effort should be made to protect or preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration or reconstruction project.

(c) Policies Relating to New Construction in Historic Districts. New construction should be done with the following considerations in mind and in accordance with the New Design Guidelines adopted in the City of Edgerton Redevelopment District Number One Project Plan.

1. The mass, volume and setback of proposed structures should appear to be compatible with existing buildings in the immediate area.

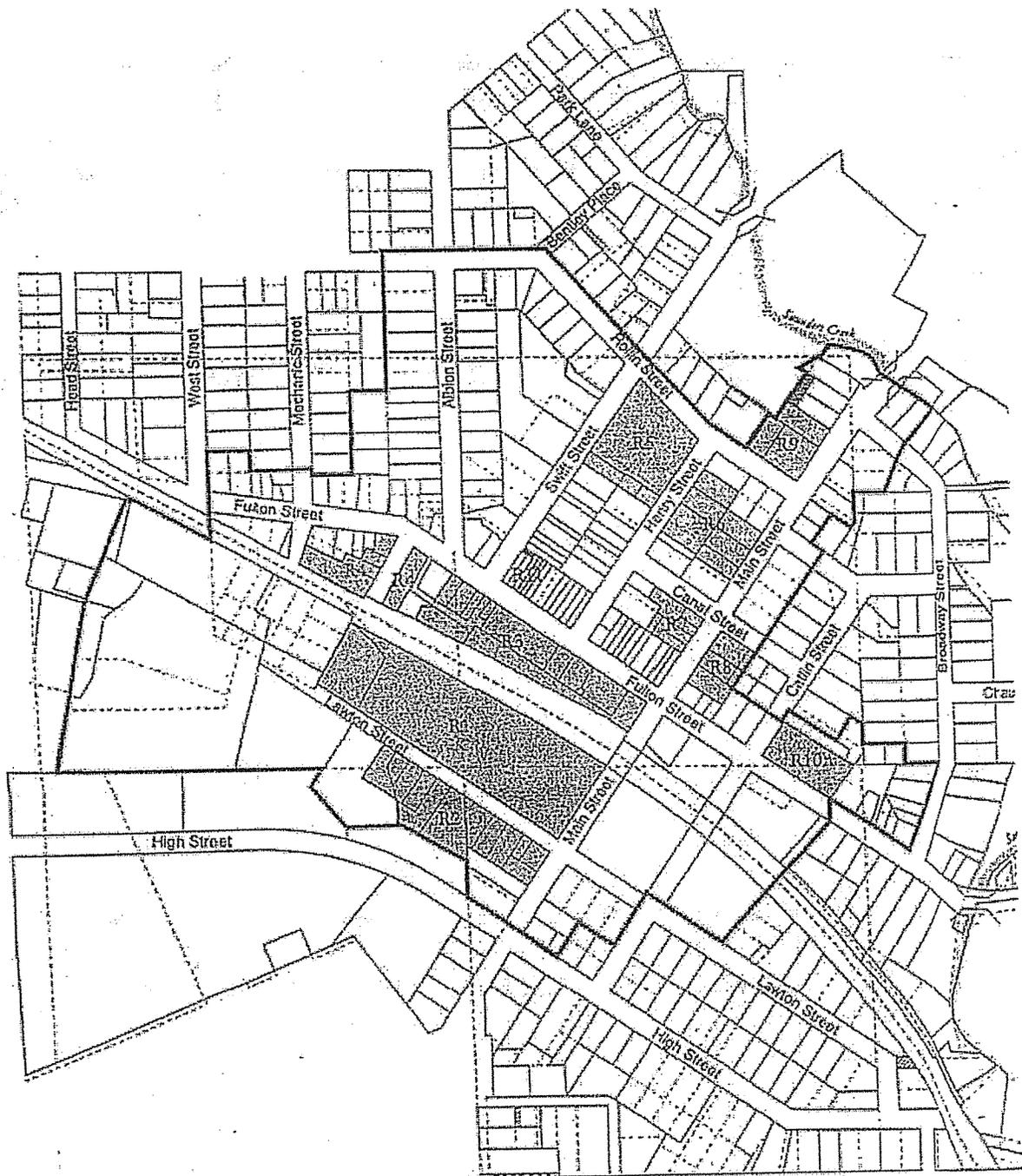
2. the facade of new or remodeled structures should maintain a compatible relationship with those of existing structures in terms of: window sill or header lines; proportion of window and door openings; horizontal or vertical emphasis or major building elements; and the extent of architectural detail.

3. the building materials and colors used should complement and be compatible with other buildings in the immediate area. A color chart of acceptable colors is available from the Historic Preservation Commission at City Hall.

4. the sizing, design and placement of signs should fit the building and be comparable to signs on adjacent structures. All signs must conform to the City of Edgerton sign ordinance and be approved by the Historic Preservation Commission for color and appropriate size.

5. All landscaping and parking provisions should complement and be compatible with improvements in the immediate area.

(d) **Policies Relating to Demolition.** Demolition should be in accordance with the City of Edgerton Downtown Master Plan and Redevelopment District Number One Plan. The following properties are exempt from demolition regulations of this plan. Redevelopment sites 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 of the City of Edgerton Redevelopment District Number One Project Plan



City of Edgerton
 Historic Redevelopment District No. 1
 Map Four: Redevelopment Area Parcels
 Date: April 11, 2000
 By: [Signature]

This map is prepared in accordance with the provisions of the City of Edgerton Code, Chapter 22.00, and the Oregon State Code, Chapter 22.00. The map is a true and correct copy of the original map as filed with the City of Edgerton. The map is a true and correct copy of the original map as filed with the City of Edgerton. The map is a true and correct copy of the original map as filed with the City of Edgerton.

1. No building or structure should be demolished if it is of such architectural or historic significance that its demolition would be detrimental to the public interest, contrary to the general welfare of the City of Edgerton or detract from the general character of the Historic District.
2. Any new structure which is proposed to be constructed or any change in the use which is proposed to be made should be compatible with the buildings and the environment of the Historic District in which the subject property is located.

(10) Preservation Guidelines.

The following preservation guideline represent the principle concerns of the Historic Preservation Commission regarding this Historic Designation. However the Commission reserves the right to make final decisions based upon particular design submissions. These guidelines shall be applicable only to the Fulton Street Historic District. Nothing in these guidelines shall be construed to prevent ordinary maintenance or restoration and/or replacement of documented original elements.

The guidelines are in accordance with the City of Edgerton Downtown Master Plan and Design Guidelines and are adopted as part of this plan.

(a) Guidelines for Rehabilitation. These guidelines are based upon those contained in Section 20.17 of the Historic Preservation Ordinance for the City of Edgerton. These guidelines are not intended to restrict an owners use of his/her property, but to serve as a guide for making changes which will be sensitive to the architectural integrity of the structure and appropriate to the overall character of the District.

1. Roofs.

- a. Retain the original roof shape. Avoid making changes to the roof shape which would alter the building height, roof line, pitch or gable orientation. Dormers and skylights may be added to roof surfaces if they do not visually intrude on those elevations visible form the right-of-way.
- b. Retain the original roof materials, whenever possible. Avoid using new roofing materials that are inappropriate to the style and period of the building and neighborhood.
- c. Replace roof coverings with new materials that match the old in size, shape, color and texture.

2. Exterior Finishes.

a. Masonry.

i) Unpainted brick or stone should not be painted or covered. Painting is likely to be historically incorrect and could cause irreversible damage if it is decided to remove the paint at a later date. Brick or stone that has already been painted may be repainted with the approval of the Historic Commission in accordance with 20.17(6) of this chapter. The application to repaint masonry or brick shall include a detailed description of all the procedures proposed to be used to remove the existing paint, or otherwise clean or treat the masonry prior to painting.

ii) Repoint defective mortar by duplicating the original color, style, texture and strength. Avoid using mortar colors and pointing styles which were unavailable or not used when the building was constructed.

iii) Clean masonry only when necessary to halt deterioration and with the gentlest means possible. Sandblasting brick or stone surfaces is prohibited.

iv) Always replace or repair deteriorated material that duplicates the old as closely as possible.

b. Stucco.

i) Repair stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

c. Wood.

i) Retain original material, whenever possible. Avoid removing architectural features such as half timbering, window arches and doorway pediments. These are in most cases essential parts of a building's character and appearance that should be retained.

ii) Repair or replace deteriorated material with a new material that duplicates the appearance of the old as closely as possible. Avoid covering architectural features with new materials which are inappropriate or were unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, vinyl or aluminum siding.

3. Windows and Doors.

a. Retain existing window and door openings that are visible from the public right-of-way. Retain the original configuration of panes, sash, lintels, keystones, sills, architraves, pediments, hoods, doors, shutters and hardware. Avoid making additional openings or changes in principle elevations by enlarging or reducing window or door openings to fit new stock window and sash or new stock door sizes. Avoid discarding original doors and door hardware when they can be repaired or reused.

b. When replacing windows, sashes and doors, respect the stylistic period or periods a building represents and duplicate the original window sash or door design. Avoid using inappropriate sash and door replacement such as unpainted galvanized aluminum storm and screen window combinations or plastic metal strip awnings or fake shutters. Avoid using modern style window units with glazing configuration not appropriate to the style of the building.

4. Porches, Trim and Ornamentation.

a. Retain and avoid altering porches and steps visible from the public right-of-way that are historically and architecturally appropriate to the building.

b. Retain trim and decorative ornamentation including copings, cornices, cresting, finials, railing, balconies, oriels, pilasters, columns, chimneys, bargeboards or decorative panels. Repair or replace, when necessary, deteriorated material with new material that duplicates the old as closely as possible.

(b) Guidelines for Streetscapes.

1. Maintain the height, scale, mass and materials established by the buildings in the Historic District and the traditional setback and density of the block faces. Use traditional landscaping, fencing, retaining walls, signage and street lighting which are compatible with the character and period of the district. All signs must conform to the City sign ordinance and must be approved by the Historic Preservation Commission for color and appropriate size.

(c) **Guidelines for New Construction.** It is important that new construction be designed so as to harmonize with the character of the district. It is not the intention of this plan that new construction should try to copy or emulate past styles. It is the intention of the plan that new construction in the district should reflect the traditional setting, scale and form of the existing buildings. Setbacks, spacing of buildings, scale, form, profiles, roof lines and materials should all express the continuity established by the existing buildings.

(d) **Guidelines for Demolition.** Although demolition is discouraged and is generally not permissible, there may be instances when demolition may be acceptable if approved by the Historic Preservation Commission. The following properties are exempt from demolition regulations in this plan: Redevelopment sites 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 of the City of E_25_ on Downtown Redevelopment District Number One Project Plan. The following guidelines shall be taken into consideration when reviewing demolition requests.

1. **Condition of Property.** Demolition request may be granted when it can clearly be demonstrated that the condition of a building or portion thereof is such that it constitutes an immediate threat to health and safety.
 2. **Importance.** Consideration will be given to whether or not the building is of historical or architectural importance or displays a quality of material and workmanship that does not exist in other structures in the area.
 3. **Potential for Restoration.** Consideration will be given to whether or not the building is beyond feasible repair.
 4. **Additions.** Consideration will be given to whether or not the proposed demolition is a later addition which is not in keeping with the original design of the structure or does not contribute to its character.
 5. **Replacement.** Consideration will be given as to whether or not the building is to be replaced by a compatible building of similar architectural style and scale.
- (e) **Fire Escapes.** Additional required fire escapes shall be designed and located so as to minimize their visual impact from the public right-of-way.
- (f) **Signs.** The installation of any permanent exterior sign other than those now in existence shall require the approval of the Historic Preservation commission. Approval will be based on the compatibility of the proposed sign with the historic districts architecture and the character of the existing buildings and signs and how it conforms to the City sign ordinance.

(11) Goals.

The goals for Historic Preservation complement and reinforce community goals in other elements of the City's Master Plan and Downtown Master Plan. The Commission hopes to redirect efforts at revitalization of the downtown into a coherent plan that has been used effectively in other cities across the country. The economic benefits of downtown consistency and planning are proven beyond a doubt. Downtowns with strong economic and preservation plans in place and actively enforced whole at the same time equitably administered, provide clear direction and goals to the downtown business community.

UNIFORM FINES AND PENALTIES

ORD.	PENALTY PROVISION	MAX.
20.08(1)	General Violation – All	\$200
20.14(2)	Failure to Provide Key Lock Box	\$100
20.16(5)	Smoke Detector Violation	\$500
20.17(10)	Historic Preservation Violation	\$200

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