

HISTORIC PRESERVATION COMMISSION AGENDA

Monday, April 21, 2014
6:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. CALL TO ORDER

- A. Roll Call
- B. Declaration a Quorum is Present

II. APPROVAL OF MINUTES

- A. October 16, 2013

III. ADMINISTRATIVE UPDATE

- A. Agendas - Novus Agenda Software
Initiator: Dyann Benson, Redevelopment Planner
- B. Meeting Time
Initiator: Dyann Benson, Redevelopment Planner

IV. DISCUSSION

- A. Discussion on Education and Outreach Efforts
Initiator: Dyann Benson, Redevelopment Planner
- B. Review of Historic Preservation Ordinance
Initiator: Dyann Benson, Redevelopment Planner
- C. Review of Permit Activity - City Designated Historic Sites
Initiator: Dyann Benson, Redevelopment Planner

HISTORIC PRESERVATION COMMISSION AGENDA

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V. REPORT OF OFFICERS

- A. Possible Designations
- B. Plan Review Updates
 - 30 North Main Street

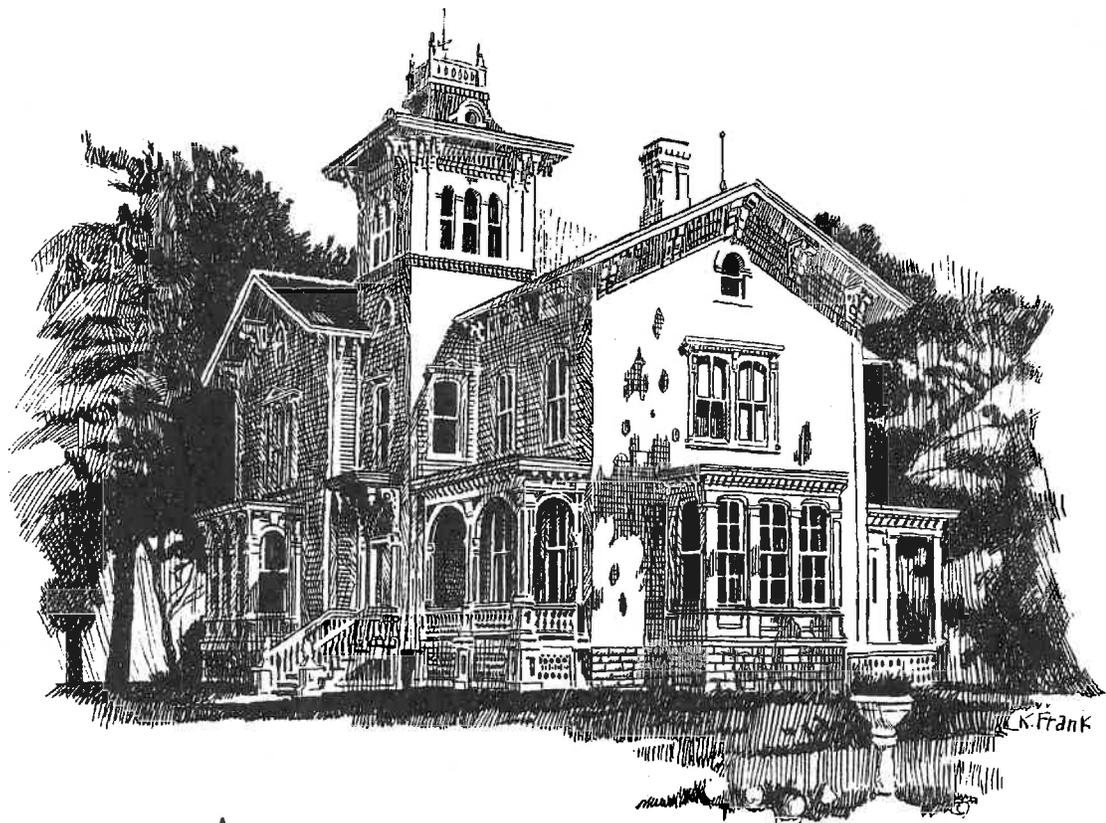
VI. COMMISSIONER COMMENTS

VII. CORRESPONDENCE

- A. Wisconsin Landmarks Newsletter
- B. 2014 Spring Conference Wisconsin Association of Historic Preservation Commissions - April 26, 2014
- C. 2014 Local History and Historic Preservation Conference - October 25, 2014
- D. May 3, 2014 - Historic Preservation Month Event

VIII. ADJOURN

Historic Preservation Commission



Apr. 21, 2014

6:00 p.m.

"The City of Fond du Lac provides equal opportunities and services to all individuals, including those individuals with disabilities."

HISTORIC PRESERVATION COMMISSION MINUTES

October 16, 2013
7:02 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present - Brian Foster
Teresa Keenan
Randall Martin
Tom Meiklejohn, III
Lisa Pauly
Tony Roden
Peter Sorensen

Absent - None

Administrative Staff - Dyann Benson, Redevelopment Planner

Chairperson Pauly declared a quorum present.

APPROVAL OF MINUTES

June 19, 2013

Motion made by Commissioner Martin to approve the minutes of the Historic Preservation Commission of the June 19, 2013 meeting as presented.

Seconded by Commissioner Roden.

ROLL CALL VOTE: Aye - Keenan, Martin, Pauly, Roden
Nay - None

Abstain - Foster, Meiklejohn, Sorensen

Carried.

NEW MEMBER INTRODUCTION

New Member Introduction

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson introduced Brian Foster as new City Council Representative and Tom Meiklejohn, III as new Commissioner to the existing members of the Historic Preservation Commission and in exchange they introduced themselves.

HISTORIC PRESERVATION COMMISSION MINUTES

October 16, 2013

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DISCUSSION

Action on National Register Nomination Submittal for 109 South Park Avenue Funded by a Historic Preservation Subgrant

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson reported that the Nation Register Nomination has been completed for 109 South Park Avenue and submitted to the Wisconsin Historical Society for consideration at their November meeting. Staff is looking for any comments or changes to forward to the consultant prior to the November meeting of the Wisconsin Historical Society. Dyann will also contact the current owner as to this designation.

Discussion on Education and Outreach Efforts

Initiator: Dyann Benson, Redevelopment Planner

General discussion ensued on continuing education and outreach efforts of the Historic Preservation Commission.

Appointment of Plan Review Committee Member

Initiator: Dyann Benson, Redevelopment Planner

Commissioner Sorensen volunteered to be the third member on the Plan Review Committee along with existing members Vice-Chair Tony Roden and Commissioner Keenan.

REPORT OF OFFICERS

Possible Designations

The Commission will explore the Fred J. Rueping home on Division Street as a possible designation.

COMMISSIONER COMMENTS

Commissioner Sorensen reported that Wisconsin Historical Convention in Wisconsin Rapids was successful with over 300 people in attendance.

CORRESPONDENCE

Commissioners had no correspondence to report at this time.

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 11, 2014

To: Historic Preservation Commission

From: Dyann Benson, Redevelopment Planner *DB*

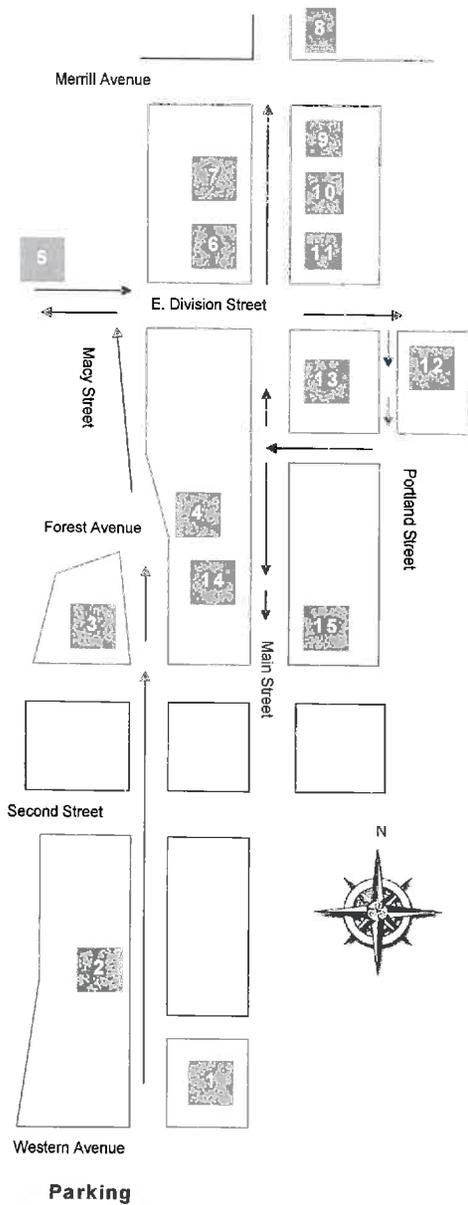
Re: Education and Outreach – Locally Designated and Nationally Designated Historic Properties and Districts

The Historic Preservation Commission has been discussing opportunities to increase education and outreach of locally and nationally designated historic properties and districts.

Attached is a revised copy of the walking tour brochure that was first developed by a Leadership FDL team. The revised format is more conducive for black and white photo copies.

The City's Historic Preservation webpage includes information on the following National Register Districts: Linden Street, East Division Street/Sheboygan Street and North Main.

Staff is proposing the development of another walking tour or driving tour over the next few months and is seeking direction from the HPC.



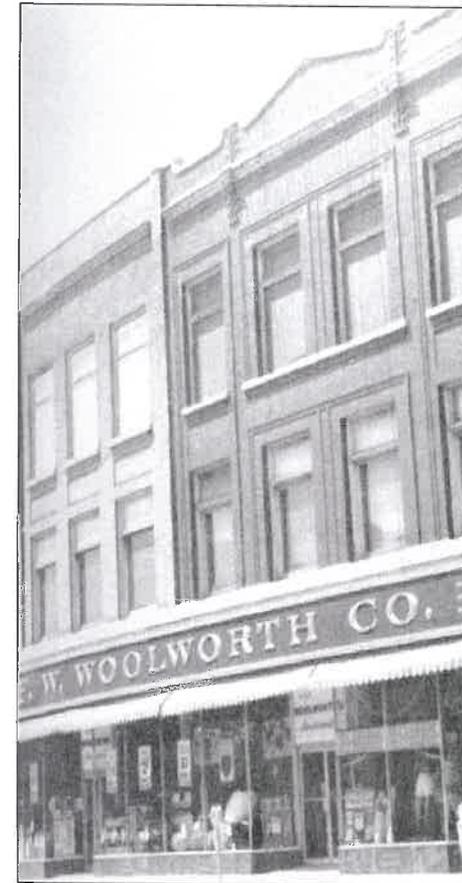
- 1 Civil War Monument (Veterans Park)
- 2 Macy Street
- 3 First Baptist Church (90 South Macy Street)
- 4 Forest Avenue
- 5 Cathedral Church of St. Paul (51 West Division Street)
- 6 Finnegan's (2 North Main Street)
- 7 German American Savings Bank (28 North Main Street)
- 8 Merrill Avenue
- 9 Fischer's Fond du Lac Theatre (27 North Main Street)
- 10 Wisconsin Power & Light Company (15 North Main Street)
- 11 Hotel Retlaw (1 North Main Street)
- 12 Trinity Church (40 East Division Street)
- 13 Retlaw Theater (23 South Main Street)
- 14 The Woolworth Building (74 South Main Street)
- 15 Commercial National Bank (91 South Main Street)

ACKNOWLEDGEMENTS



The Downtown Historic Walking Tour
was completed as part of the
2011-12 Leadership Fond du Lac.

Funding provided by:
BMO Harris Bank/M & I Bank
Hurtado Consulting LLC
Fond du Lac Convention & Visitors Bureau
Mercury Marine
Charter



Downtown
FOND DU LAC
Historic Walking Tour

FOND DU LAC was nicknamed Fountain City for its many artesian wells. The first fountain erupted in 1849 when water was struck eighty-five feet below the surface at the corner of Main Street and Western Avenue. While the artesian wells are no longer evident, there are still many sights to see in the downtown. Take some time and enjoy the rich history of the downtown through the buildings and architecture. Learn some interesting facts and tidbits about the people and places that made Fond du Lac the city it is today. As you tour the downtown be sure to take a moment to enjoy the people and businesses—they are making tomorrow's history today!

Civil War Monument (Veterans Park)

For almost 110 years, this locally designated tin statue has welcomed visitors to Veteran's Park. Fond du Lac County is believed to have had more volunteers in the Civil War than any other county in the State. The statue is 35' tall, weighs 8 tons and leans 7" from vertical at the top. Monuments of the era were often made of stone, but metal was gaining popularity for its affordable price and appealing durability. Local leaders expected a solid brass statue, but were disappointed when it turned out to be hollow tin. In the late 1980's, the statue was tilting and repairs to the foundation were needed. No one minded the maintenance, but an outcry arose when the statue was turned. It had always faced east due to military protocols, but trees had grown up around the monument, blocking its view. The trees could not be moved because they commemorate local heroes so leaders opted for turning the statue so more people could see it. Veterans Park is the site of the old County Courthouse. The Courthouse was razed when the City/County Building was constructed across the street.



As you leave Veteran's Park, head north on South Macy Street until you reach First Street.

Macy Street

Macy Street was named for John B. Macy who owned a lot of land in the center of the City. Macy came to Fond du Lac at the urging of Eastern bankers who were interested in development opportunities of the west. In 1850, Macy started construction of the Rock River Valley Union Railroad from Fond du Lac and extending south to Janesville, following the Rock River, where it joined another rail line from Chicago. This was the start of the Chicago & Northwestern Rail system.

First Baptist Church (90 South Macy Street)

This locally and nationally designated structure is an example of early 20th century Neo-Gothic design. The building incorporates the coloration and proportion of Craftsman design with the ornament and structural features of Gothic tradition. The First Baptist Church of Fond du Lac was organized in 1845 and joined with the People's Church, an unaffiliated body, in 1905. With the increase in size, the congregation had to construct a new building. By the 1930's the First Baptist Church was one of the most active congregations in the City. They moved to a smaller structure in 1980.



Head north on Macy Street towards Forest Avenue.

Forest Avenue

The street was supposedly named for the twenty-three sawmill operators that lived on the street, but could also have been named for the wooded areas along the avenue. Forest Avenue between Brooke and Seymour was paved with concrete in 1908 becoming the first concrete pavement in Wisconsin and one of the first concrete streets in the nation. In 1835 the bridge across the East Branch of the Fond du Lac River was constructed when the Army was building Military Road. The bridge preceded all other bridges in this part of the State. Military Road was the first road to cross Fond du Lac county and was part of a larger road project. Troops from various forts throughout the State constructed the road in sections. Troops from Ft. Winnebago extended the road from Portage to Fond du Lac and troops from Ft. Howard extended the road from Fond du Lac to Green Bay. On your way out of town, stop at the historical marker on Military Road to learn more.

Continue to head north on Macy Street to Division Street. Turn left onto Division Street and cross the river to your next destination.

Cathedral Church of St. Paul (51 West Division Street)

On September 3, 1848, St. Paul's Church was formally organized by Rev. Joshua Sweet. The expanding congregation moved to its current location in 1866. In 1875, with the formation of the Diocese of Fond du Lac, St. Paul's parish church became Cathedral Church of St. Paul the Apostle and the seat of the first bishop, John Henry Hobart Brown of New York. The first building was destroyed by fire in 1884 and replaced with the present Gothic-Revival church constructed between 1885-1887. The church interior is decorated with many outstanding examples of ecclesiastical art, but the most significant is the front of the St. Augustine chapel altar—it is an exquisite piece of color-infused marble, an example of the Endolithic process. The windows in the chapel, done in 1966, show a different use of stained glass from all other windows.



Head east on Division Street, across the river and past Macy Street until you reach Main Street. Cross Main Street to the east side of the street. You will be looking at the buildings on the west side of the street.

Finnegan's (2 North Main Street)

This locally designated landmark was built in 1867 as the Bank of Fond du Lac. After the bank failed, a saloon took over—Schmidt's Sample Room. The site is known for Carrie Nation's ax-wielding attack in 1902 after a rousing lecture on the evils of tobacco and liquor. The building is also famous for underground tunnels which connected the bar to the Hotel Retlaw and to Dillingers.



Head north on Main Street.

German American Savings Bank (28 North Main Street)

The building was built in 1873 to house the newly incorporated German American Savings Bank which catered to the city's German speaking population. The build is constructed of brick and stone with an Italianate style façade. Rudolph Ebert served as Bank President and local well known investors included

Frederick Rueping, William Rueping, Louis Muenter, J.C. Perry, Alexander McDonald and Franz Lauenstein.

Head north on Main Street to Merrill Avenue.

Merrill Avenue

Merrill Street marks the southern edge of the Original Plat. The street is named after Captain Moses E. Merrill, one of the stockholders in the land company.

At Merrill Avenue, cross to the west side of Main Street and head south on Main Street to your next destination. You will be looking at buildings on the east side of Main Street.

Fischer's Fond du Lac Theatre (27 North Main Street)

The theater was considered the City's first movie palace, built by Fischer Theater Co. (Fischer-Paramount Theaters) in the Beaux Arts style of the time, featuring ornate terra cotta decoration on the exterior. This type of architecture was not typically seen in a downtown environment. Everything in the theater was considered state-of-the-art for its time, including the HVAC system that was capable of an early form of air-conditioning during hot summer months. Air was pulled through cooling chambers located in the basement where it was filtered, sterilized and cooled to 60 degrees. By the time air reached the theater, it was a comfortable 65 degrees. Although the theater itself is gone, the surrounding building which housed the lobby still remains.



Wisconsin Power & Light Company (15 North Main Street)

This three-story Italianate style commercial building was constructed in 1874 and is part of the North Main Street Historic District. The building was occupied by the Wisconsin Power & Light Company in 1910 and was named the Public Service Building. WP&L was involved in the operation of the old interurban and local street car lines. In 1925 the company began phasing out the interurban services and promoting bus service. At that time, part of the storefront was remodeled and connected to the building to the north with a large brick arch that led to the bus depot. The single-story building to the north was used as the bus depot waiting room. WP&L remained in the building well into the 1960s.



Hotel Retlaw (1 North Main Street)

This locally and nationally designated landmark was built in 1923 by Walter Schroder. The name *Retlaw* came from spelling his first name, Walter, backwards. The hotel stands 8 stories tall and towers over other buildings in the downtown. You might be surprised to learn that the Hotel Retlaw has been the lodging of choice for many famous people over the years including Eleanor Roosevelt, Jack Dempsey, Gene Autry, Paul Newman and John and Jackie Kennedy.

Go east on Sheboygan Street one block to Portland Street. Go north on Portland Street to your next destination.

Trinity Church (40 East Division Street)

The church was organized in 1911 to provide English speaking Lutherans with their own congregation because St. Peter's was

predominantly a German church. In 1920, Trinity English Lutheran Church merged with Immanuel German Lutheran Church, leading to the construction of this Neo-Gothic Revival church in 1930. The congregation made efforts to utilize local materials, including limestone from a quarry outside the City, local artisans that created the interior wood carving. More than 90% of the building was completed by local labor. In 2002 the congregation voted in favor of building a new church at a new site. A local developer, Commonwealth Development, purchased the property for a restaurant and banquet hall with an eye towards maintaining the exterior and interior architectural details.



Go west on Sheboygan Street to return to Main Street. Turn left (south) onto Main Street to reach your next stop.

Retlaw Theater (23 South Main Street)

Walter Schroeder, owner of the Hotel Retlaw, did not want to be outdone by Chicago theater owner, Frank Fischer. On December 26, 1925, approximately one month after Fischer's theater, Schroeder opened the Retlaw Theater. While smaller than the Fischer, the Art Deco style Retlaw housed not only the largest one-floor theater in Wisconsin at the time, but also a glassed-in roof garden that was the only one of its kind outside of Milwaukee. The theater held seating for 1100 people and *Classified* was the first movie shown. The Retlaw stopped showing movies in September 1998, the same year it was designated a local landmark. One of the last movies screened at the theater was *Titanic*.



The Woolworth Building (74 South Main Street)

This three-story 20th century Commercial style is easily recognized by the large metal sign above the windows identifying it as the F.W. Woolworth Building. The building was probably constructed for the store operated by J.C. Whittelsey who began operating a dry goods business. He operated there until 1907. The building was then combined with its neighbor to the south to create the large Woolworth's Dime store.



Commercial National Bank/Colliseum (91 South Main)

This Richardsonian Romanesque building was constructed in 1903 and is part of the South Main Street Historic District. Its massive quality is achieved by using rusticated brownstone. The Commercial National Bank occupied this building until 1923. Between 1924 and the 1970s, the building housed a café and professional offices. At one time it was known as the Lion Café, named for the two stone carved lion heads flanking the entrance of the building.



CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 11, 2014
To: Historic Preservation Commission
From: Dyann Benson, Redevelopment Planner 
Re: Review of Historic Preservation Ordinance

Attached please a copy of Historic Preservation Ordinance.

Since new members have joined the Commission, staff will review the ordinance with Commission members at the meeting to help familiarize the Commission with the regulations.

SECTION 11.16
HISTORIC PRESERVATION ORDINANCE

11.16 A. 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:

1. Effect and accomplish the protection, enhancement, and perpetuation of such improvements and of districts which represent or reflect elements of the City of Fond du Lac's cultural, social, economic, political, engineering and architectural history.
2. Safeguard the City of Fond du Lac's historic and cultural heritage, as embodied and reflected in such historic structures, sites and districts.
3. Stabilize and improve property values.
4. Foster civic pride in the beauty and noble accomplishments of the past.
5. Protect and enhance the City of Fond du Lac's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
6. Strengthen the economy of the City of Fond du Lac.
7. Promote the use of historic structures, sites and districts for the education, pleasure and welfare of the people of the City of Fond du Lac.

11.16 B. DEFINITIONS

In this section unless the context clearly requires otherwise:

1. Commission means the Historic Preservation Commission created under this section.
2. Improvement means any building, structure, place, work of art or other object constituting a physical betterment of real property, or any part of such betterment.

DEFINITIONS 11.16 B.3.

3. 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.
4. Historic district is an area designated by the City Council of the City of Fond du Lac 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 of Fond du Lac, state or nation, and which has been designated as an historic district pursuant to the provisions of this chapter.
5. 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 of Fond du Lac, state or nation and which has been designated as a historic structure pursuant to the provisions of this chapter.
6. 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 historic structure and any abutting improvement parcel, or part thereof, used as and constituting part of the premises on which the historic structure is situated.

11.16 C. HISTORIC PRESERVATION COMMISSION COMPOSITION

1. Members. A Historic Preservation Commission is hereby created, consisting of seven (7) members. Of the membership, it is desirable that one be a registered architect; one historian qualified in the field of historic preservation; and one a licensed real estate broker. In addition, one shall be a councilman, and three shall be citizen members. Each member shall have, to the highest extent practicable, a known interest in historic preservation. Members shall be appointed pursuant to Sec. 3.04 of the Fond du Lac Municipal Code. Of the initial members so appointed, two shall serve a term of one year, two shall serve a term of two years, and three shall serve a term of three years. Thereafter, the term for each member shall be three years.

**HISTORIC STRUCTURES, SITES, AND
DISTRICTS DESIGNATION CRITERIA 11.16 D.**

2. Officers. The Commission shall elect from its membership, a Chairman, and Vice-Chairman whose terms of office shall be fixed by the By-Laws. The Chairman shall preside over the Board and shall have the right to vote. The Vice-Chairman shall, in all cases of absence of the Chairman, perform the duties of the Chairman. A majority of the Commission shall constitute a quorum for the transaction of business. The Commission shall adopt rules for the transaction of its business which shall provide for the time, place and manner of holding regular and special meetings. All meetings of the Commission shall be open to the public and any person or his duly constituted representative shall be entitled to appear and to be heard on any matter before the Commission before it reaches its decision.
3. Secretary and Staff. The Commission shall appoint a Secretary who shall keep a record of all minutes, resolutions and proceedings and other actions of the Commission.

11.16 D. HISTORIC STRUCTURES, SITES, AND DISTRICTS DESIGNATION
CRITERIA

1. For purpose 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 or cultural significance to the City of Fond du Lac, such as historic structures, sites and 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 whose individual genius influenced his age.
2. The Commission may adopt specific operating guidelines for landmark sites designation providing such are in conformance with the provisions of this paragraph.

POWERS AND DUTIES 11.16 E.

11.16 E. POWERS AND DUTIES

1. Designation. The Commission shall have the power, subject to Section F, to designate historic structures, historic sites and historic districts within the City of Fond du Lac limits. Such designations shall be made based on Section D. 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 City Council of the City of Fond du Lac.
2. Regulation of Construction, Reconstruction and Exterior Alteration.
 - a. 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.
 - b. 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. Unless such certificate has been granted by the Commission, the Building Inspector shall not issue a permit for any such work.
 - c. Upon filing of any application with the Historic Preservation Commission, the Historic Preservation Commission shall determine:
 - (1) Whether, in the case of a designated historic structure or site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and
 - (2) Whether, in the case of the construction of a new improvement upon a historic site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and

POWERS AND DUTIES 11.16 E.3.

- (3) Whether, in the case of any property located in an historic district designated pursuant to the terms of Subsection D, hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the City Council of the City of Fond du Lac.
 - (4) In cases of a designated historic site which has had its principal structure completely destroyed by fire, demolition, other means, or conditions noted in Section 11.16L, the plan review requirements of 11.16 E.2 shall not apply unless there is a designated historic site, historic structure, or historic district within 200 feet of the historic structure that has been destroyed.
- d. If the Commission determines Subparagraphs (1), (2), and (3), of Paragraph c. above in the negative, 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 (30) days of the 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 Board of Zoning Appeals, which may grant said Certificate by a three-fourths (3/4) vote only, and then only upon a clear showing of economic hardship by 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.

3. 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:

- a. No person in charge of an historic structure, shall be granted a permit to demolish such property under any circumstances without first receiving the written approval of the Commission.
- b. 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 six (6) months from the time of such application for single-family homes and up to one (1) year for other types of structures, during which time Commission and the applicant shall undertake serious

POWERS AND DUTIES 11.16 E.3.c.

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 the required time 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 of sixty (60) days following the end of the required time period, the Building Inspector may issue the permit to demolish the subject property without the approval of the Commission.

- c. 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:
- (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 of Fond du Lac and the State;
 - (2) 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 of Fond du Lac and the State;
 - (3) Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Section I and to the objectives of the historic preservation plan for the applicable district as duly adopted by the City Council of the City of Fond du Lac.
 - (4) 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;
 - (5) Whether retention of the building or structure would promote the general welfare of the people of the City of Fond du Lac and the

POWERS AND DUTIES 11.16 E.3.d.

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, 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;
 - (7) 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.
- d. 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 three (3) month period in a case where action on the application has been suspended, or to suspend action on a demolition application may be taken to the Zoning Board of Appeals of the City of Fond du Lac by the applicant for the demolition permit. Such appeal shall be initiated by filing a petition to appeal, specifying the grounds thereof, with the City Clerk within ten (10) days of the date the final decision of the Commission is made. The City Clerk shall file the petition to appeal with the Zoning Board of Appeals. After a public hearing the Zoning Board of Appeals may by favorable vote of three-fourths (3/4) 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 Zoning Board of Appeals 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.

4. Recognition of Historic Structures and Historic Sites

At such time as a historic structure or site has been properly designated in accordance with subsections D. and F. 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

POWERS AND DUTIES 11.16 E.5.

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.

5. 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:

- a. 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.
- b. If, at the end of a period not exceeding three (3) months from the date of such petition, and upon demonstration of reasonable and diligent marketing efforts, no such buyer can be found, and if the owner still desires to obtain such rescission, the Commission shall rescind its designation of the subject property.
- c. In the event of such rescission, the Commission shall notify the City Clerk, 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 Fond du Lac County Register of Deeds.

6. Other Duties

In addition to those duties already specified in this section, the Commission shall:

- a. 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.
- b. 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.

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 11, 2014

To: Historic Preservation Commission

From: Dyann Benson, Redevelopment Planner *DB*

Re: Review of Building Permit Activity – City Designated Historic Sites

Attached please a copy of the building permit activity for locally designated historic sites for 2010 to 2013. The information appeared to be provided to the Historic Preservation Commission (HPC) annually and the last report of permit activity was in 2009.

Exterior building alterations require HPC review and approval. Interior alterations or renovations are not subject to HPC review.

This information may be used as a way to insure that exterior alterations to a historic property are being reviewed by the HPC as well as the gauge the amount of reinvestment into historic properties.

Permit Activity – City Designated Historic Sites

2010 Permit Activity

Address	Description	Valuation
276 Linden Street	Roof	500.00
8 N Main Street	Replace windows	1900.00
25 N Main Street	White box tenant space	4232.00
28 N Main Street	Future single family dwell unit	4000.00
44 N Main Street	Alt Zen Fitness	10000.00
44-1/2 N Main St., #1-4	Replace windows	13090.00
9 S Main Street	Replace 4 exit doors	1500.00
650 N Main Street	Bldg. over outdoor bins	24999.00
136 Sheboygan Street	Roof	5000.00
232 E Division Street	Replace windows	6940.00
180 E Division Street	Replace windows	7299.00
	Replace windows	8513.00
506 E Pioneer Road	Roof	49700.00

2011 Permit Activity

Address	Description	Valuation
180 E Division Street	Replace windows	6583.00
	Re-build front porch	9911.00
25 Hazotte Court	Replace picture window	2000.00
281 Linden Street	Tear off, reshingle	5700.00
89 Mary's Avenue	Fire damage repairs to interior/roof	12000.00
336 Old Pioneer Road	Tear off and re-roof	11395.00

2012 Permit Activity

Address	Description	Valuation
180 E Division Street	Replace windows/trim cladding	6930.00
304 Linden Street	Replace concrete stairs	800.00
2 N Main Street	Replace windows/roof/interior alterations	85000.00
650 N Main Street	Concrete frost columns	2500.00
74 S Main Street	Re-face south side of building	10000.00
	Re-roof flat roof	15000.00
89 Mary's Avenue	Tear off, reshingle	2600.00
29 S Military Road	Tear off and re-roof	8000.00
27 S Park Avenue	Porch repairs	2000.00
33 Sheboygan Street	Front porch/entry alterations	54500.00

2013 Permit Activity

Address	Description	Valuation
375 E Division Street	Garage conversion	1500.00
28 N Main Street	Roof	4000.00
30 N Main Street	Replace windows	2939.00
	2 nd floor renovation	30000.00
401 S Military Road	Interior remodel/new windows & doors in the 1976 addition/white box the interior space	126000.00

kay/histprev/permitactivity.historicsites