

HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, August 20, 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. July 16, 2014

III. DISCUSSION

- A. Review Draft Brochure for Realtors and Homebuyers
Initiator: Dyann Benson, Redevelopment Planner
- B. Bungalow Characteristics and Examples
Initiator: Dyann Benson, Redevelopment Planner

IV. Report of Officers

- A. Possible Designations

V. COMMISSIONER COMMENTS

VI. CORRESPONDENCE

- A. Wisconsin Historical Society, Local History & Historic
Preservation Conference, October 24-25, 2014

VII. ADJOURN

HISTORIC PRESERVATION COMMISSION MINUTES

Wednesday, July 16, 2014

6:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present - Sam Meyer
John Huberty
Lisa Pauly
Tony Roden
Steve Schoofs

Absent - Teresa Keenan (excused)
Cathy Boyle (excused)

Administrative Staff - Dyann Benson, Redevelopment Planner

Chairperson Pauly declared a quorum present.

APPROVAL OF MINUTES

June 18, 2014

Motion made by Commissioner Roden to approve the minutes of the Historic Preservation Commission of the June 18, 2014 meeting as presented.

Seconded by Commissioner Schoofs.

ROLL CALL VOTE: Aye - Huberty, Meyer, Pauly,
Roden, Schoofs

Nay - None

Carried.

DISCUSSION

Review of Exterior Alteration - Deck

Location: 30 N Main Street (Joseph Anthony's)

Initiator: Pat Sesing, Contractor

Appeared in Support and to ask/answer questions:

Pat Sesing, 217 Superior St., Fond du Lac

Joe Miller, Joseph Anthony's 30 N Main St., Fond du Lac

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: August 8, 2014

To: Historic Preservation Commission

From: Dyann Benson, Redevelopment Planner

Re: Draft Realtor and Homebuyer Brochure for Historic Properties

A suggestion was made at the June meeting to develop a resource for realtors and potential homebuyers to provide additional information on historic properties.

Attached please find a draft brochure which provides general information about designations; what restrictions exist for designated properties and information on the tax credit program administered by the Wisconsin Historical Society. Staff is requesting feedback from the Historic Preservation Commission on the brochure.

IS FUNDING AVAILABLE FOR HISTORIC HOMES?

If the property is on the State or National Register of Historic Places designation, the property owner may be eligible for the Homeowners' Tax Credit Program for Historic Homes administered by the Wisconsin Historical Society. This program returns 25% of the cost of approved rehabilitation as a Wisconsin income tax credit. A tax credit is a dollar-for-dollar reduction in what you owe in Wisconsin income taxes. In order to apply for the program, you will need to spend at least \$10,000 on eligible work items within a two-year period. How the program works is summarized below:

- ◇ Determine if your home is historic and is eligible for the program.
- ◇ The tax credit application has two parts. The first part of the application is to document that the property is historic and meets the listing requirements for the State and National Registers. The second part outlines the proposed rehabilitation items. The application in its entirety is submitted to the Wisconsin Historical Society.
- ◇ The application is reviewed by the Wisconsin Historical Society and a decision letter will be sent to you upon completion of their review.
- ◇ Once approved, you can begin work on your historic home.
- ◇ After the project is complete, you notify the Wisconsin Historical Society and submit the Request for Certification of Completed Work.



Wisconsin Historical Society

For information on the tax credit program,
including application materials,
visit the Wisconsin Historical Society website at
www.wisconsinhistory.org.

buying a

HISTORIC PROPERTY



Draft

CITY OF FOND DU LAC

Community Development Department
920.322.3440

CITY OF FOND DU LAC

Historic Preservation Commission



buying a historic property

Homebuyers are often attracted to historic properties because of the architectural details and craftsmanship that is not often present in newer homes. The City of Fond du Lac has numerous houses that are locally designated as historic properties, along with homes that are on the State and National Register of Historic Places. This brochure provides some general information about historic properties.



IS THE PROPERTY HISTORIC?

A property can be designated as *historic* under different criteria and different categories.

To determine if a property is designated historic, contact the City of Fond du Lac Community Development Department at 920.322.3440

CRITERIA FOR DESIGNATION

A property can be designated as historic if it meets one or more of the following criteria:

- ◇ Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
- ◇ Is identified with historic personages or important events in national, state or local history;
- ◇ 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
- ◇ Is representative of the notable work of a master builder, designer or architect whose individual genius influenced his age.

DESIGNATION CATEGORIES

INDIVIDUAL LISTING

A single property receives historic designation.

- ◇ Local designation — designated by the City of Fond du Lac Historic Preservation Commission as historically significant.
- ◇ State or National Register of Historic Places designation — designated by the Wisconsin Historical Society and/or National Park Service as historically significant.

DISTRICT LISTING

An area or collection of properties receive historic designation. A district can be locally designated by the City of Fond du Lac Historic Preservation Commission or State/Nationally designated by the Wisconsin Historical Society and National Park Service.

- ◇ Contributing Property—A property that is significant to the historic character of the district.
- ◇ Non-Contributing Property—A property that is located within a historic district but due to the extent of modifications or alterations to the property, it does not contribute to the historic character of the district.

A property can have Local, State or National designations or it can have just a Local or State/National designation.

ARE THERE RESTRICTIONS IF I BUY A HISTORIC PROPERTY?

If you purchase a property that has a local historic designation, any *exterior* alterations will require approval by the City's Historic Preservation Commission. Exterior alterations include — but are not limited to — roof, windows, exterior painting, building additions, decks and porches.

If you purchase a property that is only designated at the State/National level, no approvals are required for alterations made to the property. However, you are encouraged to maintain the historic integrity and character of the property, since it was most likely these characteristics that attracted you to the property.



Did you know...

There are more than 156 residential properties in Fond du Lac that have Local, State and/or National historic designations!

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: August 8, 2014

To: Historic Preservation Commission

From: Dyann Benson, Redevelopment Planner

Re: Bungalow Characteristics and Examples

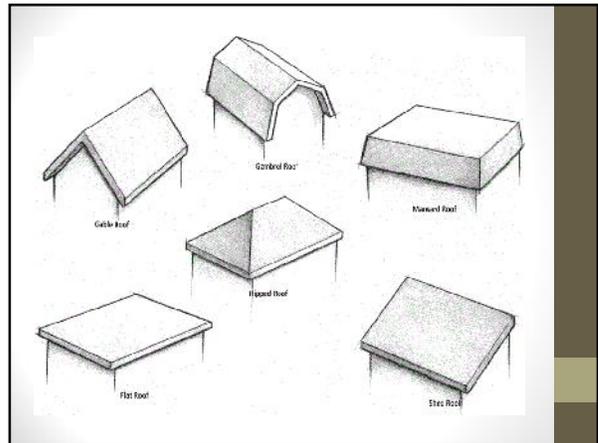
The Historic Preservation Commission (HPC) has previously discussed ways to establish and meet local designation goals. One topic of the discussion to increase outreach for local designations was to focus on an architectural style that is not the “traditional” historic preservation style that may have been overlooked in the community. The HPC expressed interest in considering bungalow style homes for designation and directed staff to prepare some information on characteristics or features that may be part of the evaluation.

Attached please find the handout format from a PowerPoint presentation that includes potential characteristics and examples for review and discussion by the HPC. Some of the examples may be eligible for designation while others are only included for discussion on features. The bungalow characteristics are based upon information included in the 1992 Intensive Survey Report of Architectural and Historical Resources prepared by Carol Lohry Cartwright and a Guide to Architectural Styles. The presentation at the meeting may include additional examples of bungalow architecture.



Bungalows
American Craftsman (1900-1930)

236 N Park Ave
Local Designation



Characteristics

- One to one and half stories
- Low pitched gable or hipped roof
- Wide projecting eaves (sometimes with exposed rafters)
- Large porches
- Single dormers
- Tapered columns
- Multipane versus single pane windows
- Fieldstone, stucco, wood shingles or clapboard siding
- Mix of materials (clapboard siding with a stone foundation)
- Partially paned door
- Earthy colors



Hipped roof
Single dormer
Tapered columns

268 E Cotton Street -1916
Alum/Vinyl

Characteristics

- According to the Intensive Survey Report prepared by Carol Lohry Cartwright for the City in 1992: "Most of the bungalows in Fond du Lac are simple and not potentially eligible for the National Register."



Low pitch gable roof
Wide projecting eave
Taper Columns

439 Linden Street -1915
Alum/Vinyl siding

