

HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, September 17, 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. August 20, 2014

III. DISCUSSION

- A. Review of Exterior Alteration - Rear Addition with Window Replacement
Location: 220 Old Pioneer Road
Initiator: Karr-Bach Builders
- B. Discussion Regarding A Change to the Historic Preservation Ordinance - Designation
- C. Bungalow Characteristics and Examples
Initiator: Dyann Benson, Redevelopment Planner

IV. Report of Officers

- A. Possible Designations

V. COMMISSIONER COMMENTS

VI. ADMINISTRATIVE REPORT

- A. Meeting Room Availability

VII. CORRESPONDENCE

VIII. ADJOURN

HISTORIC PRESERVATION COMMISSION MINUTES

Wednesday, August 20, 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
Teresa Keenan
Cathy Boyle
John Huberty
Lisa Pauly
Tony Roden
Steve Schoofs

Absent: - None

Administrative Staff - Dyann Benson, Redevelopment Planner

Chairperson Pauly declared a quorum present.

APPROVAL OF MINUTES

July 16, 2014

Motion made by Commissioner Roden to approve the minutes of the Historic Preservation Commissioner of the July 16, 2014 meeting as presented.

Seconded by Commissioner Boyle.

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

Nay - None

Carried.

DISCUSSION

Review Draft Brochure for Realtors and Homebuyers
Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson presented a draft brochure for realtors and homebuyers to provide general information about designations; what restrictions exist for designated properties and information on the tax credit program administered by the Wisconsin Historical Society.

HISTORIC PRESERVATION COMMISSION

August 20, 2014

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It was the consensus of the Commission to have staff make the brochure available to the public and distribute to realtors.

Bungalow Characteristics and Examples

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson explained that the Commission wanted to consider other opportunities to increase historic designations within the community. One option of interest was to look at different styles of architecture that had not been a focus of previous designation efforts. Benson presented information on potential characteristics and examples that one would find in a bungalow. The bungalow characteristics are based upon information from the 1992 Intensive Survey Report of Architectural and Historical Resources prepared by Carol Lohry Cartwright and a Guide to Architectural Styles. Benson also noted that when Carol Cartwright did the study in 1992 she reported that most of the bungalows found in Fond du Lac are simple and not potentially eligible for the National Register. Benson also stated that going forward bungalows may be designated locally but may never meet the National Register status.

REPORT OF OFFICERS

Possible Designations

Commissioner Pauly reported that a property on Ellis Street is being renovated and in the future she would like to see if it could possibly be designation.

COMMISSIONER COMMENTS

Commissioner Meyer stated that the Fond du Lac Reporter was going to be doing a series focusing on historic properties throughout the community.

CORRESPONDENCE

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

Dyann Benson reported that a conference will be held in Elkhart Lake on October 24-25, 2014. She will distribute the information to the commissioners.

Historic Preservation Commission Memorandum

Date: September 11, 2014
To: Historic Preservation Commission
From: Dyann Benson, Redevelopment Planner
RE: Review of Exterior Alterations –
Rear Addition with Window Replacement

Location: 220 Old Pioneer Road
Applicant: Karr-Bach Builders
Historic Designation: Local Individual Designation-2009
The Postilion

| |
|---|
| Applicable Historic Preservation Ordinance |
|---|

Section 374-5 Powers and duties of Commission

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 a 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. Unless such certificate has been granted by the Commission, the Building Inspector shall not issue a permit for any such work.

(3) Review of Application

(a) 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

(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.

(b) 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 11.16I., 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.

(4) If the Commission determines Subparagraphs (1), (2), and (3), of Paragraph c. above in the negative, it shall issue the Certificate of Appropriateness.

| |
|-------------------|
| Background |
|-------------------|

The property at 220 Old Pioneer Road was locally designated in 2009. The basis for its historical significance is Criteria B – Are identified with historic personages or with important events in national, state or local history and Criteria 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. The designation refers to Madame Kuony who operated

the Postilion School of Culinary Art and Interior Design. The main house is a 2-story Italianate structure constructed around 1847. Italianate architecture is typically characterized with lower or flat roof, such as hipped roof, with wide cornices. However, some examples have steep gabled roofs. Bay windows and ballustrated balconies are common. The local designation refers to early photographs and oral history from Mrs. Marjorie Kinas that indicate the home had an addition on the south side of the home that once had a kitchen and living space. The addition has since been removed. (There are no photographs in the designation file relating to the referenced addition. The Wisconsin Historical Society's online database does not have photographs showing the rear of the property.) The additional buildings on the site have been constructed between 1965 and 1979 and are not historic.

The current property owner is William & Deborah Fischer.

Request

The request is to construct an 18' x 18' addition on the south side of the house replacing the existing 7' x 11' rear entry (approximate – based upon aerial measurement). The existing rear entry has a flat roof which has an access door from the second floor. The proposed addition would replace the access door with new two (2) new double hung windows at the upper level. At the lower level, the proposed addition extends to the east. The existing rear entry door, window and a casement on the house would be replaced with a new entry door and two (2) double hung windows. The proposed addition also includes a new roof detail. The roof detail will be lower than the existing hip roof.

The proposed addition would be clad in wood siding with color and trim to match the existing home. The request also includes three (3) new windows on the house itself. To the west of the rear entry, an existing casement window would be replaced with a new 4'x4' casement window. On the second floor, two (2) bay windows would be replaced four (4) new double hung windows.

According to the contractor, the property owners spoke with Mrs. Kinas who indicated that the bay windows were not original to the house. Bay windows in Italianate architecture were typically vertically stacked on the front of the house to give an appearance of a tower. The bay windows of this residence were at the rear of the home and were horizontally spaced.

All new windows have the multi-pane look that matches the existing windows. All new windows will be wood. (No vinyl windows).

The plans will be reviewed by Building Inspection for compliance with zoning and building code regulations after review by the HPC.

Considerations

The request being presented to the Historic Preservation Commission is for an exterior alteration to the building located at 220 Old Pioneer Road. The exterior alteration is to construct an 18 x 18 addition at the rear (south side) of the property along with replacing windows at the rear of the home.

Under the ordinance, the HPC can grant a Certificate of Appropriateness if the proposed alteration meets certain conditions.

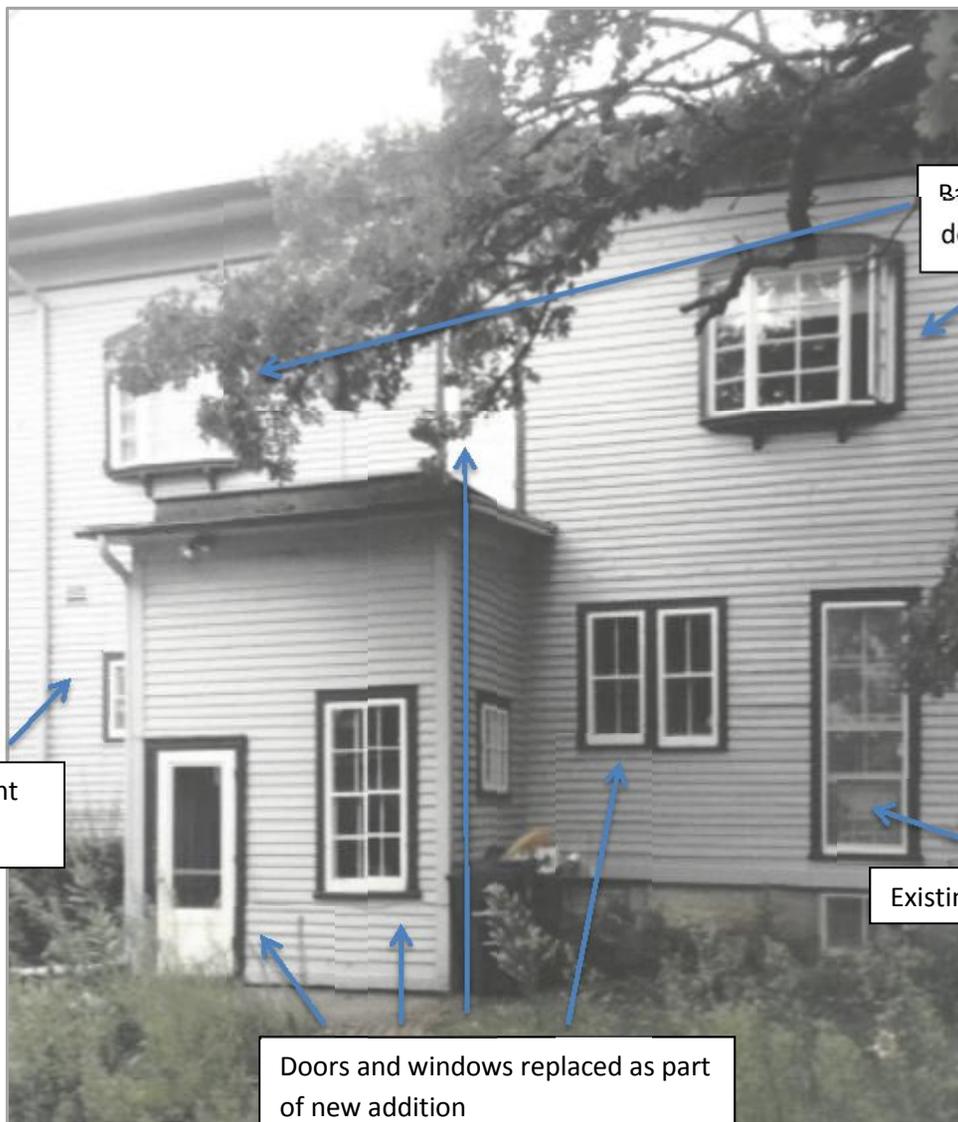
Staff is recommending approval by the Historic Preservation Commission for the proposed exterior alteration for the deck subject to the following:

- *In the case of this locally designated property, the proposed alteration would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done since the proposed deck is at the rear of the building.*
- *Paint and trim to match the existing home.*
- *All new replacement windows shall be wood to match the existing windows.*
- *Submit and obtain the required building permits for the construction of the deck.*



Photograph courtesy of the 2011 Historical & Architectural Resource Survey; Heritage Research, Ltd.

Proposed Addition - Changes to Rear Elevation



Bay windows replaced with two (2) double hung windows.

New 4 x 4 casement windows

Existing window to remain

Doors and windows replaced as part of new addition

Fischer Addition 9/4/14

Drawn by
Mike Karrels
Karr-Bach Builders



2x6 Rafter
5 1/2" Foam Insulation
1/2" OSB, 15# Felt
Shingles

New wood
Siding to
Match existing

New
Addition
18' x 18'

1st floor level

Existing
Block
Foundation

Existing
Staying

3/8" = 1'

220 old Pioneer Rd, FDL

3/8" = 1'

Fischer Addition
9/4/14

Enlarge existing opening for DBL 18" New Door

Transom above New opening for DBL 2' door on Barn door track

Pantry @ House Floor level (2x4)

existing Steps to Basement

New Steps to House

Chase for HVAC (2x4)

Transom window

Storage

3/4 wall (2x4)

324#

3/4 wall (2x4)

Poured concrete floor over existing concrete & over New foundation

8' x 4' x 6' h Garbage Storage on concrete pad w/ a fence panel surround & Gate

Bikes

Shoes

Lockers 18" d lowers 12" d upper

5' x 2' Transom

2/0 Closet

30' x 6'

30' x 6'

Covered Porch

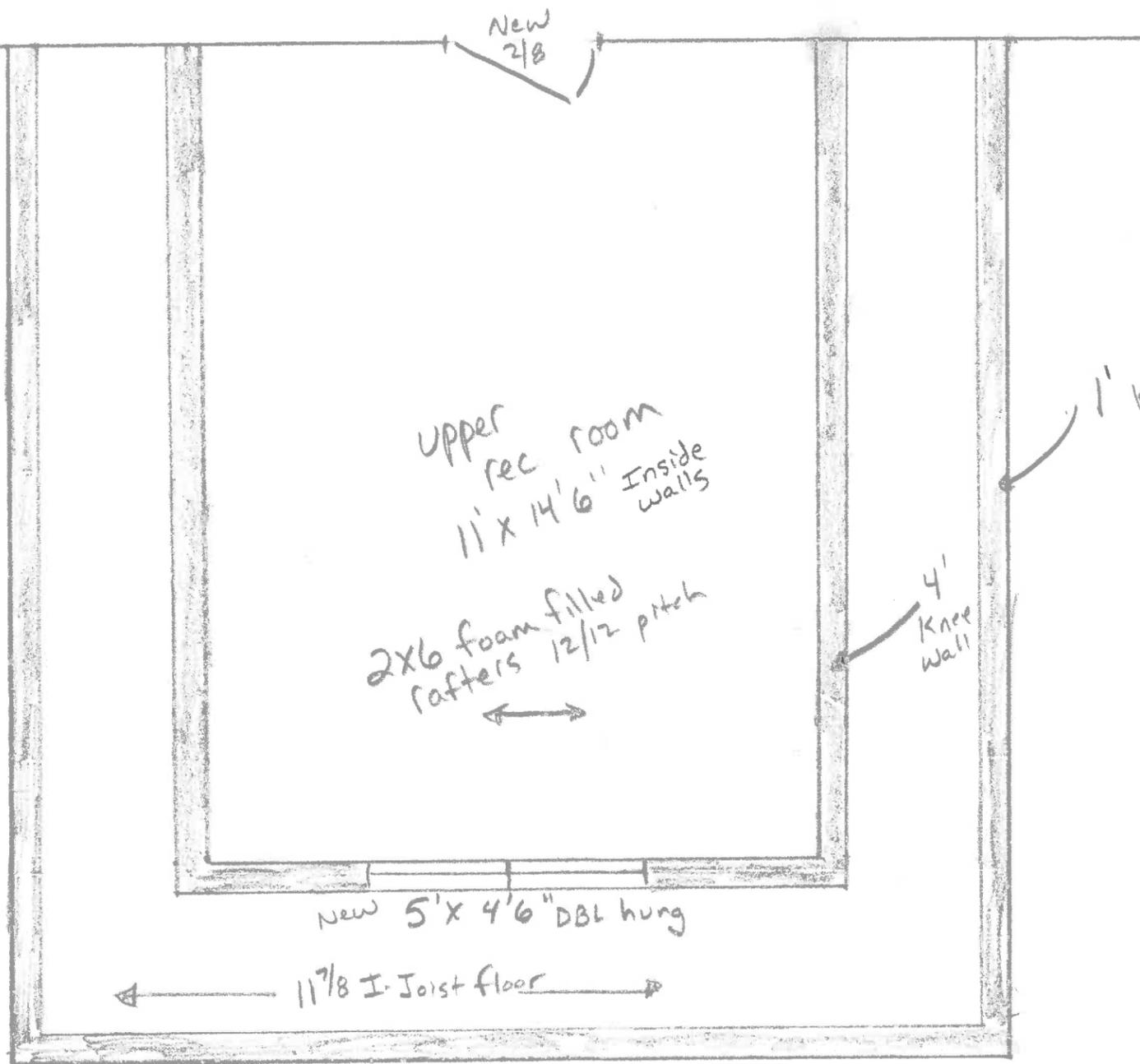
5' x 3' 6" Concrete Stoop

← 20' →

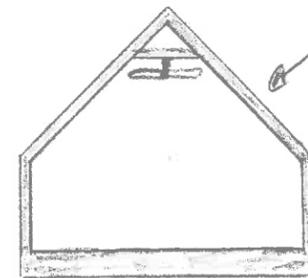
24' ↓ concrete pad for parking

Drawn by Mike Karrels
Karr-Bach Builders

Fischer
Addition
9/4/14

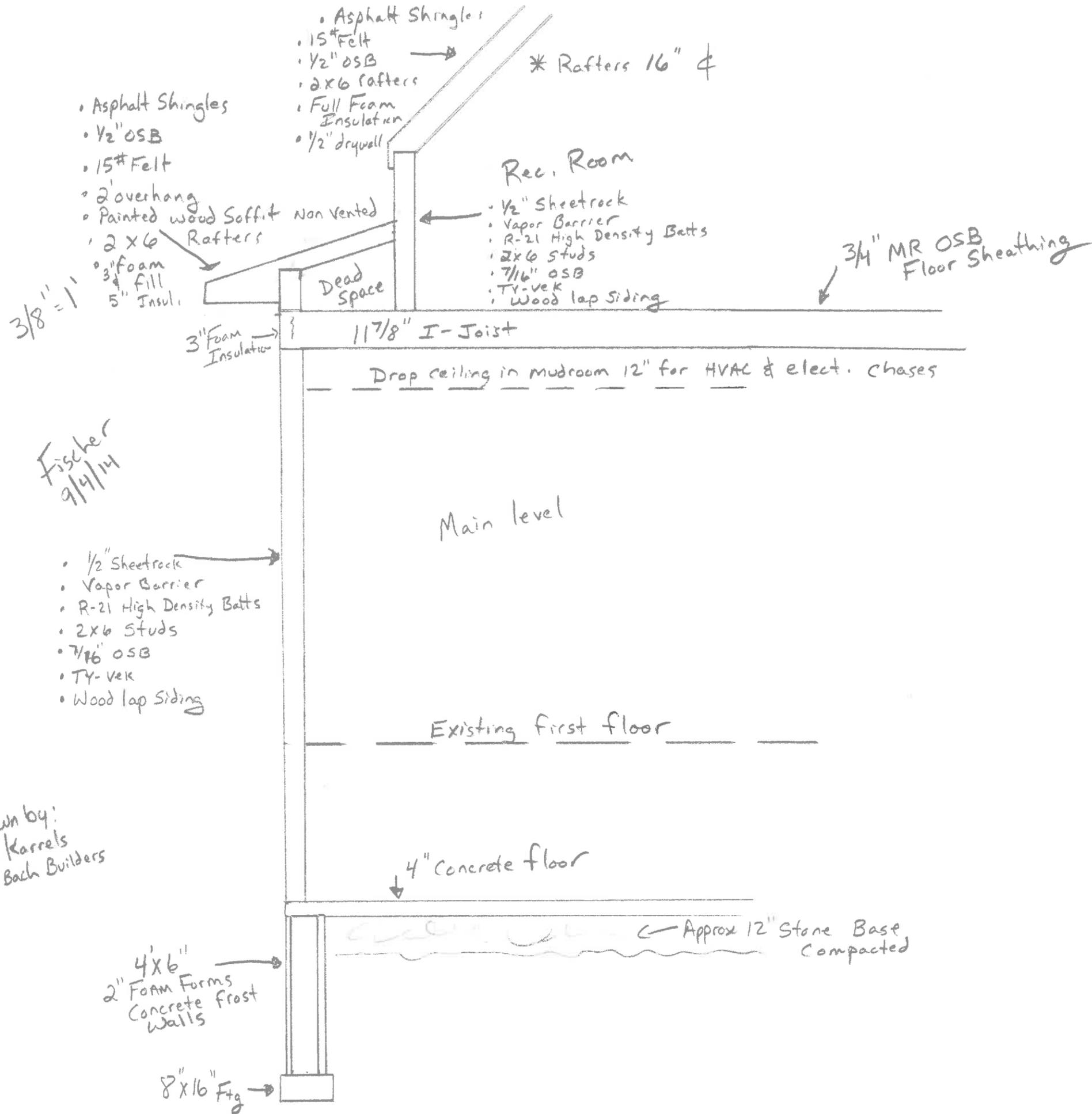


$3/8" = 1'$
180°
Rec Room
Addition



Inside room
4' high Side walls
w/ 8'6" flat @ ceiling
for a ceiling fan (36")
below

Drawn by
Mike Karrelc
Karr-Bach Builders



- Asphalt Shingles
- 15# Felt
- 1/2" OSB
- 2x6 Rafters
- Full Foam Insulation
- 1/2" drywall

* Rafters 16" ϕ

- Asphalt Shingles
- 1/2" OSB
- 15# Felt
- 2' overhang
- Painted wood Soffit Non Vented
- 2x6 Rafters
- 3" Foam Fill 5" Insul.

3/8" = 1'

Rec. Room

- 1/2" Sheetrock
- Vapor Barrier
- R-21 High Density Batts
- 2x6 studs
- 7/16" OSB
- TY-vek
- Wood lap Siding

3/4" MR OSB Floor Sheathing

3" Foam Insulation

Dead Space

1 1/8" I-Joist

Drop ceiling in mudroom 12" for HVAC & elect. chases

Fischer
9/4/14

Main level

- 1/2" Sheetrock
- Vapor Barrier
- R-21 High Density Batts
- 2x6 studs
- 7/16" OSB
- TY-vek
- Wood lap Siding

Existing first floor

4" concrete floor

Approx 12" Stone Base Compacted

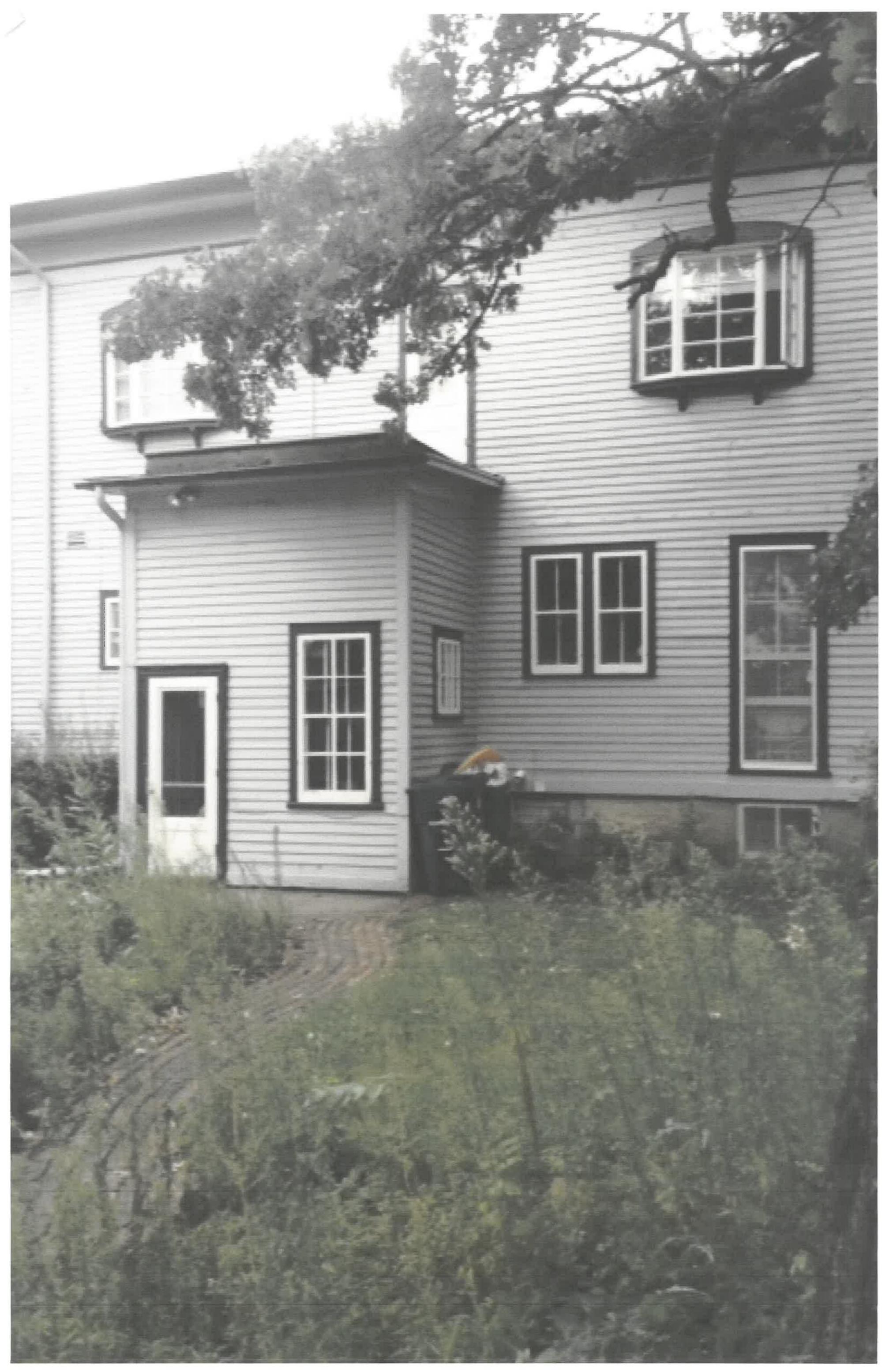
4'x6"
2" Foam Forms
Concrete Frost
Walls

8'x16" Ftg

Drawn by:
Mike Karrels
Karr-Bach Builders











CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: September 11, 2014

To: Historic Preservation Commission

From: Dyann Benson, Redevelopment Planner

Re: Discussion regarding Designation Provisions of Historic Preservation Ordinance Changes

The Historic Preservation Commission requested review of the language contained within the designation provisions of the Historic Preservation Ordinance as it relates to properties which may have multiple structures on the site.

A proposal was suggested to amend the ordinance to include language that would specifically designate an entire property, including all structures, in a designation that is approved by the Historic Preservation Commission.

The ordinance creating the Historic Preservation regulations was adopted in November 1989. The ordinance was based upon a model ordinance provided through “Historic Preservation Law in Wisconsin” and most communities in Wisconsin follow the same ordinance.

Section 374-2 of the City’s ordinance defines a historic district, historic site and historic structure. These definitions are provided below.

Historic District - 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.

Historic Site - 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 chapter, 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.

Historic Structure - 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.

Section 374-4 provides the designation criteria while Section 374-6(A) outlines the procedures for designation of historic structures, historic sites and historic districts.

A. Designation of historic structures, historic sites and historic districts.

(1) The Commission may, after notice published as a Class 1 notice and public hearing, as well as due notice to the parties in interest and adjacent property owners, establish historic structures and sites and may recommend historic districts, or rescind such designation or recommendation, after application of the criteria in § 374-4 above. The Commission shall also notify the following: Department of Public Works, Redevelopment Authority, Park Division, Fire and Police Departments, Inspection Division, Board of Appeals, and Plan Commission. Each such department shall respond to the Commission within 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. 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 or an historic site or recommend its inclusion in an historic district, or may rescind the designation.

(2) Where the owner(s) of the property objects to the designation or rescission of a historic site, historic structure, or historic district, the property owner(s) may file a written appeal of the designation or rescission to the City Council within 10 days after the close of the public hearing. The City Council may affirm, deny or modify the designation or rescission. The action of the City Council shall not become effective except by the favorable vote of 3/4 of the entire membership of the City Council.

(3) After the designation, recommendation or rescission has been made, notification shall be sent to the property owner or owners and to the persons who appeared at the public hearing. Notification shall also be given to the City Clerk, Building Inspector and the City Assessor. The Commission shall cause the designation or rescission to be recorded, at City expense, in the County Register of Deeds office, or the recommendation to be submitted to the City Council of the City of Fond du Lac as provided by Subsection C.

The nomination document that is submitted to the Historic Preservation Commission is the basis for determining whether a property meets the designation criteria outlined

in Section 374-4. The nomination includes any information regarding the property or the site's architectural or historical significance. If there are multiple structures on a property that are architecturally or historically significant, the nomination document should include reference to those structures and the intent to include those in the designation. The approved nomination document for designation is used as reference by staff in regards to any inquiries to a property's historic designation as well as inquiries by property owners on potential exterior alterations to a locally designated property.

The City's ordinance, like most historic preservation ordinances in Wisconsin, differentiates between a historic district, historic site and historic structure. This differentiation prevents cumbersome regulations of improvements that are not historically significant. The proposed change would create additional restrictions on properties where there are historic and non-historic structures. For example, the Doty House is locally designated as historic and is located on the grounds of Taycheedah Correctional Institution. If the entire site had been included in the designation as suggested by the proposal, staff would have to submit any requests for exterior alterations on the property to the Historic Preservation Commission for review and determination that the exterior alteration does not impact a historic structure. Under the existing ordinance, staff reviews the nomination and approved designation and provides a determination on whether the request requires Historic Preservation Commission review.

Staff recommends maintaining the existing ordinance language with the efforts focused on ensuring that all future nominations are comprehensive in their detail in regards to all structures on a property as part of the review and approval of a local designation.

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: September 11, 2014

To: Historic Preservation Commission

From: Dyann Benson, Redevelopment Planner

Re: Bungalow Examples

The Historic Preservation Commission (HPC) has previously discussed ways to establish and meet local designation goals and have started to research bungalow style architecture in the community. At the August meeting, the HPC reviewed bungalow architectural characteristics and Commissioners selected neighborhoods to assist with the inventory.

Attached please find the handout format from a PowerPoint presentation that includes potential bungalow examples from Commissioner Roden for review and discussion by the HPC. At the meeting, staff will have additional information regarding approximate year of construction, exterior building materials and any building permit information related to the property.

Bungalows Examples

September 17, 2014

225 Ledgeview Avenue



162 Ledgeview Avenue



241 Ledgeview Avenue



170 Ledgeview Avenue



256 Ledgeview Avenue



311 Ledgeview Avenue



314 Ledgeview Avenue



315 Ledgeview Avenue

