

IS FUNDING AVAILABLE FOR HISTORIC HOMES?

If the property is on the State or National Register of Historic Places, 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 eligible 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. The two-year period may be extended to 5 years if requested as part of your application. 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



CITY OF FOND DU LAC

Community Development Department
920.322.3440



CITY OF FOND DU LAC
Historic Preservation Commission

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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.

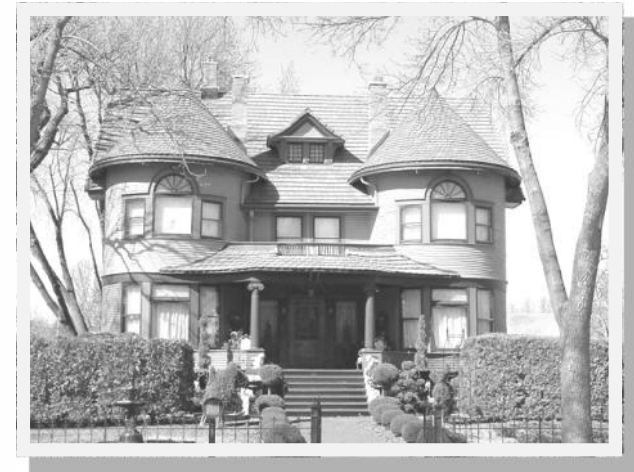
- ◇ Contributing Property—A property that is significant to the historic character of the district.
- ◇ Non-Contributing Property—A property that is located within a historic district but due to the extent of modifications or alterations to the property, it does not contribute to the historic character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