

ORDINANCE NO. 2015-02

**An Ordinance Pertaining to Building Restoration and/or
Rehabilitation in the Washington Avenue Historic Preservation District
and Designated Historic Properties Outside the District**

The Common Council of the City of Cedarburg, Wisconsin, hereby ordains as follows:

SECTION 1. Section 15-1-14 through 15-1-17 of the Municipal Code of the City of Cedarburg is hereby amended as follows:

**SEC. 15-1-14 HISTORIC BUILDING RESTORATION OR REHABILITATION
REQUIREMENTS FOR THE RESTORATION AND/OR
REHABILITATION OF HISTORIC PROPERTIES DESIGNATED BY
THE LANDMARKS COMMISSION**

- (a) **Purpose.** The purpose of this Section is to establish requirements ~~the parameters~~ necessary to ensure the protection and preservation of historic buildings properties.
- (b) **Applicability.** This Section shall apply to the restoration and/or rehabilitation of historic buildings or structures identified by the City's Landmarks Commission. Such buildings or structures may be located either inside or outside of the Washington Avenue historic Preservation District (WAHPD). This Section shall also apply to the restoration and/or rehabilitation of existing non-contributing buildings in the Washington Avenue Historic Preservation District
- (c) **General Guidelines for Restoration, Rehabilitation and New Construction.** The Landmarks Commission is available for consultation to assist owners and ~~tenants in the district in planning~~ of affected properties to preserve and enhance existing structures and implement these guidelines.
 - (1) **General.** In considering proposed changes to ~~Landmarks or structures located within a HPD,~~ historic affected properties, the Landmarks Commission shall consider the following:
 - a. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the exterior of a building, structure or site and its environment.
 - b. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
 - c. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. Changes which may have acquired design or construction significance in their own right shall be recognized and weighed as a factor.
 - ed. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure and site must be treated with sensitivity.
 - de. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new

material should match the material being replaced in composition, design, color, texture, size and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical and pictorial evidence rather than on conjectural designs or the availability of different elements from other buildings or structures.

- ef. The surface cleaning of structures shall be undertaken with the gentlest means possible. ~~Sandblasting and other cleaning methods that may damage the historic building materials shall not be undertaken without authorization by the Landmarks Commission.~~ Chemical or physical treatments that cause damage to historic building materials are not permitted. The Landmarks Commission shall approve any methods before cleaning. Test spot areas are to be done and approved by the Building Inspector or his designee and a Landmarks Commission member before the major work is to begin.
- fg. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- gh. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, district, neighborhood or environment.
- hi. Wherever possible, new additions or alterations to structures shall be accomplished in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(d) **Specific Guidelines for Rehabilitation or Restoration- Standards for the Restoration and/or Rehabilitation of Historic Building Exteriors and Additions**

The standards used for the restoration and/or rehabilitation of historic building exteriors and additions thereto shall be the Secretary of the Interior's "Standards for Restoration" and/or "Standards for Rehabilitation", hereinafter referred to as the current "SOI Standards". See Attachment A for the summary of some key SOI Standards.

- (1) Height. Alterations which create more than a one story difference between a building and those on either side would be subject to review by the Landmarks Commission based on past photos and history of the original building.
- (2) Major Facade.
 - a. Shop fronts.
 - 1. Shop fronts shall be restored relying on historic photographs, original drawings, physical evidence and other documents and shall be rehabilitated in keeping with or sympathetic to the architectural style of the building.
 - 2. Shop fronts shall fit inside the original shop front opening and shall not extend beyond the original opening.
 - 3. Display windows shall be restored to their original appearance based on photos and any other documentation in keeping with the architectural era. Small paned 18th century windows shall not be

used nor shall solid or translucent materials be used in place of window glass.

b. Windows.

1. All windows shall be restored to their original appearance based on photos and any other documentation or be rehabilitated to fit the original frame.
2. Round or segmentally-arched windows shall contain window frames and panes which follow the exterior configuration. A less desirable alternative of partial blocking to form a rectangular opening may occur but, if proposed, shall block up the least possible amount of the opening to preserve to the greatest extent possible of the original proportions of the window.
3. Windows shall not be blocked up.
4. Shutters may be used if there is evidence that they were in the original building design and shall be proportionate to windows.
5. Regarding storm windows, mill finish aluminum storm windows shall not be used. Wood is recommended. Storms shall be painted to match window trim.
6. If a window is deteriorated beyond repair, replacement windows should be sought which will duplicate the detailing of the original windows as closely as possible. Windows of wood construction are ~~required~~ preferred. Subject to approval by the Landmarks Commission, aluminum clad exterior windows may be used to replace wood windows beyond repair provided they fully comply with SOI Standards.

c. Porches, Trim and Ornamentation. Retain porches and steps visible from the public right-of-way which are historically and architecturally appropriate to the building. Avoid altering porches and steps by enclosing open porches or replacing wooden steps with cast concrete steps or by removing original architectural features, such as hand rails, balusters, columns or brackets.

d. Trim and Decorative Ornamentation. Retain original copings, cornices, cresting, finials, railings, balconies, oriels, pilasters, columns, chimneys, bargeboards or decorative panels which are essential to the maintenance of the building's historic character and appearance.

e. Roof Shape.

- 1: The roof shape of the front of a building or structure shall not be altered except to restore it to the original documentable appearance or to add a dormer or dormers in a location and shape compatible with the architectural design of the building and similar in location and shape to original dormers on buildings of the same vintage and style within the district. Alterations of the roof shape of the sides or back of a building or structure shall be visually compatible with the architectural design of the existing building.
- 2: Mansards, pents, gables, gambrels or other exotic roof shapes not characteristic of the architectural area shall not be allowed.

3: Roof material.

- aa: If the existing roof of a building or structure is tile, slate, or other material that is original to the building or structure and/or contributes to its historic character all repairs thereto shall be made using the same materials. In addition, in all cases any such roof must be repaired rather than replaced, unless the documented cost of repair exceeds the documented cost of reroofing with a substitute material that approximates the appearance of the original roofing material as closely as possible will be approved by the Landmarks Commission.
- bb: If the existing roofing material is asphalt shingles, sawn wood shingles or a non-historic material, such as fiberglass, all repairs shall match in appearance the existing roof material; however, if any such roof is covered or replaced, reroofing must be done using rectangular sawn wood shingles or rectangular shingles that are similar in width, thickness and apparent length to sawn wood shingles, for example, 3-in-1 tab asphalt shingles and dimensional asphalt/fiberglass are recommended.
- cc: Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.

f. Doors.

- 1. Original exterior doors should be retained whenever possible. If it is deteriorated beyond repair, a new door should be chosen which closely resembles the original.
- 2. Storm/Screen Doors. If possible, the original main exterior door should be weatherstripped so a storm door is not needed; however, if a storm door is desired, one should be chosen which reveals as much as possible of the door behind it. Material of storm/screen door shall be wood and painted to harmonize the main door.

g. Terminating Element. Most buildings have a terminating element at the roof line such as corbelled masonry, wood coping, and cut stone. This shall not be altered but restored only.

h: Fences. Construct and/or retain fences in the Historic District which are visible from the public right of ways in a historically and architecturally appropriate manner in relationship to the adjoining buildings. Chain link fences are not allowed along public right of ways. Setbacks from right of ways and height restrictions are per the City Ordinance. A Certificate of Appropriateness is required for any renovation and/or construction of fences in the Washington Avenue Historic Preservation District.

~~(3) Guidelines. All guidelines shall not conflict with State Building Codes or energy conservation codes.~~

- a. ~~Preservation treatments not compatible with the original character of the district as specified in Sections 3 and C should not be favorably reviewed. For illustrative purposes, examples of architectural styles which tend to have elements incompatible with Cedarburg historic styles include (with no attempt to be inclusive) Spanish Mission, Seandinavian Modern, Bavarian, and French Provincial.~~

~~(4)~~(3) Materials.

- a. Materials used in original construction shall also be used in restoration and rehabilitation; materials shall have the same visual appearance as existing original parts of the building. Generally, in Cedarburg, this is either brick or dressed stone but in some cases clapboard, board and batten, or stucco may be in keeping with original construction. Brick and other materials used in restoration shall be selected to conform to the dimensions of existing, original materials. Brick shall also conform in color, texture and surface treatment to existing, original brick. Other materials shall coordinate in color, texture and surface treatment with nearby buildings.
- b. ~~Exterior Wall Coverings~~ Materials and Siding. Exposed aggregate, fieldstone, boulders, split rock, concrete or cinder block, or aggregate panels shall not be permitted. Vertical or horizontal board and batten or shingles ~~or clapboards~~ shall not be permitted unless they are aesthetically acceptable and compatible with the style of the building and nearby buildings. ~~Residing with aluminum or vinyl that replaces or covers clapboards or non-original siding on buildings originally sided with clapboards may be approved by the Landmarks Commission provided that the new siding imitates the width of the original clapboard siding to within one (1) inch and providing further that all architectural details including, but not limited to, window trim, wood cornices and ornament either remain uncovered or are duplicated exactly in appearance.~~ Repair or replacement of exterior materials and siding shall fully comply with SOI Standards in Attachment A. Where 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 new siding to the same extent it did with the original siding.
- c. Mortar Joints. The masonry wall shall appear visually as masonry. In restoration, care should be taken not to damage the brick, thereby creating larger joints than were original to the specific building. No exaggerated, uneven or oddly-colored mortar joints should be used. Mortar joints shall duplicate the original in width and joint profile.
- d. Glazing. Clear glazing material shall be used. No mirror glass shall be permitted. Glass blocks are out of character and inappropriate. Glazing shall be replaced in kind.

~~(5)~~(4) Cleaning and Painting.

- a. Building shall be cleaned with the gentlest method possible to accomplish the task, therefore sandblasting or other abrasive techniques are not permitted on brick or soft stone surfaces.

- b. Masonry buildings which have never been painted shall not be painted unless authorized by the Commission.
- c. Painting can define and accent architectural features and improve the general overall appearance of the building. An appropriate color scheme is one of the most important factors to be aware of when restoring the exterior of a building. Every effort should be made to determine the "original" color. New paint schemes for residences affected properties within an the Washington Avenue Historic Preservation District must receive a Certificate of Appropriateness.

SEC. 15-1-15 NEW CONSTRUCTION AND ADDITIONS IN HPD REQUIREMENTS FOR NEW CONSTRUCTION AND ADDITIONS IN THE WASHINGTON AVENUE HISTORIC PRESERVATION DISTRICT AND AT DESIGNATED HISTORIC PROPERTIES ELSEWHERE IN THE CITY

- (a) **Purpose.** The purpose of this Section is to establish ~~the parameters necessary requirements~~ to ensure architectural conformity compatibility and protect and preserve ~~the historic buildings and~~ in the Washington Avenue Historic Preservation District and elsewhere in the City.
- (b) **Applicability.** This Section shall apply to the construction of new buildings and additions in ~~an historic preservation district~~ the Washington Avenue Historic Preservation District and at designated historic properties elsewhere in the City.
- (c) **Specific Guidelines for New Construction and Additions.**
 - (1) General. New buildings shall correspond in height, width, proportion, relationship to street, roof forms, composition, rhythm, proportion of openings, materials and color to the existing buildings in the district. Plans should show building elevations to either side and must show the compatible scale. Additions and exterior alterations that are not visible from any street contiguous to the lot lines upon which the building or structure is located may be approved by the Landmark Commission if their design is compatible with the scale of the existing building and, further, if the materials used are compatible with the existing materials in texture, color, and architectural details. Additions and alterations shall harmonize with the architectural design of the building rather than contrast with it. New additions shall fully comply with SOI Standards.
 - (2) Height. Floor heights on main facades shall appear visually in proportion to those of adjoining buildings. There should be no more than one story difference between a new building and those on either side.
 - (3) Width. New buildings shall reflect the characteristic rhythm of facades along the street. If the site is large, the mass of the facade can be broken into a number of smaller bays.
 - (4) Proportion. The characteristic proportion (relationship between height and width) of existing facades shall be maintained.
 - (5) Relationship to Street. Residential-type buildings shall be built set back from the street with side yards. Business-type buildings should be closer to the lot lines with less setback (see Zoning Code).
 - (6) Roof Shapes. See Section 15-1-14(d)(2)e.

- (7) **Materials.** New construction in the Cedarburg ~~Downtown Business HPD~~ Washington Avenue Historic Preservation District should be composed of materials which complement adjacent and nearby facades. New buildings should not contract sharply with ~~others which meet the descriptions 15-1-3(e)~~ existing nearby buildings. For illustrative purposes, examples of architectural styles which would tend to have elements which are incompatible with Cedarburg's historic styles (found in nearby facades) include (with no attempt to be inclusive) Spanish Mission, Colonial, Scandinavian Modern, Bavarian and French Provincial.
- a. In this District, masonry (brick or stone) facing should normally be used. Brick should be of standard size 8" x 2-1/3" x 4") and of even coloration. Exposed aggregate, fieldstone, boulders, split rock, concrete or cinder block, aggregate panels, aluminum, steel or vinyl siding should not be permitted. Vertical or horizontal board or batten, shingles, or clapboards shall be permitted only if aesthetically acceptable.
 - b. **Mortar Joints.** Masonry walls should appear visually as masonry--not as permitted. Black mortar or other mortar which contrasts with the masonry shall not be used.
 - c. **Glazing.** Clear or slightly tinted glass or polymeric glazing materials should be used. No mirror glass, deeply-smoked glass or glass blocks shall be permitted.
 - d. **Color.** Colors chosen for new construction shall correspond to those neighboring buildings within the block or the District.
- (d) **Guidelines Conflict with Other Codes.** These guidelines shall not conflict with state building codes or energy conservation codes.

SEC. 15-1-16 SEVERABILITY.

Should any section, clause or provision of this Chapter be declared by any court to be unconstitutional or invalid for any reason, such declaration shall not affect the validity of the chapter as a whole or nor any part thereof other than the part so decided to be unconstitutional or invalid. All Chapters or ordinances contravening the provisions of this Chapter are hereby repealed. This Chapter shall take effect and be in force from and after its passage and publication.

SEC. 15-1-17 DEFINITIONS.

- (a) For the purpose of this Chapter, certain terms, phrases and words and their derivatives shall be construed as set out in this Chapter. Words used in the singular include the plural, and the plural, the singular. Words used in the masculine gender include the feminine, and the feminine, the masculine.
 - (1) Accessory Object. Objects constructed by man which enhance the cityscape by serving as amenities (i.e., fountains, cemetery monuments, statues and works of art).
 - (2) Addition. New construction performed on a dwelling which increases the outside dimensions of the dwelling.
 - (3) Alley. Any open public space or thoroughfare less than thirty (30) feet but not less than ten (10) feet in width which has been deeded to the public for public use.

- (4) Alteration. A substantial change or modification other than an addition or minor repair to a dwelling or to systems involved within a dwelling or in the exterior architectural features of any historic structure or structure within a historic district or on a landmark site.
- (5) Approved. As to materials and types of construction, refers to approval by the Building Inspector as the result of investigation and tests conducted by the inspector, or by reason of accepted principles or tests by national authorities, technical or scientific organizations.
- (6) Attachment A. A Publication titled “Wisconsin Preservation Information – Guidelines for Planning Historic Preservation Tax Credit Projects – Wisconsin Supplement to the Secretary of the Interior’s Standards for Rehabilitation.
- (67) Attic or Attic Story. Any story situated wholly or partly in the roof, so designated, arranged or built as to be used for business, storage or habitation.
- (78) Basement. That floor of any structure located predominately below the average adjoining lot grade.
- (89) Bay Window. A rectangular, curved or polygonal window extending beyond the main wall of the building.
- (910) Bearing Wall. A wall of which any portion supports a load other than its own weight.
- (1011) Building. Any structure built for the support, shelter or enclosure of persons, animals, chattels or movable property of any kind; and when separated by a fire wall, each portion of such building so separated shall be deemed a separate building.
- (112) Certificate of Appropriateness. A Certificate issued by the Landmarks Commission approving a proposed change, alteration or demolition of buildings, structures, or accessory objects, and any additions or new buildings to assure compatibility with the historic character of a building and/or its neighborhood.
- (1213) Commission. The Landmarks Commission of the City of Cedarburg (i.e., Historic Preservation Commission).
- (1314) Curtain Wall. A nonbearing wall between columns or piers which is more than one (1) story or eighteen (1) times its thickness in height.
- (1415) Dead Load in a building includes the weight of the walls, permanent partitions, framing, floors, roofs and all other permanent, stationary construction forming a part of the building.
- (1516) Demolition. The substantial deterioration or complete or substantial removal or destruction of any historic building, structure, fence or accessory object which is located within a historic district or on a landmark site.
- (1617) Department. The Department of Industry, Labor and Human Relations.
- (1718) Dwelling.
- a. Any building, the initial construction of which is commenced on or after the effective date of this Chapter, which contains one (1) or two (2) dwelling units; or
 - b. An existing structure, or that part of an existing structure, which is used or intended to be used as a one (1) or two (2) family dwelling.

- (1819) Exposed Basement. Any basement where part of the foundation wall is exposed or stepped down, such that a consistent yard grade is not maintained around the foundation perimeter.
- (1920) Existing Building is a building already erected or one for which a legal permit has been issued prior to the adoption of this Chapter.
- (2021) Exterior Architectural Features. The general architectural arrangement of such portion of the exterior of any building or structure as is designed to be viewed from a public way, including but not limited to the kind, color, and texture of the building material, the type and design of all windows, doors, lights, signs and other fixtures appurtenant to such exterior.
- (2122) Exterior Walls. Outer walls or vertical enclosure of a building other than a party wall.
- (2223) Family is one (1) person living alone or a group of two (2) or more persons living and cooking together on the premises as a small housekeeping unit.
- (2324) Fences. A wooden, masonry or metal structure intended to enclose an open space for purposes of security, confinement, or aesthetic ornamentation.
- (2425) Fire Separation Wall. A wall of masonry or reinforced concrete which subdivides a building to restrict the spread of fire, but is not necessarily continuous through all stories or extended through the roof.
- (2526) Fire Wall. A wall of masonry or reinforced concrete which subdivides a building to prevent the spread of fire by starting at the foundation and extending continuously through all stories to and above the roof.
- (2627) Floor Area is the area inside the exterior or fire walls of a building, exclusive of vent shafts and courts.
- (2728) Footing is the spreading course at the base or bottom of a foundation wall, column or pier.
- (2829) Foundation is the structure, including masonry walls, piers, footing, piles, grillage and similar construction which is designed to transmit the load of any superimposed structure to natural soil or bedrock.
- (2930) Front of Lot means the front boundary line of lot bordering on the street and in the case of a corner lot may be either frontage.
- (3031) Grade. The finished yard grade at the building pad as established on the approved subdivision master grading plan on file in the office of the City Engineer. Where no such plan exists, the City Engineer shall set the grade, taking into consideration the elevation of adjacent streets, building structures, utilities, and drainage.
- (3132) HPD. "Historic Preservation District." An area designated by the Plan Commission on the recommendation of the Landmarks Commission and after public hearing, that contains improvements which: 1) have a special character or special historical significance or value; 2) represent one or more periods or one or more eras in the history of the City; and 3) cause such area, by reason of such factors, to constitute a distinct section of the City.
- (3233) Height of Building is the vertical distance from the "Grade" to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

- (33) Historic Building means any building, structure or object listed in, or any building, structure or object within and contributing to a historic district listed in the National Register of Historic Places in Wisconsin maintained by the U.S. Department of the Interior.
- (34) Historic Properties means any building, structure, object, district, area or site, whether on or beneath the surface of land or water, that is significant in the history, prehistory, architecture, archaeology or culture of this state, its rural and urban communities or the nation.
- (3435) Improvement. Any place, structure, building, fixture or object which in whole or in part constitute an exterior betterment, adornment or enhancement of any real property.
- (3536) Interior Wall. A wall which is entirely enclosed by the exterior walls of the building.
- (3637) Landmark. 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 a landmark pursuant to the provisions of this Chapter. (See also "Site.")
- (3738) Lintel is the beam or girder placed over an opening in a wall and which supports the wall construction above.
- (3839) Live Loads are all imposed, fixed or transient loads other than "dead loads."
- (3940) Lumber Sizes and Grades whenever used in this Chapter shall mean nominal sizes. The actual sizes shall not be less than the size specified by the American Lumber Standards Committee. All grades shall be determined using American Lumber Standards as a base.
- (4041) Maintenance. Work intended to repair or replace any part of any improvement, to correct any deterioration or decay of or any damage to such improvement or any part thereof and to restore same, as nearly as practicable, to its condition prior to the occurrence of such deterioration, decay or damage.
- (4142) Masonry is that form of construction composed of monolithic concrete or of tone, brick, concrete, gypsum, hollow clay tile, concrete blocks or tile, or other similar solid or hollow incombustible building units or materials, or a combination of these materials laid up unit by unit and set in approved mortar.
- (4243) Masonry (Built-up). That form of construction composed of stone, brick, gypsum, hollow clay tile, concrete blocks or other similar solid or hollow incombustible building units or materials or a combination of these materials laid up unit by unit and set in approved mortar.
- (4344) Masonry (Monolithic). A homogeneous mass of inert materials mixed with a Portland cement and constructed in one (1) continuous operation.
- (4445) Masonry (Solid). Masonry without hollow spaces.
- (4546) Measured Drawing. An architectural drawing of an existing building or structure measured and drawn to scale.
- (4647) Minor Repair. Repair performed for maintenance or replacement purposes on any existing one (1) or two (2) family building which does not affect room arrangement, light and ventilation, access to or efficiency of any exit stairways or exists, fire protection or exterior aesthetic appearance, and which does not

- increase a given occupancy and use. No building permit is required for work to be performed which is deemed minor repair.
- (4748) Nonbearing Wall. A wall which supports no load other than its own weight.
- (4849) Municipality means the City of Cedarburg.
- (4950) One- or Two-Family Dwelling. A building structure which contains one (1) or two (2) separate households intended to be used as a home, residence of sleeping place by an individual or by two (2) or more individuals maintaining a common household, to the exclusion of all others.
- (5051) Panel Wall. A nonbearing wall built between columns or piers and wholly supported at each story.
- (5152) Parapet Wall. That part of any wall entirely above the roof line.
- (5253) Party Wall. A wall used or adapted for joint service between two (2) buildings.
- (5354) Person. An individual, partnership, firm or corporation.
- (5455) Portland Cement Mortar is approved cement mortar which consists of not less than one (1) part of Portland cement putty to three (3) part of approved sand, or equal, aggregate.
- (5556) Portland Cement Putty is Portland cement with a mixture of not more than fifty percent (50%) of approved lime putty.
- (5657) Rehabilitation. The process of improving property through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which have significant historic, architectural and cultural value.
- (5758) Repair. The reconstruction or renewal of any part of an existing building for the purpose of its maintenance. The words "repair" or "repairs" shall not apply to any alteration.
- (5859) Restoration. The process of bringing a property back to its original or unimpaired state. Authenticity of a restoration would require the removal of incompatible exterior elements and the repair or replacement of damaged or deteriorated elements with exact replicas of the same design, dimensions, and materials.
- (5960) Retaining Wall. Any wall used to resist the lateral displacement of any material.
- (6061) Shaft. A vertical opening through one (1) or more floors of a building for elevators, dumbwaiter, light, ventilation or similar purposes.
- (6162) Shall as used in this Chapter is mandatory.
- (6263) Site. Any parcel of land of historic significance due to a substantial value in tracing the history of aboriginal man, or upon which a historic event has occurred, and which has been designated as a landmark site under this section; or an improvement parcel, or part thereof, on which is situated a landmark and any abutting parcel, or part thereof, used as and constituting part of the premises on which the landmark is situated.
- (64) SOI Standards. Secretary of the Interior's Standards for Restoration and/or Standards for Rehabilitation.
- (6365) Stairway. By a stairway is meant one (1) or more flights of steps and the necessary platforms connecting them to form a continuous passage from one (1) level to another.
- (6466) a. Story means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the

topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. A basement shall not be considered a story unless the ceiling thereof is more than five (5) feet above grade.

- b. Second Story. A building shall be considered a two (2) story building when the bearing walls extend more than three (3) feet above the second floor or said wall is more than seventeen (17) feet high measured from the grade up. No two (2) story residence bearing wall shall have a height to exceed twenty-two (22) feet measured from the lower edge of the first floor joists to the top of the wall.
- c. Third Story. A building shall be considered a three (3) story building when it consists of three (3) stories above grade.

(6567) Structure. Any construction erected by man intended for shelter, as well as bridges, flag poles, street clocks, and street signs.

- a. Altered Historic Building. A building which conforms in age, size, height, material and character to others in the area but which has undergone stylistic modification. Restoration or rehabilitation in keeping with or sympathetic to the original architectural style shall be permitted. A Certificate of Appropriateness is required for any action.
- b. Intact Building. A building which still retains its original appearance. It requires routine maintenance in conformity with the existing design to keep it in a satisfactory state of preservation. A Certificate of Appropriateness is required for any action.
- c. Intrusion Building. A building which does not conform to the general character of the district in architectural style, size, height, texture and material. It should remain until it is no longer useful, and eventually should be remodeled or replaced with a more compatible building. (See guidelines for new construction.) A Certificate of Appropriateness is required for any action.

(6668) Structure is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

(6769) Uniform Dwelling Code. Those Administrative Code provisions and any future amendments, revisions or modifications thereto, contained in the following chapters of the Wisconsin Administrative Code:

Wis. Adm. Code Chapter ILHR 20 -- Administration and Enforcement

Wis. Adm. Code Chapter ILHR 21 -- Construction Standards

Wis. Adm. Code Chapter ILHR 22 -- Energy Conservation Standards

Wis. Adm. Code Chapter ILHR 23 -- Heating, Ventilating and Air Conditioning Standards

Wis. Adm. Code Chapter ILHR 24 -- Electrical Standards

Wis. Adm. Code Chapter ILHR 25 -- Plumbing and Potable Water Standards

(6870) Veneer is the outer facing of brick, stone, concrete or tile attached to an enclosing wall for the purpose of providing ornamentation, protection or insulation which cannot be considered as adding to the strength of the walls.

(6971) Window Well. A below ground opening immediately adjacent to the basement foundation wall of a structure, for the purpose of providing light, ventilation, or emergency ingress/egress to the basement of the structure.

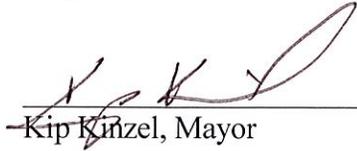
ATTACHMENT A
SUMMARY OF SOI STANDARDS * USED FOR THE RESTORATION,
REHABILITATION AND MAINTENANCE OF CEDARBURG'S
HISTORIC BUILDINGS AND THEIR ADDITIONS AND OTHER
EXISTING OR NEW BUILDINGS IN THE WASHINGTON AVENUE
HISTORIC PRESERVATION DISTRICT

1	Awnings	Fabric preferred, no vinyl or metal.
2	Gutters & downspouts	Replace with size and style to match original.
3	Mortar joints	See SOI standards for color, width and bag mix.
4	Paint colors	Body and trim per approval by Landmarks Commission.
5	Roofing	If wood, preferred replacement is wood or 3-tab shingles resembling weathered wood. No artificially rustic wood, asphalt or fiberglass that tries to look like wood. Anything else requires approval by the Landmarks Commission.
6	Slate or tile roofing	Repair is preferred or replace with similar appearing 3-tab shingles.
7	Siding	If wood, replace with identical wood siding is preferred. Cement siding is acceptable but should match size and appearance of wood on buildings or additions where some or all siding is being replaced. Aluminum or vinyl not acceptable.
8	Building Fronts	Avoid major changes in appearance and minimal changes in materials and color.
9	Windows	Repair of existing is preferred. Any replacements must duplicate the original windows in appearance, proportions and have true muntins. Wood is preferred. Aluminum clad approvable by Landmarks Commission if an exact match for originals being replaced. No metallic appearance. Clear or low-tint glass required. Vinyl not permitted.
10	Storm Windows	See SOI Standards
11	Window Frames	Wood preferred, can be metal-covered with proper finish.
12	Window Patterns	No change on primary facades. Minor changes on side and rear facades acceptable.
13	Parking Lots and Sitework	See SOI Standards

*** For details, refer to the current Secretary of the Interior's Standards for Restoration and/or Standards for Rehabilitation as described in "Preservation Briefs" published by the National Park Service and available at their website.**

SECTION 2. This ordinance shall take effect upon its passage and publication as provided by law.

Passed and adopted this 12th day of January 2015.



Kip Kinzel, Mayor

Countersigned:



Constance K. McHugh, City Clerk

Approved as to form:



Michael P. Herbrand, City Attorney