

AGENDA

Whitewater Landmarks Commission
Thursday September 6, 2012 - 6:30 PM
City Manager's Conference Room
312 Whitewater Street, Whitewater, WI 53190

Annual Training Session

- I. Call to Order and roll call
- II. Approval of agenda
- III. Train commissioners on Secretary of the Interiors Standards and Guidelines for the Treatment of Historic Properties
 - A. Preserving
 - B. Rehabilitating
 - C. Restoring
 - D. Reconstructing
- IV. Review Title 17.12.040 Rescission of a Landmark
- V. Review Title 17.12.060 Voluntary Restrictive Covenants
- VI. Adjournment

17.12.040 - Rescission of landmark designation.

(a) If the person listed as owner of record of a landmark site at the time of its designation is unable to find a buyer willing to preserve the landmark or landmark site, such person may petition the commission for a rescission of its designation. Such petition shall contain an affidavit under oath that the person has made reasonable attempts in good faith to find and attract such a buyer, as well as such further information deemed reasonably necessary by the commission for the purpose of evaluating the petition.

(b) Following the filing of such petition, the owner and the commission shall work together for up to six months to try to locate a buyer for the subject property who is willing to comply with the designation. If at the end of six months 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 rescission, the commission shall notify the city clerk, building inspector and assessor of same, and shall cause the rescission to be recorded at city expense in the Walworth County register of deeds.

(d) Following any such rescission, the commission may not redesignate the subject property as a landmark or landmark site for at least five years from the date of rescission unless requested by the owner.

(Ord. 999 §1(3)(b)(13), 1982).

17.12.060 - Voluntary restrictive covenants.

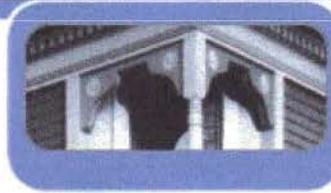
The owner of any landmark or landmark site may, at any time following such designation of his property, enter into a restrictive covenant on the subject property after negotiation with the commission. The commission may assist the owner in preparing such covenant in the interest of preserving the landmark or landmark site, and the owner shall record such covenant in the office of the Walworth County or Jefferson County register of deeds depending on the site location and shall notify the city assessor of such covenant and the conditions thereof.

(Ord. 999 §1(6), 1982).

(Ord. No. 1733A, § 3, 6-2-2009)



standards for preservation



-GUIDELINES-

The Approach

Exterior Materials

[Masonry](#)
[Wood](#)
[Architectural Metals](#)

Exterior Features

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Interior Features

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Site

Setting

Special Requirements

[Energy Efficiency](#)
[Accessibility](#)
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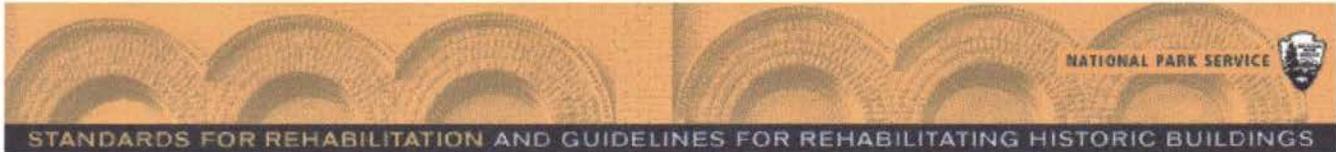
THE STANDARDS

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

[Guidelines for Preservation-->](#)

[HISTORICAL OVERVIEW](#) - [preserving](#) - [REHABILITATING](#) - [RESTORING](#) - [RECONSTRUCTING](#)

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standards for rehabilitation



1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

-GUIDELINES-

The Approach

Exterior Materials

Masonry
Wood
Architectural Metals

Exterior Features

Roofs
Windows
Entrances + Porches
Storefronts

Interior Features

Structural System
Spaces/Features/Finishes
Mechanical Systems

Site

Setting

Special Requirements

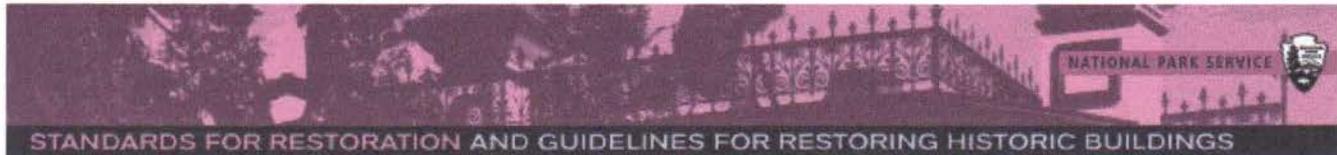
Energy Efficiency
New Additions
Accessibility
Health + Safety

THE STANDARDS

Guidelines for Rehabilitation-->

HISTORICAL OVERVIEW - PRESERVING - rehabilitating - RESTORING - RECONSTRUCTING

main - credits - email



standards for restoration



1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

[Guidelines for Restoration-->](#)

-GUIDELINES-

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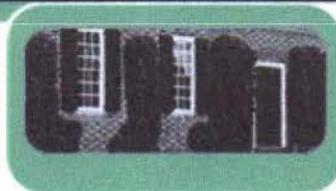
THE STANDARDS

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standards for reconstruction



-GUIDELINES-

The Approach

Research + Documentation

Building Exterior

Building Interior

Site

Setting

Special Requirements

[Energy Efficiency](#)

[Accessibility](#)

[Health + Safety](#)

THE STANDARDS

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.

6. Designs that were never executed historically will not be constructed.

[Guidelines for Reconstruction-->](#)

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