

City of Bayfield

Architectural Review Board Meeting Agenda

January 22, 2024, 5:00 p.m. Bayfield City Hall

You are welcome to join this meeting in person or from your computer, tablet, or smartphone.

<https://meet.goto.com/272804501>

You can also dial in using your phone.

Access Code: 272-804-501

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

Call to Order

Approve Agenda

Review Previous Meeting Minutes of January 11, 2024

Public Input on Agenda Items

Agenda:

1. 01-2024: Gali Abutbul, 9 South Broad Street

- Seeking permission to reduce width of existing north deck (lower level) by 1', construct a 6'x36' upper deck and add roof structure over it on north building elevation (Review Revised Plans)

2. Discuss Historic District Ordinance / Guidelines

- Final review of draft Historic Preservation Ordinance
- Reconsideration of HPO Guidelines
 - City of Bayfield Comprehensive Plan 2019-2029
 - City of Bayfield Guide to Historic Preservation - Historic Preservation Ordinance Adopted June 1998
 - Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings

3. Next Meeting Date and Time:

- February 26, 2024, 5 p.m.
- March 25, 2024, 5 p.m.

Note:

- Applications and plans will be available for inspection during the meeting.
- The Architectural Review Board may adjourn temporarily to inspect any of the properties listed on the agenda. If they elect to do so, a notice will be placed on the front door informing the public.

Adjournment

City of Bayfield

Architectural Review Board Meeting

DRAFT Minutes of January 11, 2024

Call to Order: Chairman Carrier called the meeting to order at 3:32 p.m. followed by roll call.

Present: Bogaard, Carrier, Hedman, Phillips(4pm), Riemer, Shrider and Spence

Others: Jason Tish, State Historical Society; Tim Schwecke-Civitek, and Clerk/ZA Hoopman

Approve Agenda: Shrider/Bogaard moved to approve the agenda with the understanding Agenda Item #2 would be removed. Carried.

Review Previous Meeting Minutes of December 18, 2023: Riemer/Shrider made a motion to approve the previous meeting minutes as presented. Carried.

Public Input on Agenda Items: None.

Agenda:

1. Discuss Historic District Ordinance / Guidelines

A. Virtual meeting with Jason Tish, Certified Local Government and Preservation Education Coordinator

The Architectural Review Board discussed the proposed Historic Preservation Ordinance for 2+ hours. Questions were asked and answered by Jason Tish, Certified Local Government and Preservation Education Coordinator, mostly about the historic district and how to apply the proposed ordinance and to which properties. A very brief summary of the conversation is as follows:

- The National Register of Historic Places includes four individual properties and the Bayfield Historic District (1980).
- The City's existing Historic District is larger than the 1980 district and includes the waterfront and some peripheral properties adjacent to the 1980 boundary.
- The Board can draft policy that indicates the level of review for properties.
- Tish offered to consult with his colleagues about our unusual district and how best to administer the code to historic properties and those that are not. The goal is to adopt a new ordinance that allows us to become a Certified Local Government. The CLG program has grant opportunities to apply for funding which the Board would like to pursue in order to have a new survey of our historic properties done to evaluate their historic importance. This leaves an interim time period where the Board would be using the old data vs. the new data.
- Tish recommended the City treat non-historic buildings according to the product of time they were built. You do not make them alter into a different period of time.
- It was assumed properties outside the district would need to comply with the design guidelines that are crafted in the new Zoning Code (have not been developed yet).

B. Continue reviewing draft Historic Preservation Ordinance:

The Board spent time reviewing Committee Member Spence's "markup" dated 12-20-2023.

- Definitions for Contributing and Period of Significance would be added. Phillips was asked to make a recommendation which includes a front and back-end timeframe (i.e., 1870-1925).
- Nomination of Historic properties form: Tish will provide a sample form for consideration.
- The HPC will assume the responsibility to understand and interpret 423-4 (4)(b-c), more so than the applicant.
- The use of guidelines was discussed at length, revising, eliminating, or creating new. Tish will provide the Committee with the SOI's guidelines for consideration.
- Hoopman asked for clarification on the penalties and fine areas. What penalties and fines will be applied? Consider referencing the Ordinances where applicable. She also suggested the term "Building Inspector" be replaced, or the term "or designee" be added.
- The value of the clause on landscaping was discussed.
- Add and clarify that decision making is done by the HPC and can be appealed to the Council.
- Tim Schwecke-Civitek the City's Zoning Code consultant should be provided the draft ordinance and be responsible to make sure the administration, penalties, etc. are consistent with other areas of our code.

C. Zoning Administrator Report(s): Informational, no action required.

D. Next Meeting Date and Time:

- January 22, 2024, 5 p.m.
 - ✓ Final review of draft Historic Preservation Ordinance
 - ✓ Reconsideration of HPO Guidelines
- February 26, 2024, 5 p.m.

Adjournment: Riemer/Shrider made a motion to adjourn. Carried. 5:50 p.m.

Minutes by Billie L. Hoopman, Clerk/ZA

BUILDING PERMIT APPLICATION
CITY OF BAYFIELD, WISCONSIN

IMPORTANT -- Complete All items. Mark boxes where applicable

I. LOCATION OF BUILDING

9 Number and Street
South Broad Street

Lot 9 Block 91

II. TYPE AND COST OF BUILDING - All applicants complete

A. TYPE OF IMPROVEMENT

- 1 New building
- 2 Addition (if residential, enter number of new housing units added if any in Part D, 13)
- 3 Alteration (See 2 above)
- 4 Repair, replacement
- 5 Wrecking (If multifamily residential enter number of units in building in Part D, 13)
- 6 Moving (relocation)
- 7 Foundation only

B. OWNERSHIP

- 8 Private (individual, corporation, nonprofit institution, etc.)
- 9 Public (Federal, State, or local government)

D. PROPOSED USE For "Wrecking" most recent use

- | | |
|--|--|
| Residential | Non residential |
| <input type="checkbox"/> 12 One Family | <input type="checkbox"/> 18 Amusement, recreational |
| <input type="checkbox"/> 13 Two or more family - Enter number of units | <input type="checkbox"/> 19 Church, other religious |
| <input type="checkbox"/> 14 Transient hotel, motel, or dormitory Enter number of units | <input type="checkbox"/> 20 Industrial |
| <input type="checkbox"/> 15 Garage | <input type="checkbox"/> 21 Parking garage |
| <input type="checkbox"/> 16 Carport | <input type="checkbox"/> 22 Service station, repair garage |
| <input type="checkbox"/> 17 Other - Specify | <input type="checkbox"/> 23 Hospital, institutional |
| | <input type="checkbox"/> 24 Office, bank, professional |
| | <input type="checkbox"/> 25 Public Utility |
| | <input type="checkbox"/> 26 School, library, other educational |
| | <input type="checkbox"/> 27 Stores, mercantile |
| | <input type="checkbox"/> 28 Tanks, towers |
| | <input type="checkbox"/> 29 Other - Specify |

C. COST

10. Cost of improvement *56,000* \$ _____ (Omit cents)
- To be installed but not included in the above cost
- a. Electrical
 - b. Plumbing
 - c. Heating, air conditioning
 - d. Other (elevator, etc.)
11. TOTAL COST OF IMPROVEMENT \$ _____

IV. BUILDING PERMIT APPLICATION SUBMITTAL

1. Building Permit Application (provided by the City) must be filled out in its entirety and signed by the property owner.
2. Detailed Site Plan - must list all dimensions to property owners lot line. Use reverse side or similar drawing.
3. Elevation Drawings - must submit elevation drawings for all sides of building that will be changed or modified.
4. Survey - required for all new construction, and for any project where the existing footprint is increased.
5. Historic Preservation - written information is needed to support your application with respect to historic preservation (does new construction fit with old, how does new construction fit with other neighboring properties, see Historic District Guidelines).
6. You or a representative must be at the Architectural Review Board meeting to present plans and answer any questions the Board may have about your application/project.

III. SELECTED CHARACTERISTICS OF BUILDING

PRINCIPAL TYPE OF FRAME

- 30 Masonry (wall bearing)
- 31 Wood frame
- 32 Structure steel
- 33 Reinforced concrete
- 34 Other - Specify

DIMENSIONS

- 48. Number of stories *2*
- 49. Total square feet of floor area, all floors, based on exterior dimensions
- 50. Total land area, sq. ft.

RESIDENTIAL BUILDINGS ONLY

- 53. Number of bedrooms *3*
- 54. Number of bathrooms *3*
 - Full *3*
 - Partial

V. IDENTIFICATION To be completed by all applicants

	Name	Mailing address - Number, Street, City, State	ZIP code	Tel. No.
1. Property Owner	<i>Bali Abutbul</i>			<i>608-963-1190</i>
2. Contractor	<i>Gerald Haskins</i>	<i>PO Box 995 Bayfield WI</i>		<i>715-209-8047</i>
3. Architect	<i>Joe DeFoe</i>	<i>Bayfield WI</i>		<i>715-292-4730</i>

The owner of this building and the undersigned agree to conform to all applicable laws of (name of permit jurisdiction).

Signature of Property Owner _____ Address _____ Application date _____

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE

Approved by _____ Permit fee _____ Date permit issued _____ Permit number *23-23*

01-24

Certificate of Approval Application

Name: GALI Abdulbul
Street Address: 9 South Grand Street
Mailing Address: _____
City/State/Zip (Mailing): Bayfield, WI 54814
Block: _____ Lots: _____

Description of proposed activity:
NEW UPPER DECK / WITH NEW CONSTRUCTED ROOF OVER IT.
ALL NEW ALUMINUM WHITE RAILINGS W/ TREX DECKING.

Describe how this project complies with the Historic Preservation Ordinance:
RAILING'S MATCH NEIGHBORS, ROOF SHINGLES
MATCH, ROOF FEATURES MATCH EXISTING.

I have received a copy of the City of Bayfield's Historic District Guidelines, and I understand I must abide by the terms of the permit, and that it is my responsibility to contact the City should my site plans change.

X
Applicant's Signature _____

Date 11-20-2023

NOTE: Permits may be revoked without notice if misrepresentation or any of the above information or attachments is found to exist.
Permits shall expire within 6 months, they may be extended for an additional 6 months with proper approval.
Permit is null and void if issued in error.

Permit No.: _____

Approval/Denial Date: _____

Permit Received: _____

Building Permit No.: _____

By: _____

Building Permit Paid: _____ Yes / _____ No

Building Permit Application Worksheet

Must be filed with the Application

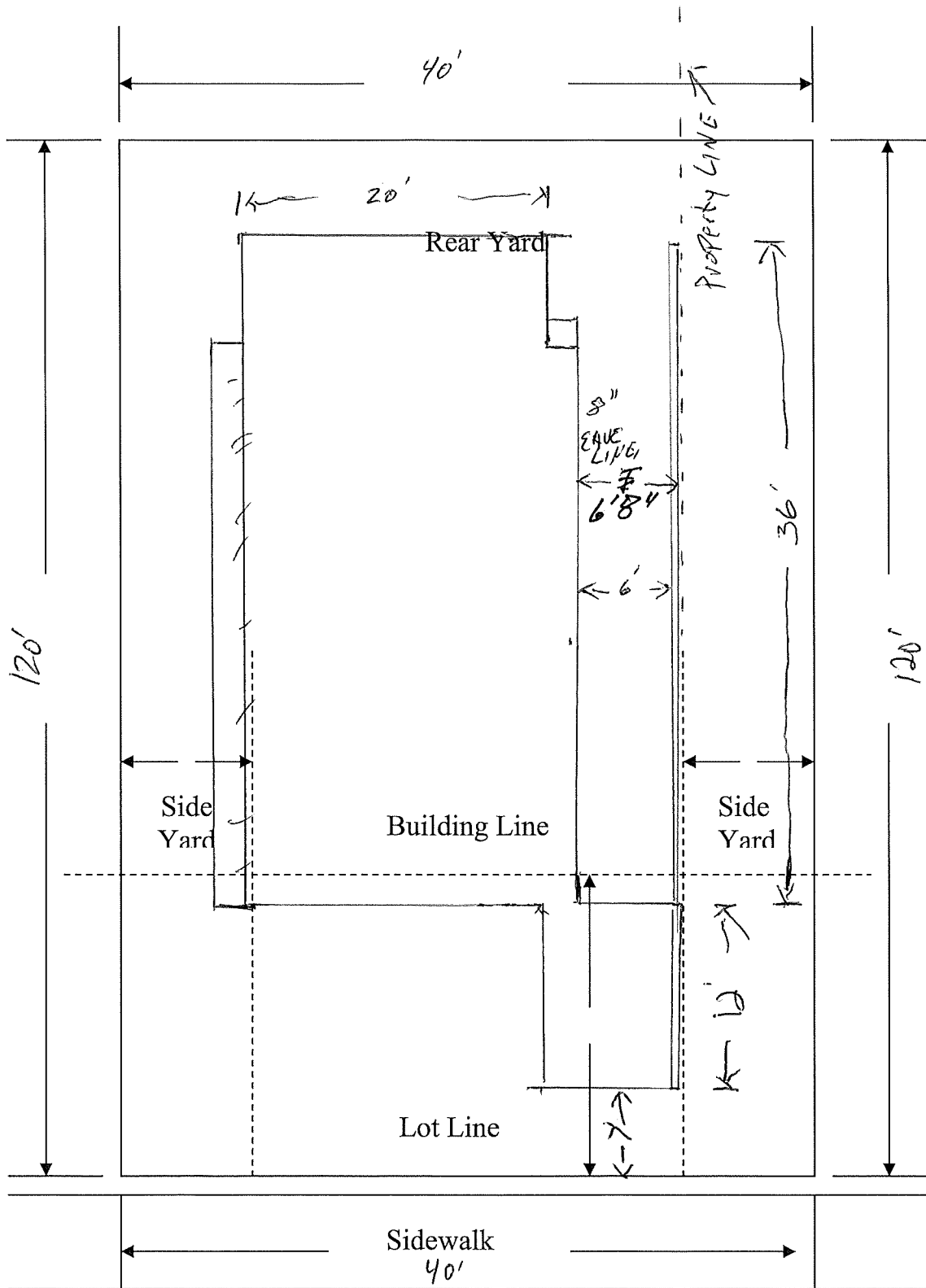
Please check each box and attach the required material as indicated:

- Completed Building Permit Application.
- Completed Building Permit Application Worksheet.
- Elevation Drawings - for all sides of building that will be changed or modified including all current and new exterior lighting.
- Survey - for all new construction and for any project where lot lines are questionable.
- Certificate of Approval Application - for properties located in the Historic District.
- Acknowledge that you or a representative will be present at the meeting.

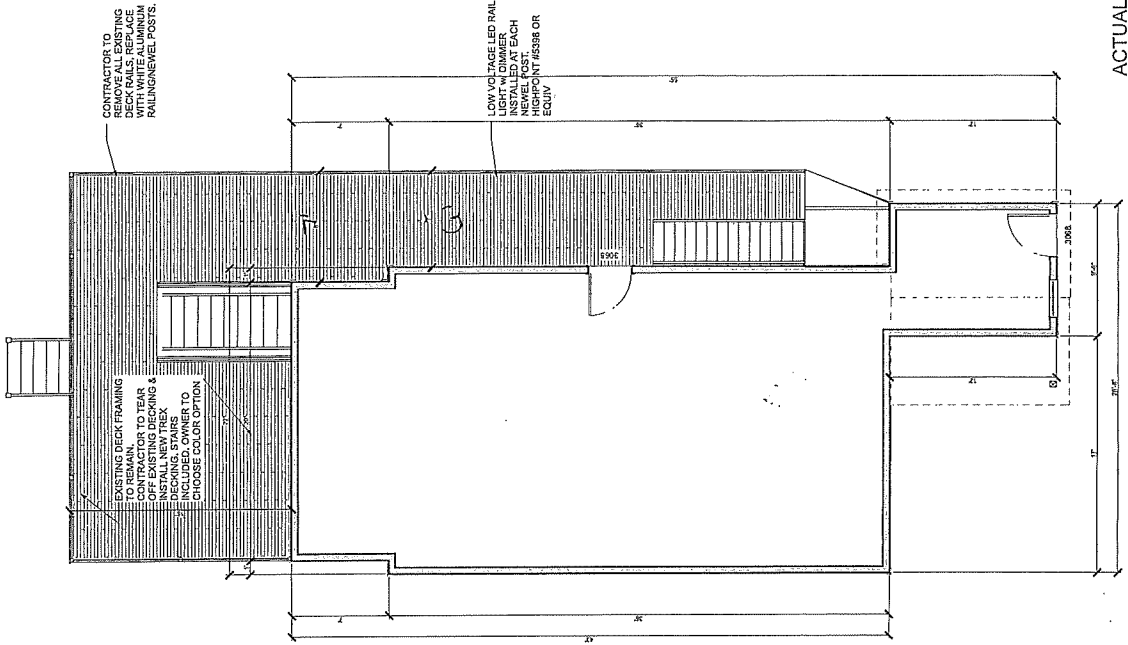
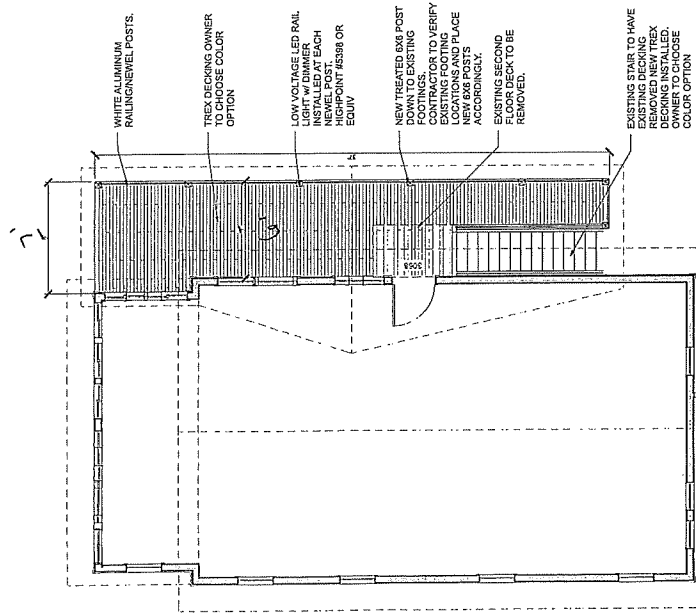
Please respond to all that apply, be specific: *note: existing lower DECK IS getting SHORTENED IN WIDTH from 7' to 6'*

1. Construction Type: *new Alum Siding, new DECKing, new UPPER DECK 6'x 36'*
2. Size (Dimensions): *new shed roof*
3. Siding Material:
 Currently: *NONE* Proposed: _____
 Siding Color:
 Currently: _____ Proposed: _____
4. Roofing Materials:
 Currently: *BLACK shingles* Proposed: *BLACK shingles*
 Roof Color:
 Currently: _____ Proposed: _____
5. Windows: Style: *NONE* Size: _____
 Style: _____ Size: _____
 Style: _____ Size: _____
 Style: _____ Size: _____
6. Doors: Style: *NONE* Size: _____
 Style: _____ Size: _____
 Style: _____ Size: _____
7. Height: _____ (to be measured from the lowest elevation on the footprint of the building projected vertically on the natural surface of the building site, as it existed prior to any filling, excavating, or grading and verified by the certified topographical survey, to the highest roof peak)

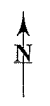
Fill in dimensions and locate accessory buildings.



* Project includes reducing deck width from 7' to 6'.



ACTUAL PAPER SIZE IS 24"x36" NOT TO SCALE WHEN PRINTED OUT ON 11"x17" PAPER



REVISION TABLE		MAIN LEVEL		MAIN LEVEL DECK REPLACEMENT		GALLABUTBUL BAYFIELD, WI 54814		DATE: 10/29/2021	SCALE: 1/4" = 1'-0"	SHEET: 2
NO.	DESCR.	NO.	DATE	NO.	DATE	NO.	DATE			

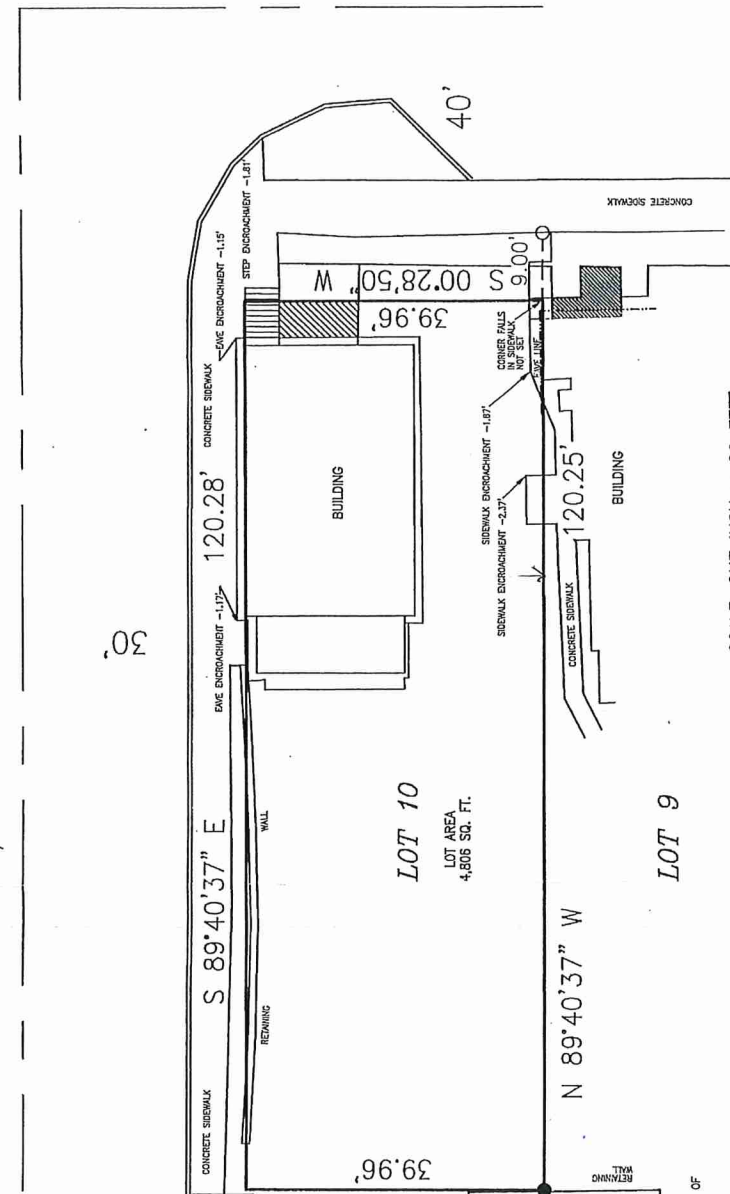
UPPER LEVEL PROPOSED COVERED DECK

MAP OF SURVEY

REMONUMENTATION OF THE SE CORNER OF LOT 10 IN BLOCK 91 OF THE ORIGINAL PLAT OF BAYFIELD, BAYFIELD COUNTY, WISCONSIN

C/L RITTENHOUSE AVENUE

C/L BROAD STREET



BEARINGS ARE BASED ON THE NORTH LINE OF LOT 10 ASSUMED AS S 89°40'37" E



SURVEYOR'S CERTIFICATE
 I, PETER A. NELSON, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WISCONSIN, HEREBY CERTIFY:
 THAT ON THE ORDER OF GUY ABUTTBUL, I HAVE MADE A SURVEY AND MAP OF A REMONUMENTATION OF THE SE CORNER OF LOT 10 OF BLOCK 91 OF THE ORIGINAL PLAT OF BAYFIELD, BAYFIELD COUNTY, WISCONSIN;
 THAT THIS MAP IS A TRUE REPRESENTATION OF SAID SURVEY; AND
 THAT SAID SURVEY AND MAP ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Peter A. Nelson
 PETER A. NELSON RLS 3071

LEGEND

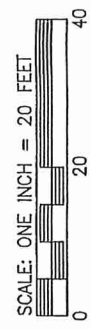
- 1-1/4" IRON PIPE FOUND IN PLACE
- 1" x 18" IRON PIPE SET THIS SURVEY

CLIENT: ABUTTBUL, G.
 JOB NO.: N15/058
 SCALE: ONE INCH = 20 FEET
 MAY 23, 2016

DRAFTED BY: T. ONSUTA
 FILE: N/BAYFIELD
 PSCAD/N1058 ADJ/BLK91/N16058 ABUTTBUL
 NB. 375 PG. 127

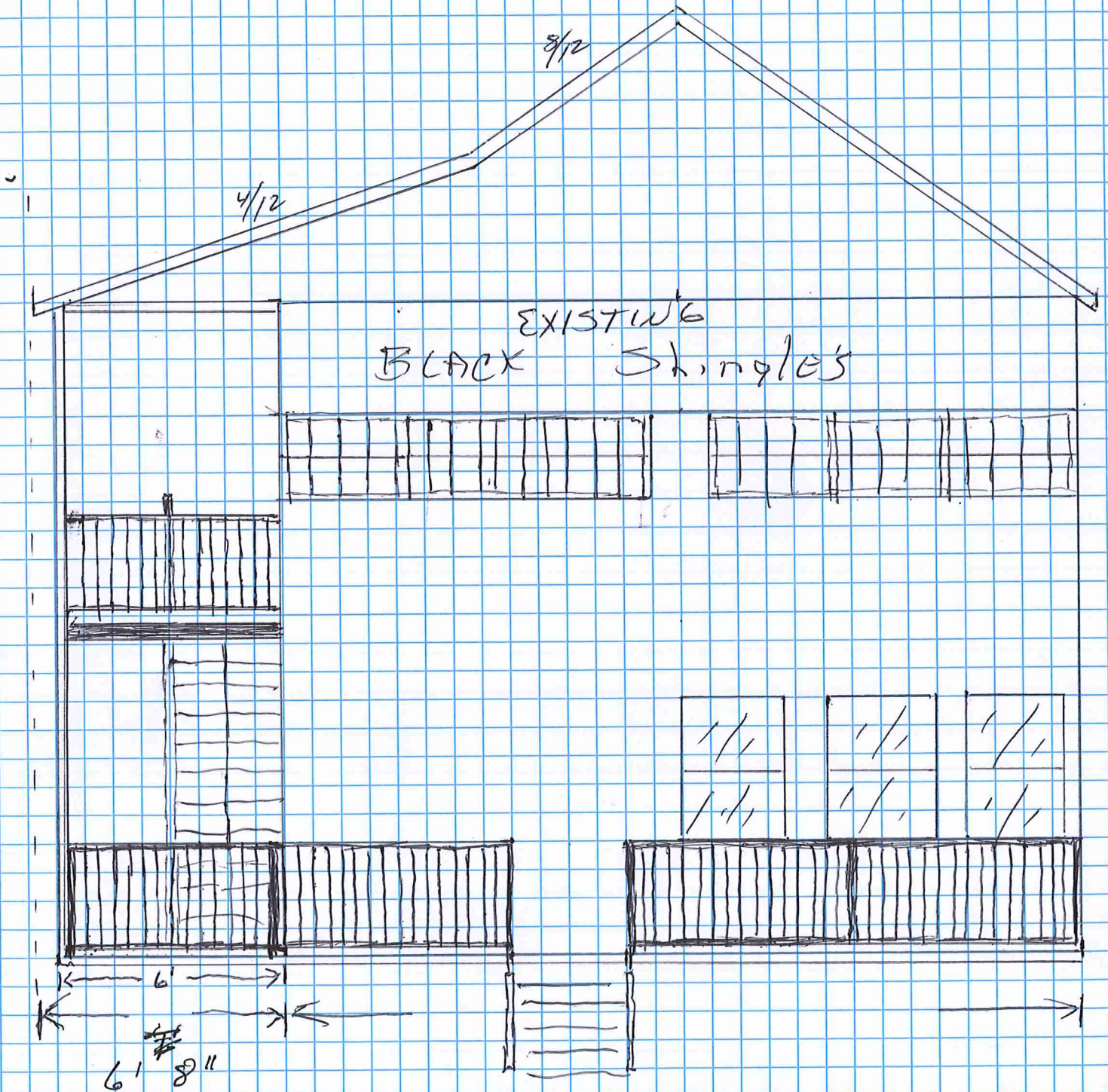
NELSON
SURVEYING
INCORPORATED
 SURVEYING YOUR WISCK OF THE WOODS SINCE 1954

101 W. MAIN STREET
 SUITE 100
 ASHLAND, WISCONSIN 54805
 (715) 862-2692
 FAX: (715) 862-5100 MAP NO. CSM 2295 A

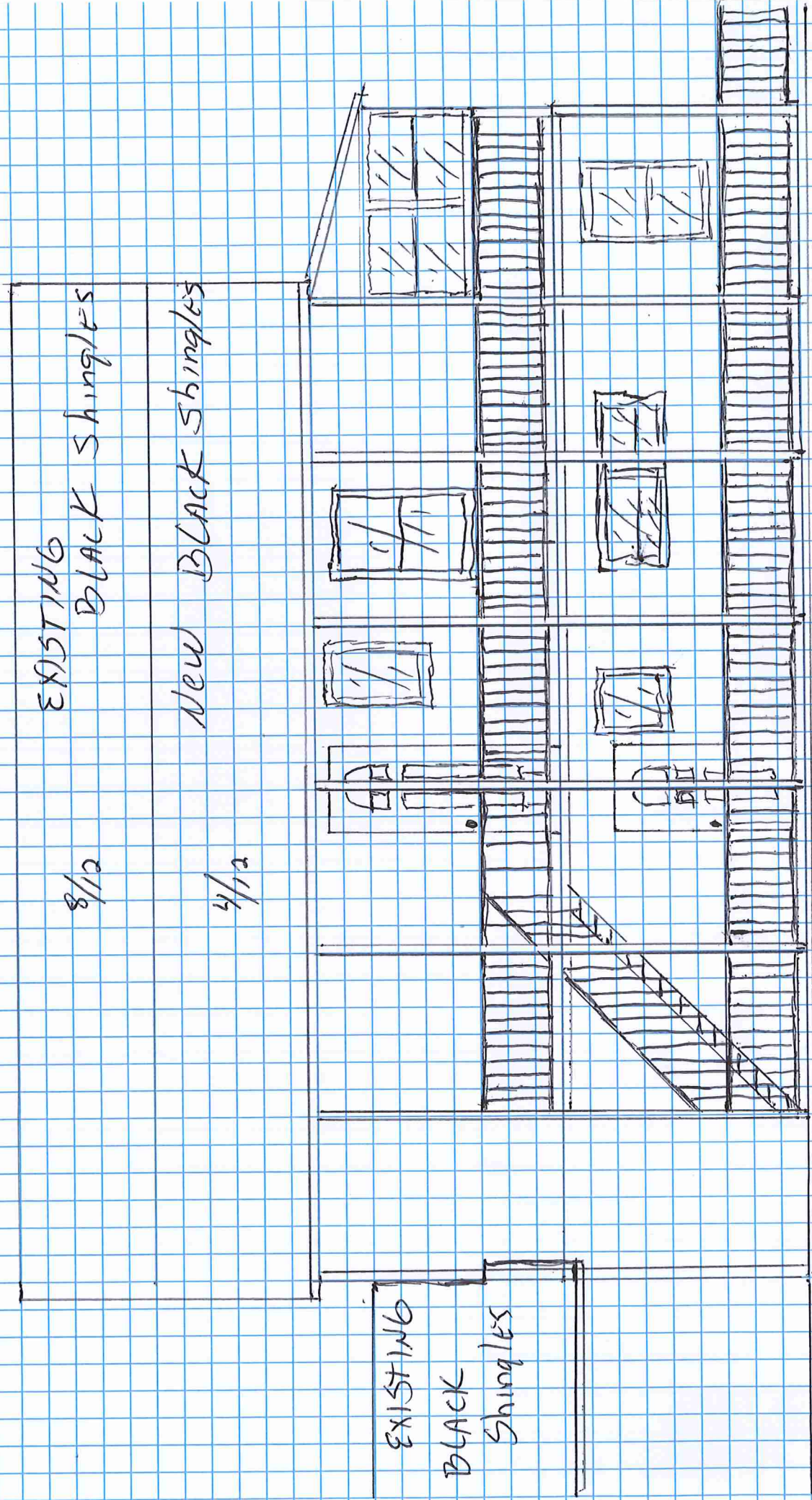


FULL LOTS ARE RECORDED AS 40' X 120'

WEST ELEVATION



NORTH ELEVATION



EXISTING
BLACK Shingles

8/12

New
BLACK Shingles

4/12

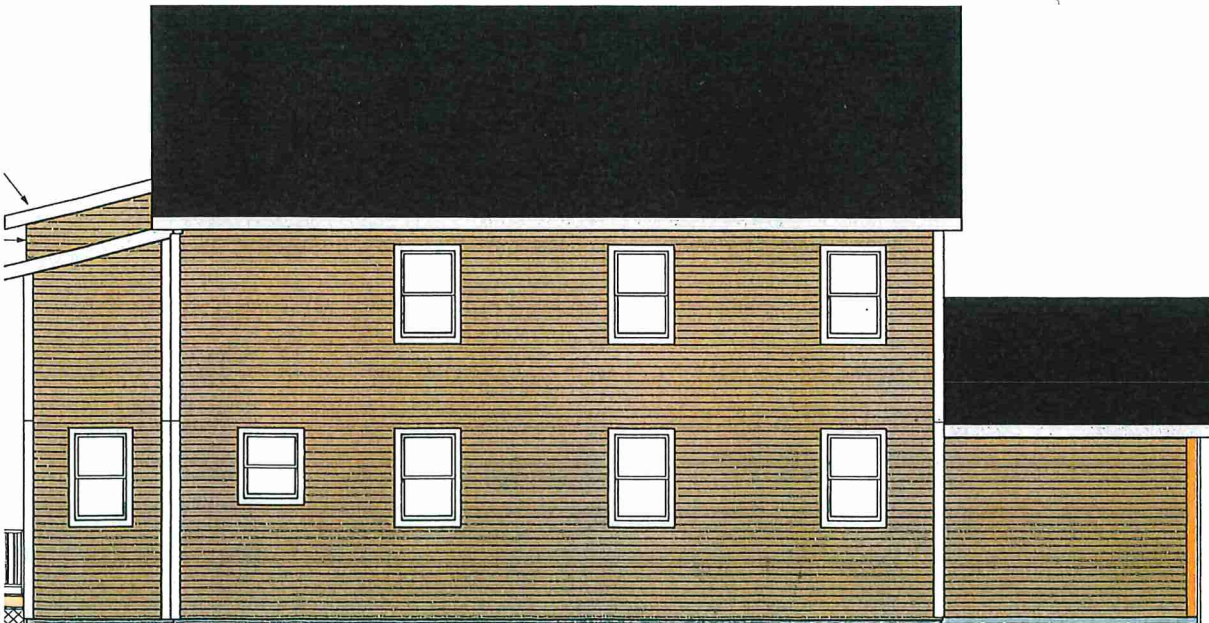
EXISTING
BLACK
Shingles

Existing



EAST ELEVATION

F
G
H



SOUTH ELEVATION

ACTUAL PAPER SIZE IS
24"x36" NOT TO SCALE
WHEN PRINTED OUT ON
11"x17" PAPER

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

PROPOSED
ELEVATIONS

MAIN LEVEL DECK
REPLACEMENT
NEW UPPER LEVEL DECK

GALI ABUTBUL
9 S. BROAD ST
BAYFIELD, WI 54814

DATE:

10/29/2021

SCALE:

1/4" = 1'-0"

SHEET:

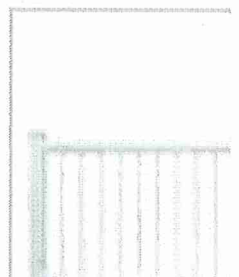
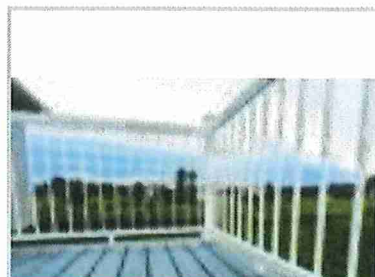
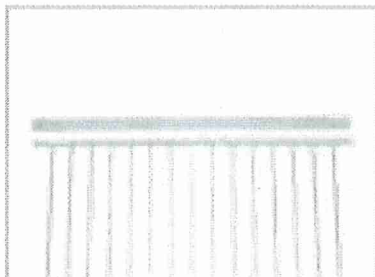
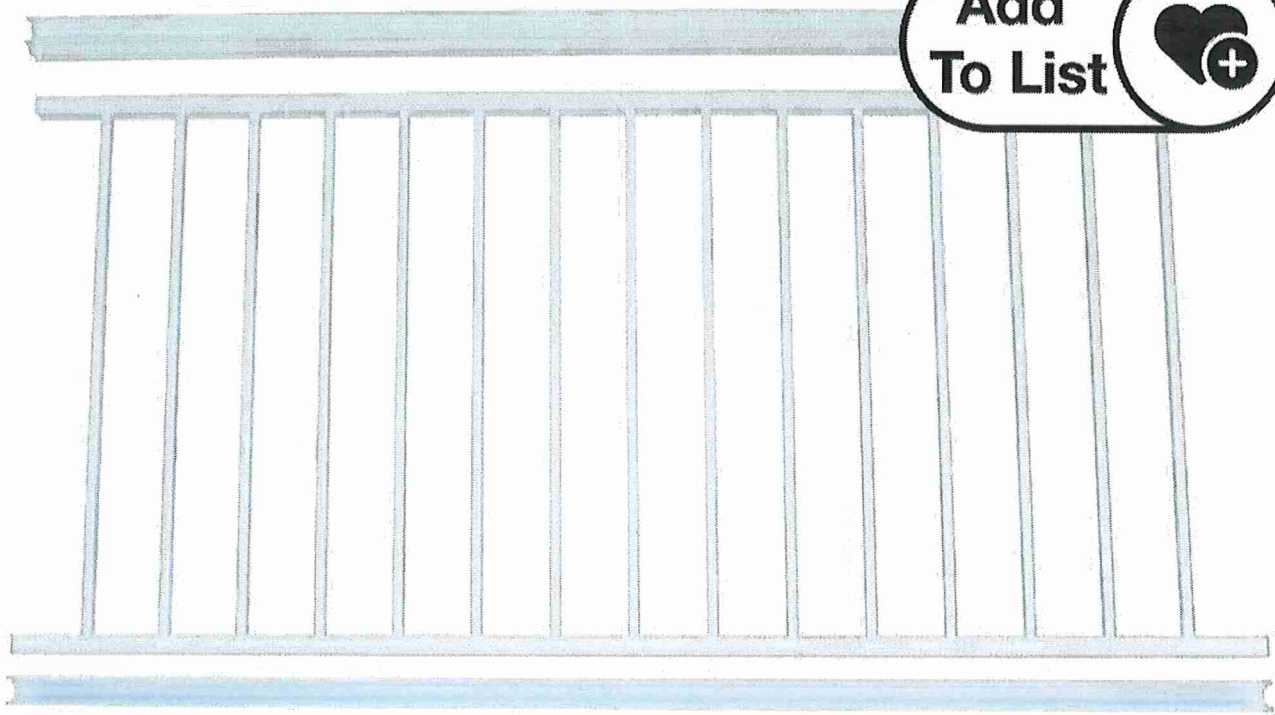
3



Williams 36" x 6' White Preassembled Powder-Coated Aluminum Railing Panel

(Actual Size: 34" x 69.43")

Model Number: CP262306W | Menards[®] SKU: 1717804



Product Type	Level Railing & Panels
Material	Aluminum
Color/Finish	White
Assembled Width	69-7/16 inch
Assembled Depth	2-1/4 inch
Assembled Height	36 inch
Number of Spindles per Panel	15
For Use With	36" x 3" Aluminum Post
Includes	Railing Panel, Support Leg, Top and Bottom Rail Snaps, Mounting Hardware, Install Instructions
Package Quantity	1
Resistance Features	Cracks, Rust, Corrosion,



Rail Panel

(Actual Size 34" x 93")

Model Number: 1710906 | Menards[®] SKU: 1710906



white



Color/Finish	Black <i>white</i>
Assembled Width	95-3/4 inch
Assembled Depth	1 inch
Assembled Height	36 inch
Number of Spindles per Panel	21
Minimum Opening Width	4 inch
Maximum Opening Width	96 inch
For Use With	UltraDeck Steel Railing System
Includes	Level Rail Panel
Package Quantity	1
Resistance Features	Galvanized, Corrosion, Powder Coated
Spindle Shape	Square



Chapter 423

Historic Preservation

[**HISTORY:** Adopted by the Common Council of the City of Bayfield 4-1-1992 (§§ 15-5-1 through 15-5-6 of the 1992 Code of Ordinances). Amendments noted where applicable.]

GENERAL REFERENCES

Historic Preservation Commission – See Ch. 21.

Building construction – See Ch. 152.

Zoning – See Ch. 500.

§ 423-1 Purpose and intent.

It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements or sites of special character or special architectural or historic interest or value is beneficial and in the interest of the property, safety, and welfare of the people of Bayfield. The purpose of this chapter is to:

- A. Effect and accomplish the protection, enhancement, and perpetuation of such improvements, sites, and districts which represent or reflect elements of the city's cultural, social, economic, political, and architectural history.
- B. Safeguard the city's historic and cultural heritage as embodied and reflected in such historic structures, sites, and districts.
- C. Stabilize and improve property values.
- D. Protect and enhance the city's attractions to residents, tourists, and visitors, and serve as a support and stimulus to business and industry.
- E. Improve and enhance the visual and aesthetic character of the city.
- F. Educate the public regarding the need and desirability of a city historic preservation program and its enhancement of the quality of life.
- G. Strengthen the economy of the City of Bayfield.
- H. Promote the use of historic structures, sites and districts for the education, pleasure, and welfare of the people of the City of Bayfield.

§ 423-2 Definitions.

The following definitions shall be applicable in this chapter:

CONTRIBUTING PROPERTY

Any Improvement located in the Historic District which was constructed during the period of historical significance that began when Bayfield was established in 1856 and continued through the end of the lumber era in 1925.

HISTORIC DISTRICT

Historic District shown on the City of Bayfield zoning map.

HISTORIC PRESERVATION COMMISSION

Historic Preservation Commission established by § 21-8.2 of Chapter 21, Boards, Commissions and Committees, of the Code of the City of Bayfield.

IMPROVEMENT

Any building, structure, site, work of art or other object constituting a physical betterment of real property, or any part of such betterment, including lighting fixtures, signs and the like.

§ 423-3 Nomination and designation of historic structures, historic sites and historic districts.

A. Criteria. A historic structure, historic site, or historic district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic, architectural, or cultural significance to the City of Bayfield, such as a structure, site, or district which:

- (1) Exemplifies or reflects the cultural or architectural history of the community; or
- (2) Is identified with historic personages or with important events in national, state or local history; or
- (3) Embodies the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction; or
- (4) Is representative of the notable work of a master builder, designer or architect who influenced his or her age.

B. Procedures.

- (1) Nomination of historic structures, sites, and districts.
 - (a) Nominations of historic structures, sites and districts shall be initiated using a form provided by the Historic Preservation Commission.

- (b) The Historic Preservation Commission shall review the form for completeness and evaluate the nomination using the eligibility criteria in Subsection A above.
- (2) Designation of historic structures and historic sites.
 - (a) The Historic Preservation Commission may, after notice and public hearing, recommend designation of historic structures and historic sites, or rescission of such designation, after application of the criteria in Subsection A above. At least 30 days prior to such hearing, the Commission shall notify the owners of record, as listed in the office of the City Assessor, who are owners of property in whole or in part situated within 200 feet of the boundaries of the property affected, including the owner of the affected property. Such owners shall have the right to confer with the Commission at the scheduled public hearing. Notice of such hearing shall also be published as a Class 1 Notice, under the Wisconsin Statutes.
 - (b) The Historic Preservation 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 recommendation. Within 10 days after the close of the public hearing, the Commission may recommend designation of the property as either a historic structure or historic site, or recommend rescission. After the recommendation has been made, notification shall be sent to the property owner or owners.
 - (c) Such recommendations shall then be sent to the Common Council for approval. Notification shall be sent to the property owner or owners of the Council's decision on the recommendations.
- (3) Designation of historic districts.
 - (a) The Historic Preservation Commission may select specific geographically defined areas within the City to be recommended to the Common Council for designation as historic districts. A district may be designated for any geographic area of particular historic, architectural or economic significance to the City in accordance with the criteria in Subsection A above.
 - (b) The Historic Preservation Commission shall hold a public hearing when considering a recommendation of a historic district. Notice of the time, place and purpose of such hearing shall be given by publication as a Class 1 Notice under the Wisconsin Statutes in the official City paper. Notice of the time, place and purpose of the public hearing shall also be sent by the City Clerk to all Common Council members and the owners of record, as listed in the office of the City Assessor, who are proposed owners of the property within the proposed historic district or are situated in whole or in part within 200 feet of the boundaries of the proposed historic district. Said notice shall be sent at least 30 days prior to the date of the public hearing. Following the public hearing, the Commission

shall vote to recommend, reject or withhold action on the proposed district. This recommendation shall be forwarded to the Common Council within 30 days.

- (c) The Common Council, upon receipt of the recommendations from the Historic Preservation Commission, must either designate or reject the recommended historic district. Before doing so, the Council reserves the right to hold another public hearing on the matter if it so chooses. However, designation of the historic district shall be accomplished by adoption of the plan for the district in ordinance form. If the Common Council rejects the proposed historic district, it shall be remanded back to the Historic Preservation Commission for further consideration.

4. Rescission of Historic Designation

- (a) The procedure for rescission of historic structure designation and historic site designation shall follow the procedure set forth in Subsection **B 2** above in all respects, except that the process may be initiated by the Historic Preservation Commission or by a property owner seeking to rescind a historic designation based on undue economic hardship. Any such application for rescission shall be submitted to the Historic Preservation Commission and must include documentation showing the costs of maintaining the historic structure or site, the property owner's financial resources, and other financial resources available to the property owner.
- (b) The procedure for rescission of historic district designation shall follow the procedure set forth in Subsection **B 3** above.
- C. Interim control. No building permit shall be issued for alteration, construction, demolition, or removal of a nominated historic structure, historic site, or any property or structure within a nominated historic district from the date of the meeting of the Historic Preservation Commission at which a nomination form is first presented until the final disposition of the nomination by the Historic Preservation Commission or the Common Council unless such alteration, removal or demolition is authorized by formal resolution of the Common Council. In no event shall the delay be for more than 90 days.

§ 423-4 Regulation of alteration of historic properties within historic districts.

- A. Certificate of appropriateness required. No owner or person in charge of a historic structure, historic site, or contributing property within a historic district shall reconstruct, alter or demolish all or any part of the exterior of such structure or any improvement on such site or property unless a certificate of appropriateness for such work has been granted by the Historic Preservation Commission.
- B. Standards for approval. Upon filing of any application for a certificate of appropriateness with the Historic Preservation Commission, the Historic Preservation Commission shall approve the application unless:

- (1) In the case of a designated historic structure or historic site, the proposed work would adversely affect the exterior appearance of the structure; or
- (2) In the case of the reconstruction or alteration of an existing improvement within a historic district, the exterior of such improvement would adversely affect the external appearance of other neighboring improvements; or
- (3) In the case of a proposed demolition, the building or structure is of such architectural or historical significance that its demolition would be detrimental to the City of Bayfield, or the demolition would adversely affect the external appearance of other neighboring improvements, or any hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair, provided, however, that the demolition shall be approved if denial of the application would result in the loss of all economically reasonable and beneficial use of the property.,
- (4) In addition, in determining whether to issue a certificate of appropriateness, the Historic Preservation Commission shall consider and may give decisive weight to any or all of the following U.S. Department of Interior Standards for Rehabilitation:
 - (a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - (b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - (c) Each property shall 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 architectural elements from other buildings, shall not be undertaken.
 - (d) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - (e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - (f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - (g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- (h) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

C. Procedures.

- (1) Upon approval of an application for a certificate of appropriateness, the Historic Preservation Commission shall issue the certificate of appropriateness. Upon the issuance of such certificate, a building permit may be issued by the City if all other City permits have been obtained.
- (2) Should the Historic Preservation Commission fail to issue a certificate of appropriateness due to the failure of the proposal to conform to the requirements of this chapter, the applicant may appeal such decision to the Common Council within 30 days of denial.
- (3) If the Historic Preservation Commission fails to issue a certificate of appropriateness, it shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a certificate of appropriateness within the requirements of this chapter.

D. Applicability to agencies, utilities and transportation companies. Agencies of the City of Bayfield and all public utility and transportation companies undertaking projects affecting historic structures, historic sites or historic districts, shall be required to obtain a certificate of appropriateness prior to initiating any major changes in the character of street paving, sidewalks, utility installations, lighting, walls, fences, structures, and buildings on property, easements, or streets owned or franchised by the City of Bayfield.

E. Other permits, appeals and ordinances. The issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the City. A building permit or other municipal permit shall be invalid if it is obtained without the presentation of the certificate of appropriateness required for the proposed work. Insofar as they are applicable to a historic structure, historic site, or improvement in a historic district designated under this chapter, any provision of the plumbing code, electrical code, or building or housing codes of the City shall apply, unless waived by the appropriate state or City officials. The Historic Preservation Commission may support or

propose such waivers before the appropriate state or City appeals body.

- F. Compliance with certificate. Work authorized by a certificate of appropriateness shall be started within 12 months following said issuance of the certificate or the certificate shall expire and require reissuance. The work shall conform to the provisions of the certificate. The City may inspect the work during and after construction in order to assure compliance. Failure to comply with a certificate of appropriateness or failure to obtain a certificate of appropriateness shall be a violation of this section. In addition to other penalties and remedies, the City shall issue a stop-work order. Once a stop-work order has been issued, work on that portion of the project must cease immediately. However, work on other portions of the project may continue provided they comply with the other provisions in this chapter.
- G. Ordinary maintenance and repairs. Ordinary maintenance and repairs as defined by the Historic Preservation Commission may be undertaken without a certificate of appropriateness provided that the work involves repairs to existing features of a historic structure or site or the replacement of elements of a structure with pieces similar in appearance and provided that the work does not substantially change the exterior appearance of the structure or site and does not require the issuance of a building permit.
- H. Emergency conditions. In any case where the ~~City Building Inspector~~ determines that there are emergency conditions dangerous to life, health or property affecting a historic structure, site or property in a historic district, the ~~City Building Inspector~~ may order the remedying of these conditions without the approval of the Historic Preservation Commission. The ~~City Clerk Building Inspector~~ shall promptly notify the Historic Preservation Commission of the action being taken. When the emergency conditions do not require demolition, the ~~City Building Inspector~~ shall make every effort to carry out the intent of this chapter and to use the design guidelines of the Historic Preservation Commission when remedying the emergency conditions.

§ 423-5 Maintenance of historic ~~properties structures, historic sites and improvements~~ within historic districts.

- A. Every owner or person in charge of a historic structure, historic site, or ~~improvement contributing property~~ in a historic district shall maintain the same or cause or permit it to be maintained in a condition consistent with the provisions of this chapter.
 - (1) The purpose of this section is to prevent the demolition of a building or structure by neglecting it and permitting damage to it by weather or vandalism.
 - (2) The Common Council may appoint a Building Inspector to enforce this chapter. The duties of the Inspector ~~may shall~~ include periodic inspections at the direction of the Common Council, of designated historic structures, historic sites and historic districts.
 - ~~(3) The Building Inspector shall give the Historic Preservation Commission notice of~~

~~properties which, in his/her opinion do not meet the standards set forth in Subsection B below.~~

- B. Every owner or person in charge of a historic structure, site, or improvement in a historic district shall keep in good repair all of the exterior portions of all structures and improvements and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair, including but not limited to:
- (1) The deterioration of exterior walls or other vertical supports;
 - (2) The deterioration of roofs or other horizontal members;
 - (3) The deterioration of external chimneys;
 - (4) The deterioration or crumbling of exterior plasters or mortar;
 - (5) The ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors;
 - (6) The excessive peeling of paint, rotting, holes, and other forms of decay;
 - (7) The deterioration of surrounding environment, e.g., fences, gates, sidewalks, steps, signs, accessory structures, and landscaping;
 - (8) The deterioration of any features so as to create or permit the creation of any hazardous or unsafe condition or conditions.
 - (9) All interior portions thereof which may cause the exterior to deteriorate or become damaged or otherwise to fall into a state of disrepair.
- C. Exceptions for economic hardships.
- (1) An owner or person in charge of a historic structure, historic site, or improvement within a historic district may seek an exception to the requirements of Subsections A and B above on grounds that compliance would cause undue economic hardship and that the granting of an exception would not unduly interfere with the intent and purpose of this chapter.
 - (2) An application for an exception ~~for economic hardship may shall~~ be submitted to the Historic Preservation Commission, which shall approve or deny the application within 90 days. Should the Historic Preservation Commission deny an application for economic hardship, the applicant may appeal such decision to the Common Council within 30 days of denial. which, after consideration of the application, shall make a recommendation for its approval or denial to the Common Council. The Common Council, after consideration of the application and the recommendation of the Historic Preservation Commission, shall

~~then approve or deny the application.~~

- (3) In determining whether the grounds stated in Subsection C(1) above have been met, the Historic Preservation Commission and Common Council shall consider the following factors:
 - (a) The financial resources of the applicant.
 - (b) Other financial resources available to the applicant.
 - (c) The costs of compliance.
 - (d) The impact of the exception on the historic structure, site, or district in question.

§ 423-6 Regulation of new construction in a Historic District or on a Historic Site.

- A. Certificate of appropriateness required. No owner or person in charge of a historic site or property within a historic district shall construct a new improvement thereon unless a certificate of appropriateness for such work has been granted by the Historic Preservation Commission.
- B. Criteria for approval. Upon filing of any application for a certificate of appropriateness with the Historic Preservation Commission, the Historic Preservation Commission shall approve the application unless the exterior of such improvement would adversely affect the external appearance of other neighboring improvements and shall consider the following guidelines where applicable:
 - (1) All new structures should be constructed to a height visually compatible with the building and environment with which they are visually related.
 - (2) The gross volume of any new structure shall be visually compatible with the buildings and environment with which it is visually related.
 - (3) In the street elevation of a building, the proportion between the width and height in the facade should be visually compatible with the building and environment with which it is visually related.
 - (4) The proportions and relationships between doors and windows in the street facade should be visually compatible with the buildings and environment with which it is visually related.
 - (5) The rhythm of solids to voids, created by openings in the facade, should be visually compatible with the buildings and environment with which it is visually related.

- (6) The existing rhythm created by existing building masses and spaces between them should be preserved.
- (7) The materials used in the final facade should be visually compatible with the buildings and environment with which it is visually related.
- (8) The texture inherent in the facade should be compatible with the buildings and environment with which it is visually related.
- (9) Colors and patterns used on the facade (especially trim) should be visually compatible with the buildings and environment with which it is visually related.
- (10) The design of the roof should be visually compatible with the buildings and environment with which it is visually related.
- (11) The landscape plan should be sensitive to the individual building, its occupants and their needs. Further, the landscape treatment should be visually compatible with the buildings and environment with which it is visually related.
- (12) The street facades should blend with other buildings via directional expression. When adjacent buildings have a dominant horizontal or vertical expression, this expression should be carried over and reflected.
- (13) Architectural elements should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.

C. Procedures.

- (1) Upon approval of an application for a certificate of appropriateness, the Historic Preservation Commission shall issue the certificate of appropriateness. Upon the issuance of such certificate, a building permit shall be issued by the City if all other permits have been obtained.
- (2) Should the Historic Preservation Commission fail to issue a certificate of appropriateness due to the failure of the proposal to conform to the requirements of this chapter, the applicant may appeal such decision to the Common Council within 30 days of denial.
- (3) If the Historic Preservation Commission fails to issue a certificate of appropriateness, it shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a certificate of appropriateness within the requirements of this chapter.

D. Applicability to agencies, utilities and transportation companies. Agencies of the City of Bayfield and all public utility and transportation companies undertaking projects affecting historic structures, historic sites or historic districts, shall be required to obtain a certificate of appropriateness prior to initiating any major changes in the character of street paving,

sidewalks, utility installations, lighting, walls, fences, structures, and buildings on property, easements, or streets owned or franchised by the City of Bayfield.

- E. Other permits, appeals and ordinances. The issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the City. A building permit or other municipal permit shall be invalid if it is obtained without the presentation of the certificate of appropriateness required for the proposed work. Insofar as they are applicable to a historic structure, historic site, or improvement in a historic district designated under this chapter, any provision of the plumbing code, electrical code, or building or housing codes of the City shall apply, unless waived by the appropriate state or City officials. The Historic Preservation Commission may support or propose such waivers before the appropriate state or City appeals body.
- F. Compliance with certificate. Work authorized by a certificate of appropriateness shall be started within 12 months following said issuance of the certificate or the certificate shall expire and require reissuance. The work shall conform to the provisions of the certificate. The City may inspect the work during and after construction in order to assure compliance. Failure to comply with a certificate of appropriateness or failure to obtain a certificate of appropriateness shall be a violation of this section. In addition to other penalties and remedies, the City shall issue a stop-work order. Once a stop-work order has been issued, work on that portion of the project must cease immediately. However, work on other portions of the project may continue provided they comply with the other provisions in this chapter.

§ 423-7 Violations and penalties.

Any person or persons violating any provision of this chapter may be fined not less than \$50 nor more than \$500 for each separate violation, and a stop-work order shall be issued if necessary or appropriate. Each and every day which a violation continues may be deemed to be a separate offense. Notice of violations may be issued by the City Clerk~~Building Inspector~~. If the violations remain uncorrected after the time specified in the notice, the City may, at its election, impose fines and/or have the violations corrected at City expense and have a lien placed against the property equal to the cost of the repairs, plus applicable fines and administrative costs.

§ 423-8 Other Duties of the Historic Preservation Commission.

In addition to those duties already specified in this section, the Historic Preservation Commission:

- A. Work cooperatively with other entities to ensure the continuing education of the citizens about the historical heritage of the City and the historic properties designated under the provisions of this chapter.
- B. Cooperate with the State of Wisconsin historic preservation officer and the State Historic

Preservation Review Board in attempting to include such properties hereunder designated as landmarks or landmark sites, or historic districts in the National Register of Historic Places and the State Register of Historic Places.

- C. Make recommendations for designation of historic sites, structures, or districts .
- D. As it deems advisable, may receive and solicit funds for the purpose of historic preservation in the City. Such funds shall be placed in a special City account for such purpose.

§ 21-8.2 Historic Preservation Commission.

A. Establishment. There is hereby established a Historic Preservation Commission for the purpose of protecting and enhancing the City of Bayfield's historic and cultural heritage, as embodied in historic structures, sites, and districts in the City.

B. Powers. The Historic Preservation Commission shall have authority to designate historic districts, sites, and structures in the City of Bayfield and to approve exterior alterations to designated properties.

C. Membership.

(1) The Historic Preservation Commission shall consist of seven City of Bayfield residents. Of the membership, if available in the City, one shall be a registered architect; one shall be a historian; one shall be a licensed real estate broker or a licensed agent; one shall be an Alderperson; one shall be a member of the Plan Commission; one shall be a member of the building trades; and one shall be a member at large. Each member shall have, to the highest extent practicable, a known interest in historic preservation. The Mayor shall appoint the members of the Commission subject to confirmation by the Common Council.

(2) Terms shall be staggered for three-year periods.

(3) The Chairman shall be elected by a majority of members of the Commission.

(4) Official oaths shall be taken by all members in accordance with § 19.01, Wis. Stats., within 10 days of receiving notice of their appointments.

(5) Vacancies shall be filled for the unexpired term in the same manner as appointments for the full term.

D. Organization.

(1) The Historic Preservation Commission shall organize and adopt rules for its own government in accordance with the provisions of this section.

(2) Meetings shall be held at the call of the Chairperson ~~or when requested by the Building Inspector~~ and shall be open to the public.

(3) Minutes shall be kept showing all actions taken and shall be a public record. The grounds for every decision shall be stated.

~~(4)~~ A quorum shall be a majority of members, and all actions shall require the concurring vote of at least a quorum.

E. Powers. The Historic Preservation Commission shall have the powers set forth in Chapter

423, Historic Preservation, of the Code of the City of Bayfield.

3. Restrict development on steep slopes, fragile soils, and heavily wooded areas.
4. Develop a land protection strategy and development guidelines for sensitive areas.
5. Preserve and protect surface, ground and drinking water, as well as the waters and shorelines of Lake Superior.
6. Preserve, protect, and enhance native plants, trees, and wildlife in the city.

Goal 2: Bayfield preserves and protects its historical and cultural character, buildings, and resources.

1. **Maintain the City's historic district guidelines and architectural quality.**
2. Enforce the City's "dark sky" ordinance to reduce light pollution.
3. Prioritize the region's fishing and agricultural heritage, and its artistic community in economic development planning.
4. Encourage inter-generational and intercultural sharing of the community's rich history.

Goal 3: Bayfield supports the continued agricultural use of lands in the surrounding area to maintain and expand the local economy.

1. Work with Bayfield's neighboring jurisdictions to preserve and protect farmland for locally grown fresh food and value-added products.
2. Discourage non-agricultural uses and extractive industries on lands suitable for agriculture.
3. Explore opportunities for urban agriculture within the city limits.

Goal 4: Bayfield provides quality park facilities and a variety of recreation opportunities and experiences to meet the needs of the community's residents and visitors.

1. Preserve, maintain, and enhance trails, especially along the waterfront.
2. Preserve, maintain, and enhance the city's park system.

Relevant Maps

- Topography
- Fragile Soils, Ravines & Low-Lying Areas
- Parks & Recreation Areas
- Regional Units of Government

Actions to be Implemented 2020 -2025

The following is a list of Actions developed by City committees to implement the Agricultural, Cultural and Natural Resources Chapter's Goals and Objectives during the years 2020-2025. Committees responsible for each action are shown in parentheses, lead committee first. Actions are listed in alphabetical order of the lead committee; a key to their abbreviations can be found on page 43.

1. By 2020, implement requirements for new construction to include an exterior lighting plan to protect night sky. Provide educational materials to existing residential/commercial structures about exterior lighting plans to protect night sky and seek funding opportunities to assist with the replacement of public and private lighting fixtures that do not meet our code requirements. **(ARB)**
2. **In 2023, review and revise Historic District Guidelines** that were last updated 3/23/18 (conduct review every 5 years). **(ARB)**
3. By October 1, 2020, complete the new lease agreement for the Apostle Islands National Lakeshore Headquarters, via the GSA. Include the following: 1) Maintain the historic integrity of the building; 2) Maximize application of sustainable principals and materials; 3) Ensure all operating costs and improvements are covered by lease payments; 4) Ensure grounds are managed for storm water runoff and green infrastructure. **(Courthouse)**
4. Immediately evaluate and respond to high Lake Superior water levels and develop plans; with safety being the most important action to implement. To support this action, conduct community lakeshore vulnerability assessment with the assistance of the Wisconsin Sea Grant program expertise. **(Harbor, PC, PWC)**
5. Review marina needs and consider remodel/rebuild of Marina building by 2022. **(Harbor, PC)**
6. Preserve current habitat for declining bird and mammal species as we begin restoration work on the Library chimney project (2025) (for example, chimney swifts and bats). **(Library)**
7. Undertake "The Bayfield Carnegie Library Pillar and Restoration Project," aligning with historical district guidelines (in collaboration with and advice from Wisconsin Historical Society), to restore and renovate library to promote long-term sustainability of the building. Goals are to complete fundraising drive by February 2020 and to complete structural work by 2025. **(Library, ARB)**
8. Further promote current and ongoing programs of intercultural and intergenerational sharing with the Red Cliff Community. Create and promote further access to the Bayfield Video Archive developed in cooperation with the Bayfield Heritage Association and consider expanding the archive. **(Library)**
9. Based upon the completion of a green infrastructure audit, on an annual basis, assess Parks and Trails for protection of slopes, fragile soils, wooded areas, and changing climate conditions. Address issues as needed. **(P&R)**

Guiding Principles

Housing security is a major element of personal and community health and well-being. Bayfield's commitment to equity requires that a variety of housing options be available and accessible for a diversity of residents, including senior and those with low and middle range incomes. To meet Bayfield's sustainability and resilience goals, new housing units should meet building standards that promote the health of residents, encourage energy efficiency, utilize building materials compatible with historic district guidelines, and be located in areas that minimize environmental impact.

Goal & Objectives

Goal 1: Bayfield provides housing opportunities for a range of income levels and accessibility to support the well-being of a diverse year-round population that includes families, seniors, and employees in local businesses.

1. Increase the supply of housing that is affordable to low, moderate, and middle-income households.
2. Facilitate the development of accessible and assisted-living housing with easy access of parks, services, and community amenities.
3. Develop innovative strategies for housing seasonal and year-round employees of local businesses.
4. Address visitors' housing needs in ways that do not diminish the quality of life for residents.
5. Ensure that zoning regulations support a range of housing choices.
6. Consider community land trust and land-banking strategies.

Relevant Maps

- Housing
- Existing Land Use
- Proposed Future Land Use

City of Bayfield

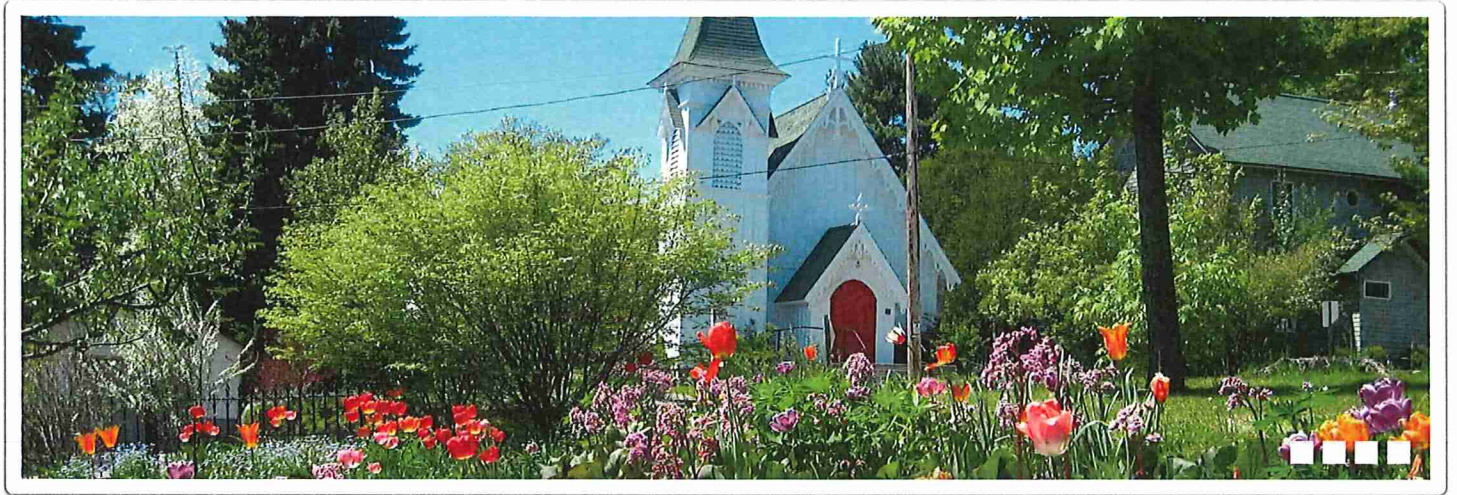
[Whats New](#)

[City Info](#)

[Departments & Minutes](#)

[Payments](#)

[Search](#)

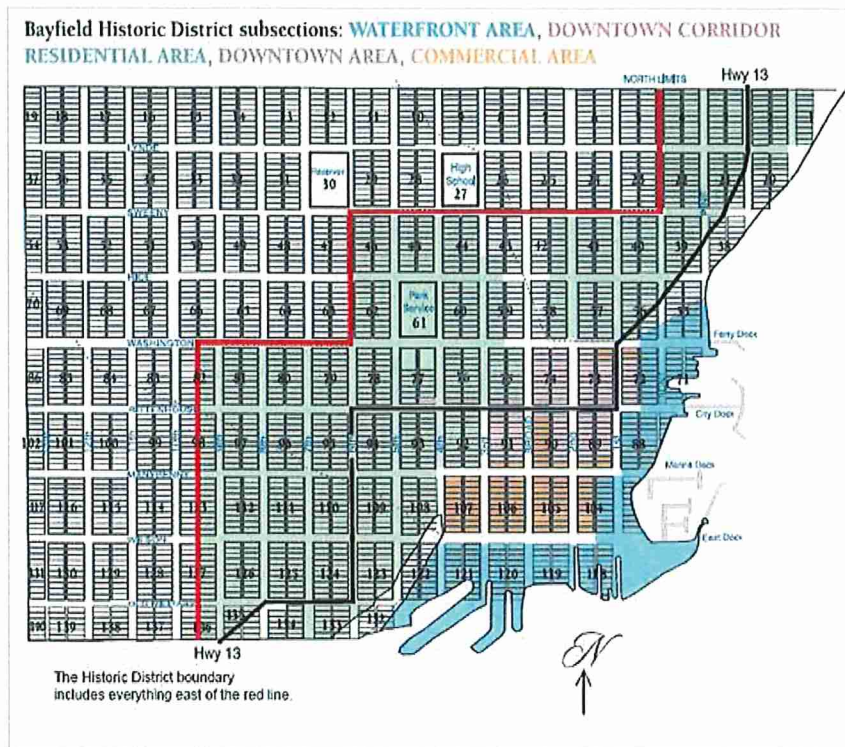


City of Bayfield - Historic Preservation

Guide to Historic Preservation

Historic Preservation Ordinance Adopted June 1998

Historic Preservation District:



About the District:

The Bayfield Historic District follows the example of the district established by the US Park Service in 1981. The Park Service recognized a 50 block area to be included in the National Register of Historic Places. This district was amended to include the waterfront, and the approach corridors (Hwy 13).

Since Bayfield doesn't have a single definable neighborhood of Victorian mansions, a town square surrounded by the town's earliest buildings, or an aged warehouse district, as you can see, a large part of the town has been included. This allows for a unique representation of a bigger picture. The visual character of Bayfield, the feel of the place, is as much from the modest homes on the hills, as from stately mansions. It is an architectural history and ethic not created solely by prosperity but by periods of just hanging on.

All was the result of a community blessed with abundant lumber, a spectacular setting, and lives tied to the lake for their livelihood, transportation and recreation.

Introduction and History

Bayfield was first plotted out of the wilderness in 1856. The abundance of lumber and fish and the possibility of becoming an important port on the western reaches of the Great Lakes were enough reason for the town to grow. Bayfield reached the peak of prosperity at the turn of the last century, from about 1880-1910. The fishing, lumber and brownstone industries were booming, creating wealth from the surrounding wilderness. It was during this period that Bayfield's enduring identity was created. The feel of Bayfield is rooted in the architecture of this boom time, whether it's the sweeping lake view porches of the Queen Ann mansions or the modest steep peaked roofs, and clapboard sided houses of the more prevalent class.

The architectural character of Bayfield came from an abundance of local wood and stone, skilled ethnic craftsman experimenting with a freer style, and from, of course, the lake, toward which the developing town was oriented.

Purpose and Intent

The City of Bayfield has adopted the [Historic Preservation Ordinance](#) for the following reasons:

TO COMPLY with a State mandate that requires any City or Village with property listed on the National Register of Historic Places to create a historic preservation ordinance.

TO PRESERVE. It has been said, as a culture, the past defines the present. The preservation of our architecture provides a link to the past and contributes greatly to our "sense of place". Bayfield's distinct past gives us a glimpse of a Great Lakes, turn of the century, fishing village and the City feels an obligation to preserve this view.

TO FOSTER civic pride by honoring and caring for the efforts of those who labored before us.

TO STABILIZE property values by ensuring the predictability of contiguous, harmonious neighborhoods. While contemporary design and building methods

should be encouraged to evolve in some neighborhoods, in older neighborhoods they may as often detract as enhance.

TO RECYCLE and promote the wise reuse of the native resources of stone and lumber that helped create Bayfield.

TO ATTRACT visitors interested in a place distinct from the homogeneous sprawl of developing America.

TO STRENGTHEN the local economy by creating a collective effect of preservation and local investment.

TO ENHANCE the quality of what we view by preserving the interesting elements of our architectural past and lending cohesiveness to our visual experience.

TO EDUCATE residents and visitors about what it is we are attempting to preserve.

Historic Preservation Guidelines

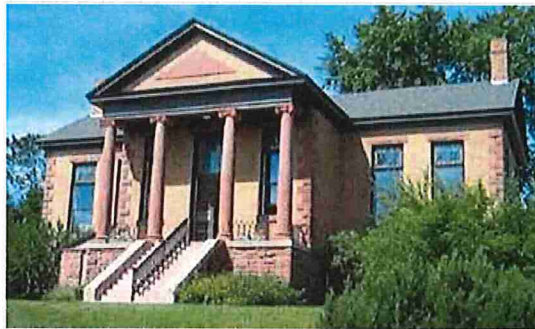
(2.15 MB PDF - updated 03/23/2018)

Conclusion

Surrounded by natural beauty, we are fortunate to live in a small, caring community and to have inherited an unspoiled historically lovely town. We all need to uphold the historic traditions of our City.

In this community we have a unique opportunity to balance growth with the preservation of our architectural heritage, both in our homes and in our business district. For the last 100 years, or so, the residents of Bayfield have maintained these homes and businesses with an ethic of hard work and practicality, as economics would allow. This, for the most part has preserved the spirit of the architecture of that robust era. THIS ORDINANCE REQUESTS NOTHING MORE.

The Bayfield Historic Preservation Ordinance is being established to create a structure for and to give substance to what has already been started by the citizens here: a town that is lovely to drive into, a treat to walk through, and is as yet uncluttered with the architectural "eyesores" that many communities are trying to rectify around this state and in this country. With this ordinance we will continue to improve and beautify the treasure that is Bayfield. It will reaffirm to long time residents that we have not lost sight of what has been created here and it will give direction and guidance as we welcome newcomers to this ***the Best Little Town in the Midwest.***



City of Bayfield - 125 South First Street - PO Box 1170 - Bayfield, WI 54814 - 715.779.5712

©2012 City of Bayfield