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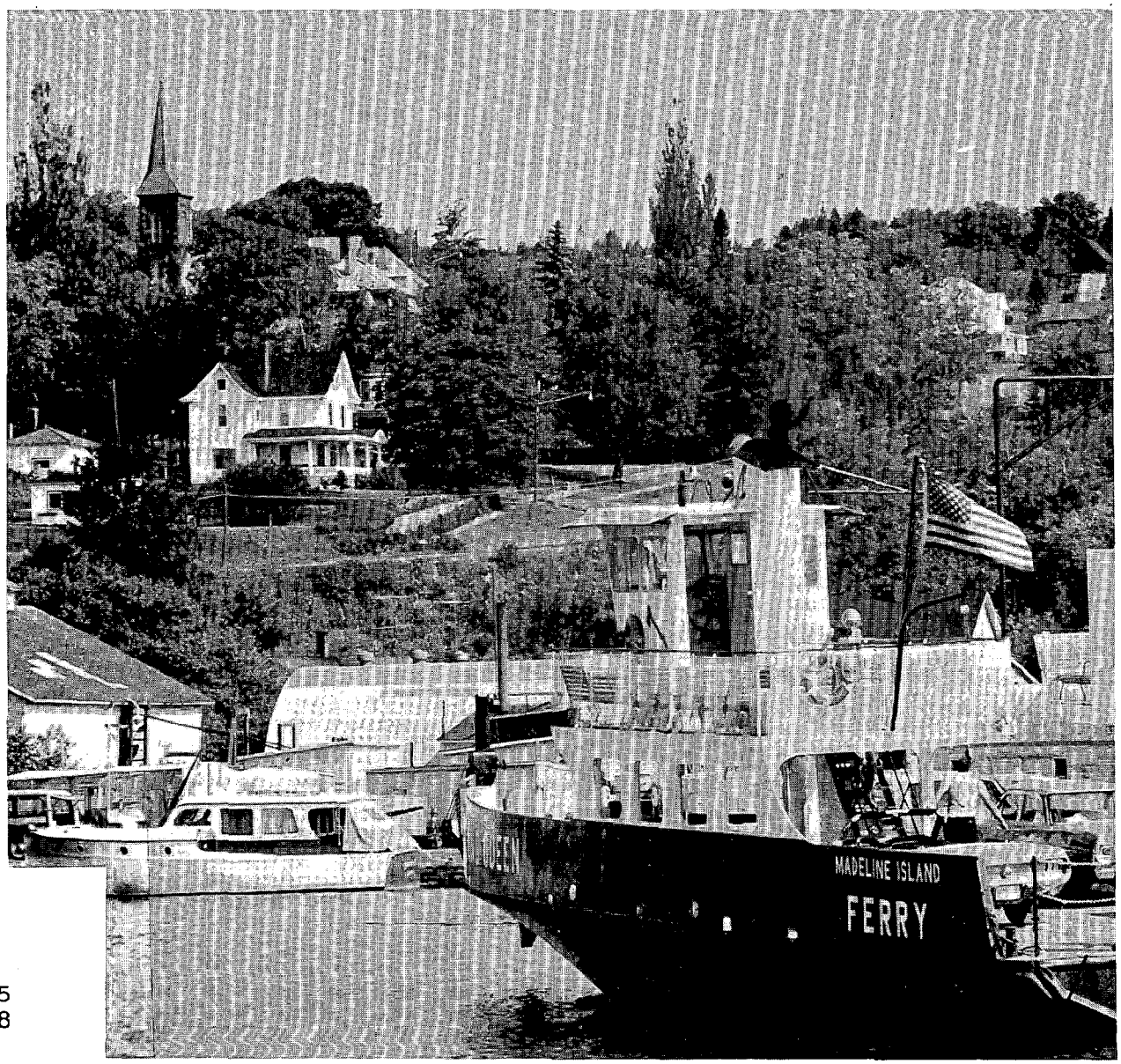
RESEARCH
BULLETIN

HISTORIC PRESERVATION IN COASTAL COMMUNITIES—BAYFIELD: A CASE STUDY

School of Natural Resources
Research Division
College of Agricultural and Life Sciences
University of Wisconsin–Madison and
Sea Grant College Program
University of Wisconsin–Madison



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ACKNOWLEDGEMENTS:
The U.W. Sea Grant College Program
The U.W. Dept. of Landscape Architecture
The Recreation Resources Center
The Sigurd Olson Institute of Environmental Studies at Northland College

SPECIAL THANKS TO:
The Bayfield Historical Society
The Bayfield Planning Commission
Mr. Larry Sommer, Preservation Planner, Duluth, Minn.
Preservation Planning Office, The State Historical Society of Wisconsin

Part of the information for Bayfield's Cultural History was provided from oral interviews with the following:
Halver Reitan
Marjorie Benton
Elizabeth Fisher
Mrs. David Borth
Walter Wasmuth
Leon. McCarty
Justin Walsted
Eleanor Knight
Conrad Meyer

The authors are grateful of the comments of the review committee appointed by the College of Agricultural and Life Sciences including:
Arnold Alanen, U.W. Department of Landscape Architecture
Dean Massey, U.W. Law School
Gordon Orr, U.W. Campus Architect
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E. A. Wilkening, U.W. Department of Rural Sociology
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REGIONAL CONTEXT, CITY OF BAYFIELD, WISCONSIN

Wisconsin, University Sg. Sea Grant Program.
F582 .T85 1976
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JUL 23 1997

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CHARLESTON, SC 29405-2413

HISTORIC PRESERVATION IN COASTAL COMMUNITIES– BAYFIELD: A CASE STUDY

Royden E. Tull
William H. Tishler*

INTRODUCTION

Scattered throughout Wisconsin are small communities whose buildings and spaces reflect a rich and colorful history. Not yet overwhelmed by the standardization of mass society, they add a special human dimension to our rural environment.

Bayfield is one of these communities. Located on the southwestern shore of Lake Superior, it has retained its unique waterfront charm through more than a century of change. Today that uniqueness may be threatened by the development expected to result from the Apostle Islands National Lakeshore.

Established in 1970, the lakeshore park encompasses 20 of the 22 Apostle Islands, plus part of the northern shore of the Bayfield Peninsula stretching from Squaw Bay to Little Sand Bay. The park, administered by the National Park Service, is expected to increase tourist trade to the area five-fold by 1985.

This means that somewhere between 750,000 and one million people will pass through Bayfield, the gateway to the Apostles, during the 100-day tourist season.

Given that Bayfield's current population is less than 1,000, the influx of tourists will put severe pressure on Bayfield to expand and develop, and perhaps to forfeit its distinctive identity. On the other hand, an awareness of impending changes could heighten public sensitivity to the need for preserving and renewing essential features of the community.

This report, building on an earlier study, *Blueprint for Bayfield*, provides the framework for a major preservation effort. The report surveys Bayfield's rich history, evaluates present architectural and cultural resources, and outlines procedures for preservation and appropriate development.

Though the survey and evaluation procedures were designed for Bayfield, they can be used as models for preserving other small communities.

The processes include the following:
1. Gathering data on the community's history for a meaningful understanding of its uniqueness, heritage, and physical development.
2. Undertaking a survey of historic features, including architecture and related objects, features and conditions contributing to the community's heritage, townscape and identity.
3. Analyzing and evaluating the survey material.
4. Developing recommendations for historic preservation related to economic, social and environmental factors.

THE HISTORY OF BAYFIELD

The resource-rich environment of Lake Superior has shaped the history of Wisconsin's Chequamegon region since earliest times.

Ojibway Indians migrated to the area as early as the late 1400s. About a century later, white explorers tapped the wealth of natural resources in the region. They were followed by Jesuit missionaries, French fur traders, and still later by the British.

From about 1812 to 1842, John Jacob Astor's American Fur Company was the dominant economic force in the Lake Superior region, establishing a pattern of resource exploitation that was to last for nearly a century. As the fur trade went through its cycles of boom and bust, a fishing industry sprang up along the shores of the lakes. And in the mid-1850s, the locks at Sault Sainte Marie opened, allowing large vessels to enter Lake Superior from the lower lakes. This development helped establish the harbor around what was to become Bayfield, as a shipping center.

The 1850s were also a period of booming land speculation, when money and credit were readily available and optimism soared. In the midst of such prosperity, the site around Bayfield was ripe for development. Its natural deep water harbor was protected by the Apostle Islands; it had links to large midwestern and eastern cities via the Soo locks; it offered rich fishing opportunities; and the area had seemingly unlimited timber resources, outstanding natural beauty, and a delightful climate.

Henry M. Rice, a Vermont trader, had seen all of this during a trip to the region in 1841. Fourteen years later, as a U.S. Senator from St. Paul, Rice acquired the land on which Bayfield would be built, and formed the Bayfield Land Company to promote settlement of the area. Joining in this venture were many of Rice's Washington cohorts. At one point, the ranks of the Bayfield Land Com-

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pany included as investors John C. Breckinridge, Vice President of the United States from 1857 to 1861, who owned land near Bayfield; Thomas A. Hendricks, another Vice President; Jay Cooke, the financier; William F. Vilas, U.S. Senator from Wisconsin; and Justus C. Ramsey, mayor of St. Paul.

Investments in the area were enhanced by an 1856 land grant from Congress which helped finance the building of a railroad from St. Paul to Bayfield. Although there is no evidence of a relationship between the investors' political influence and the authorization of the land grant, their links to the Bayfield Land Company were certainly no liability in establishing the railroad.

At the same time competition was fierce along the Wisconsin shoreline of both Lakes Superior and Michigan for a port city for shipping the produce of the Great Plains. Senator Rice, with his connections in St. Paul, hoped that Bayfield would take the lead and surpass Chicago in the race for major economic control of the area.

The city literally sprang from the enthusiastic labors of relatively few men. John C. Hanley, for example, arrived with a party of nine men on March 24, 1856 to begin clearing land and constructing buildings. Two days later Bayfield's first building, a log cabin, stood on the northwestern corner of what is now Front Street and Manypenny Avenue. By March 28, 1856, only four days after the arrival of this first construction crew, Major McAboy began meticulous surveys of the town. McAboy began his survey only after intense discussion of the effects street layout would have on the community's growth.

The early builders of Bayfield worked rapidly, hoping to make the town self-sufficient by winter. A crib dock was completed around May 1, 1856, on block 71 at the foot of Washington Avenue. A log building owned by the Bayfield Land Company was built at the present site of the Burtness Hardware Store in block 89, lot 20. Across the street on block 73, lot 11, the site now occupied by the Harbor Theatre, John Hanley completed the first frame building for S. S. Vaughn. Vaughn maintained a general store on the first floor, while Miss R. McAboy taught classes on the second floor. Joseph McCloud opened a hardware store in September near the dock in block 55, lot 11 (this site is probably on the northeast corner of Washington Avenue and Highway 13). The next month McCloud became Bayfield's first postmaster. In true pioneer spirit, he delivered the mail overland 200 miles to St. Paul by dog team that winter. In December 1856, the Bayfield Land Company sponsored the erection of the Bayfield Exchange Hotel, which was opened in July 1857 under J. J. Nourse. The hotel was located on a site believed to be the southeastern corner of Rittenhouse Avenue and Broad Street.

The Rev. James Peet, a Methodist, became Bayfield's first preacher, arriving from Superior by steamer in September, 1857.

In a diary that tells much about the tenor of life in early Bayfield, he noted that the men in the community formed a lecture and debating organization. Among the topics for discussion were "the merits of a grog shop over and above the practice of bottle-drinking at home." The men passed several pioneering resolutions, one favoring the extension of suffrage to women, another declaring "that the sexes are equal in intellect" [33].

On Sundays, Peet preached in Bayfield in the morning and rowed across the bay to Madeline Island to deliver the afternoon sermon, and then rowed back to Bayfield for evening services.

Peet built his frame house in 1858 on lot 11, block 40, the south eastern corner of Rice Avenue, for a total cost of $49.00.

Early Bayfield was entirely dependent on Lake Superior boats to provide goods from the outside world. The vessels would stop running in December or January when the bay froze over, resuming service during the spring thaw, which could be as late as April or May. The tiny community of Bayfield was isolated for the winter and sometimes would not see a boat at its dock for six months. Except for the mail run to St. Paul, there was no contact with the outside world. By March, cabin fever was rampant, sparking tempers and heated arguments.

Within a year Bayfield had blossomed from wilderness into a small, thriving community with a strong sense of pride and aspirations. Though the dreams of Rice, the Bayfield Land Company, and speculators all over the country were shattered in the financial crash of 1857, Bayfield remained largely unaffected. Lumbering, fishing, quarrying, and tourism became the financial foundations for the next 70 years.

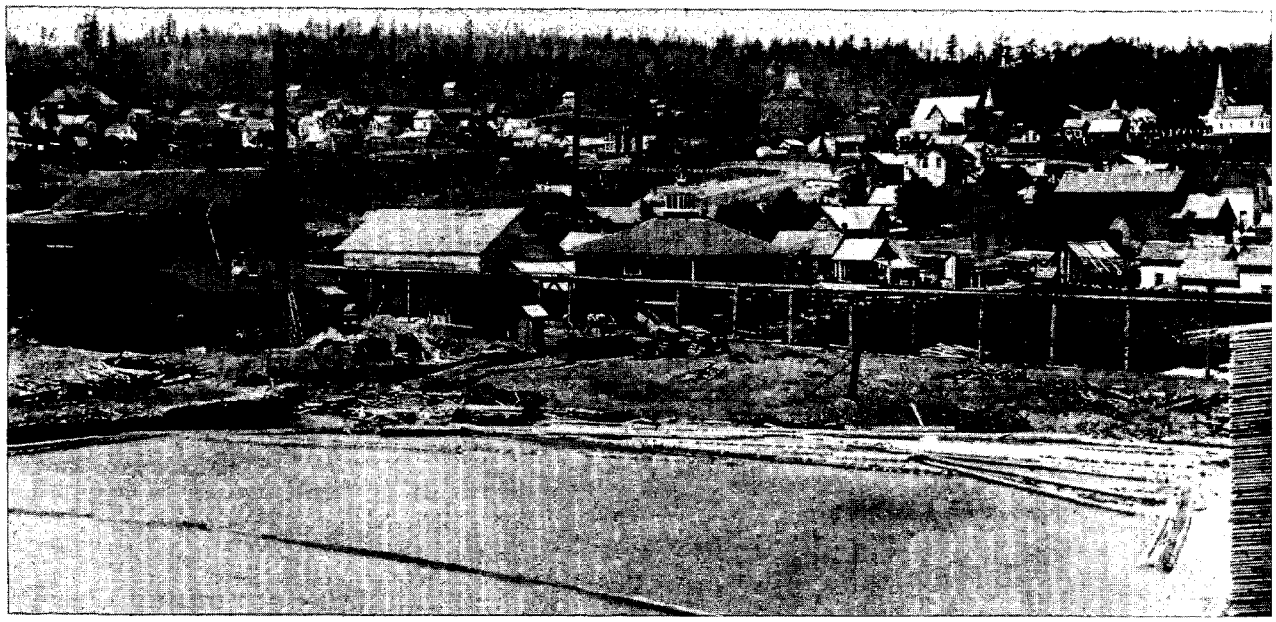
Despite the promotional efforts of entrepreneurs like William P. Dalrymple, shipping played only a minor role in Bayfield's economic history, because by the time the railroad arrived in the city, other harbors had been established. However, the city's port facilities were essential to the survival of other industries.

Lumber and Timber

In many respects Bayfield can be considered a lumbermen's town. Its wilderness setting was a natural source of raw material, and before the arrival of the railroads, Lake Superior was the logical route for logs bound for sawmills.

The mills themselves were built largely out of wood.

John T. Caho built the first in Bayfield at the foot of Fourth Street for the Bayfield Land Company in October, 1856. The sawmill burned down two months later, was rebuilt and later sold and moved to Ashland. In 1861, a sawmill was completed on the Red Cliff Indian Reservation, which cut about 6,000 feet of lumber daily. The employees were Bayfield's own Nazaire La Bonte and five other men [1].



There were other sawmills in the Chequamegon Bay and best known was R. D. Pike's Mill (the Little Daisy) built on the south end of Bayfield in 1869 very near the site of John T. Caho's original mill. Started as a shingle mill, it soon expanded to make barrel staves and building lumber. In 1870, it was reported that the mill had cut 300,000 feet of lumber and one million shingles.

Pike expanded his sawmill and by 1890 it ran for a consecutive 172 days, cutting over 12 million feet of lumber—enough to stretch about 2,500 miles if the boards were laid end to end. He made improvements wherever he could; one of them was a sprinkler system connected to the wooden pipe water system of the city. With the turn of one valve Pike could flood the entire mill. This was a much needed safety device in a day when fires were easy to start and difficult to extinguish.

R. D. Pike — energetic, intelligent, courageous — was largely responsible for many of the early improvements that came to Bayfield, including the telephone, electricity and the establishment of the fish hatchery at Pike's Creek. Halver Reitan, one of Bayfield's old timers, remembers an active, hot-headed man!

"He drove a beautiful team of black horses and he had a caretaker, Charlie Hendricks, who took pride in keeping those horses and rig just polished up, gleaming like a new automobile. Nice rig. All black, enamel-like and stripes and gadgetry and the brass and harnesses polished up 'til they're gleaming like gold. He took pride in driving it to his lumber camps around here. Gosh, that was a nice rig. That was a status symbol in those days, to have a team of driving horses that were all kept up nice, more like a Rolls Royce than a Cadillac. Hardly anybody could afford anything like that." [37]

Besides Pike and Henry Rice, H. J. Wachsmuth was a key figure in the early growth of Bayfield. A lumberman born in Germany in 1874, Wachsmuth came to Bayfield with his family when he was seven years old. By the time he was 19, he had saved $600 from various jobs; he invested this money with his father, in the Wachsmuth and Son Lumber Company. Later the firm took over the R. D. Pike mill with the help of some investors from Chicago. The Company was an economic fountainhead in the area. In its heyday, it operated as many as ten logging camps, its own railroad, and several tugboats. By the time it closed in 1924, it had sawn 800 million feet of lumber, enough to stretch around the world six times [1].

The sawmills and logging camps contributed to the frantic boomtown atmosphere that prevailed in northern Wisconsin and Bayfield for several decades. Bayfield had three or four hotels, a number of rooming houses and eleven saloons, as well as two or three "sporting houses", including one at the top of Manypenny Avenue.

The lumberjacks, fishermen and sawmill hands lived in boarding houses, often divided along ethnic lines, with Swedes living in one, Norwegians in another. The boarding housekeeper had to make a difficult adjustment to her tenants' schedules: the men usually were at work by six o'clock and she would have to be up at four o'clock to prepare breakfast for some twenty men. Often she made lunch for them to take to work and supper when they returned. Several fixtures of downtown Bayfield today were once boarding houses, including L'Atelier Gallery and Connell's Pharmacy.

After seventy years of exploitation, however, the forests were depleted and the whole northern part of the state lapsed into a depression from which it has not yet recovered. Bayfield was no exception. In 1924, Wachsmuth's sawmill shut down. There were no more jobs for lumberjacks or sawmill operators. And Bayfield's prosperity began to wane.

Fishing

The American Fur Company started commercial fishing in the Apostle Islands in 1836 with the shipment of 1,000 barrels of salted fish to eastern markets as a hedge against the failing fur trade. Ramsey Crooks, the head of the fur company, brought coopers, fishermen, and others to La Pointe to work in this new enterprise. The company fell on hard times until 1838 when 4,000 barrels of fish were shipped out [38]. The market hit another financial slump and fishing remained poor until the Boutin (Bootan) family moved from Two Rivers, Wisconsin to Bayfield in 1870 with its own schooner. Their boat was the mainstay of the prosperous family enterprise until it was wrecked in a storm in 1881.

The Mackinaw – a flat-bottomed, gaff-rigged boat with two masts – was the typical vessel for fishermen on Lakes Superior and Michigan until the steam driven tug and the gasoline engine made it obsolete. With the constant changing of the types of boats came the change in the architecture of the docks, warehouses, cleaning sheds, and icehouses.

Booth Fisheries, which started in Bayfield in 1880, brought big business to Bayfield. In an advertisement in the city directory of 1888, Booth boasted of branch houses in Chicago, Baltimore, St. Paul, Kansas City, St. Louis, Louisville, Omaha, Duluth, Indianapolis, Minneapolis, Bayfield, Escanaba, Astoria, Oregon, Manistique, and Port Arthur, Canada [2].

There was no refrigeration in the early days, so unless the fish were salted they had to be packed in ice for shipping or transporting from the fishing grounds to packing plants. This spurred the construction of ice houses, which were to become an integral part of the waterfront architecture. The last ice house was dismantled as late as 1974.

Though its processes have changed with the advent of modern machinery, the century-old fishing industry of Bayfield remains a stabilizing force in the economic life and physical character of the city.

The Brownstone Industry

The brownstone industry had a relatively short life of about 42 years from 1868 to 1910. It began in 1868 when Frederich Prentice (Prentice Park, Ashland) bought land in the Apostles, apparently on the basis of an 1847 geological report which indicated that the Lake Superior sandstone would make good building material. Prentice opened the first quarry on Basswood Island that year. The first building to be built in the United States of Lake Superior sandstone was the Milwaukee courthouse. The material was soon adopted nationwide, and many of the brownstone houses in New York and Chicago, including Chicago's famous Potter Palmer House, were built from Lake Superior sandstone. Locally the material was used in the original county courthouse in Bayfield and the present courthouse in Washburn, and in prominent buildings in Ashland. Prentice cut an obelisk 115 feet high from a single block of stone for 1893 Chicago exposition [10]. Unfortunately, the obelisk was never delivered because of a failing economy and problems with shipping. So the sandstone monument was cut up for building stone.
In addition to the quarry on Basswood Island, others opened up on Hermit (Wilson's) Island, Stockton (Presque Isle) Island, and at two locations on the mainland, one four miles south of Bayfield on Highway 13 and the other on Houghton Point between Bayfield and Washburn.

The brownstone contributed both to the visual character of the city and to its economic well-being. In 1888, there were seven different brownstone companies in the area, according to the city directory of that year.

The brownstone boom collapsed in the early 1900's with a change in architectural styles, the use of steel building materials, and competitive price slashing. But this native material left a lasting imprint on the personality of the Chequamegon Bay area, and on the neighborhoods of the nation's largest cities.

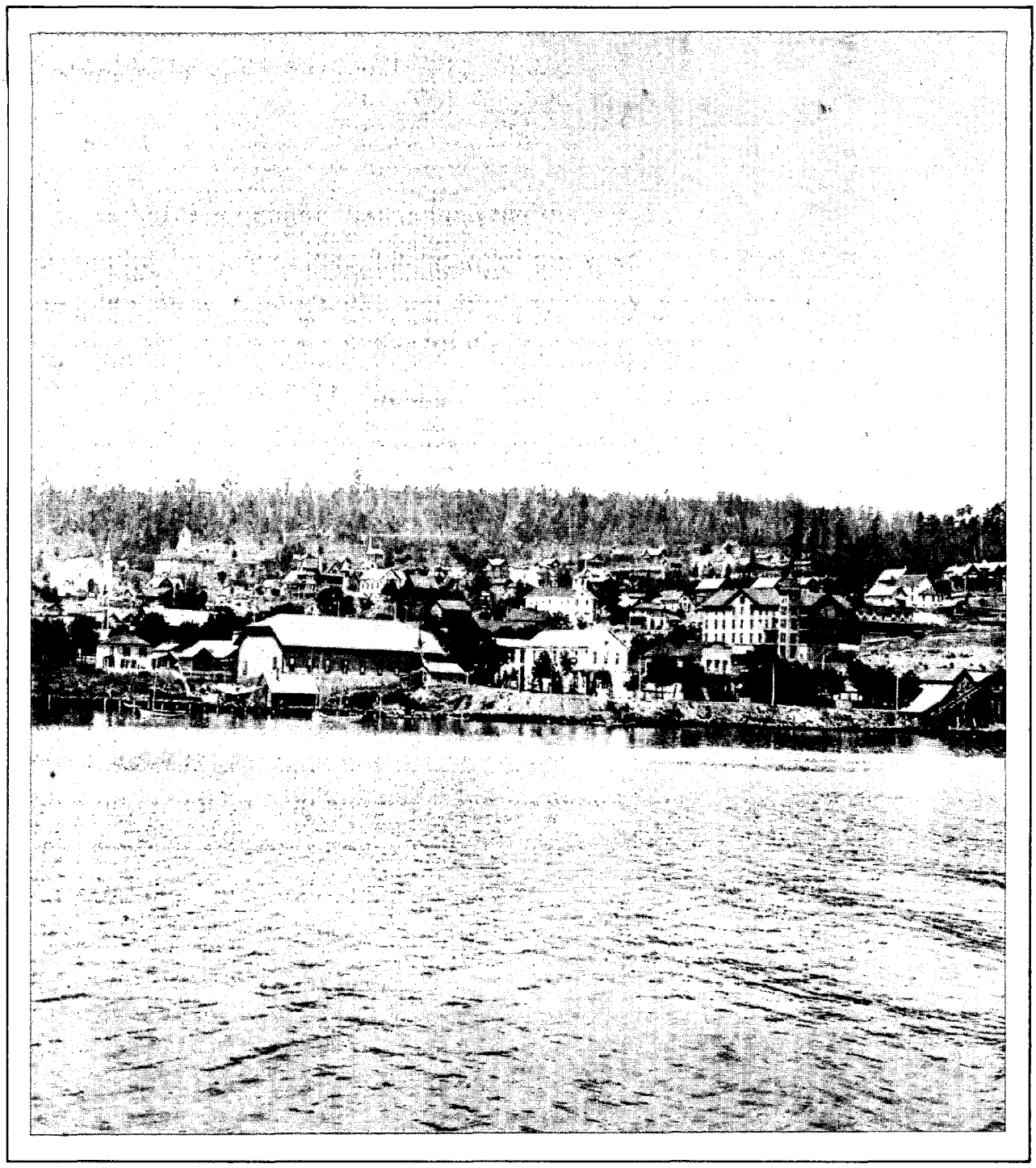
Tourism

Though there has been little in the way of official tourist promotion activity, visitors themselves have popularized the attractions of the Bayfield area. The early hotels were eventually turned into places for the wealthy who sailed in from Buffalo, Chicago, Detroit and Duluth to enjoy Lake Superior's refreshing, airy and soothing waters.

It was not until the railroads reached Chequamegon Bay that the railroads themselves made a concerted effort to entice the summer visitor. The Wisconsin Central Railroad opened the Hotel Chequamegon in Ashland in 1877, and found it to be successful. This success prompted the Chicago, St. Paul, Minneapolis, and Omaha line in 1883 to build the Island View Hotel on Washington Avenue and First Street on the bluff overlooking the lake. A beautiful three and one-half story building with an attached square observation tower on the corner facing the lake, it closed in 1900 and was demolished in 1913.

Many other hotels flourished and died during Bayfield's history, a few of which are still in use for other purposes. Gruenke's Restaurant used to be the La Bonte House, built and operated by Nazaire La Bonte, who arrived in Bayfield in 1856. On the empty lot in front of Gruenke's stood the Davis House, a secure looking building that fronted on the wooden sidewalk and rose up three stories to a series of dormer windows on the top floor. The building now occupied by Connell's Pharmacy was at one time operated as the Saint James Hotel. Some sources indicate that the Union House, run by Solomon Boutin in 1888 and later called the New Brunswick, was moved up to the northwest corner of Broad and Manypenny about 1907. It now houses Schultz Enterprises.

Its hotels and boarding houses, its saloons and sporting houses, and its industries all have contributed to the rich texture of Bayfield. In this report we will explore ways to keep that texture vibrant.



This early panorama view of Bayfield portrays a sweeping hillside setting of residential structures interspersed with churches, hotels, the courthouse and a large industrial building at the waterfront.

THE ARCHITECTURAL SURVEY

Bayfield's outstanding visual appearance has long been recognized and appreciated. In the nineteenth century as today, it had been described as "very picturesque, like a foreign village," with "white houses spread out on the hills overlooking beautiful Lake Superior and the Apostle Islands." But preserving Bayfield's character during the development resulting from the Apostle Island National Lakeshore will depend on more than general descriptions like these. Preservation recommendations must be based on highly detailed and systematic analyses of the city's architecture and visual character.

The following architectural and visual survey report outlines the many facets that make Bayfield's character worthy of preservation. Three survey forms were designed to help identify traditional architectural and community design considerations such as architectural style, structure color, massing, roof shape, exterior materials and pertinent background history. Since a city's visual character stems from its total environment, including its setting and other landscape related phenomena, such aspects as street furniture, vistas, ravines, visually dominant trees, and other natural features were also identified.

Bayfield's small size made it possible to survey and evaluate all of its buildings to determine their contribution to the total visual and historic fabric of the city. The survey analyzed common buildings – working class homes, structures related to the fishing industry, and commercial buildings – as well as the distinctive and important landmark buildings.

The Survey Procedure

Buildings were identified by a "map key" number which consisted of a code number adapted from the Bayfield zoning map and a building number, determined by the position of the building on the block. Beginning in the northwestern corner of the block, outbuildings, such as a carriage house, were assigned a secondary structure letter.

Example of a map key number:
block #40 2b-secondary structure building #

The survey procedure began by plotting the day's route on the base map. The surveyor then proceeded along the route, filling out forms for the buildings, natural features and street furniture. Where possible, residents were interviewed to determine the date of building construction, previous residents and the historical background of the structure and other relevant details. For identification purposes, black and white 35 mm photographs were taken of buildings, street furniture, and natural features. Proper lighting in the photos was ensured by photographing buildings from an easterly side in the morning and from a westerly side in the afternoon.

Survey Forms

The survey form is an important tool of the preservation planning process. It should be complete enough to allow the surveyor to record important characteristics quickly, yet flexible enough to incorporate pertinent unique features. Because of local and regional differences, the surveyor's background and the ways the survey data will be used, survey forms are often specifically designed for a community or area. Special consideration should be given to coordinating the survey and survey form with state and local preservation programs.

Three survey forms were used to inventory Bayfield's characteristics: the Architectural form, the Natural Features form, and the Street Furniture form.

The Architectural Form

Designed to enable the surveyor to record a large amount of information in a very short time, the architectural form was the major inventory tool used in the Bayfield study. Items contributing to architectural significance, visual appearance, owner-occupant information and historical background data were emphasized. All categories of information on the form were derived from a general knowledge of Bayfield's architectural and environmental features. Some checklist features on the architectural form were adapted from the survey form used by the Canadian Department of Indian Affairs and Northern Development for its national inventory of historic buildings. Elements not categorized in checklist form were noted in a "general comments" section where details such as siting and landscape features were recorded.

Many of the more common buildings in Bayfield defy classification by traditional architectural styles; they were, therefore, classified as "native vernacular" – a typical building style of a period or place. In Bayfield this category includes most of the traditional frame buildings as well as most of the more contemporary houses.

BAYFIELD HISTORIC PRESERVATION PROGRAM----------SURVEY FORM

Building Name:

Street Address: 7 RICE AVE.

Historic Name: BOUTIN HOUSE

MAP KEY 40 40.2 40.2a

Photo(s)

Present Owner: PAUL TURNER

Address: BAYFIELD, WIS

Present Occupant: PAUL TURNER

Original Owner: FRANK BOUTIN, JR.

Architect:

Builder AND Designer: ROBERT HALE

Date of initial construction: 1908 estimated X verified

Condition: SOUND

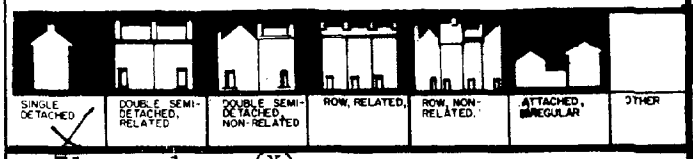
Use: original- RESID. present- RESID.

Source of intrest:
X Architectural __Visual
__Historical __other-

"Blueprint Design" district:
__Waterfront __Commercial
__Industrial X Residential

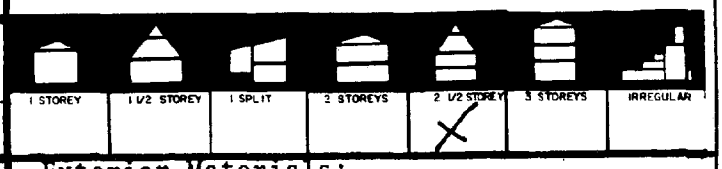
Style of Architecture:
__Greek Revival
__Gothic
__Italianate
__Victorian
__Mansard-Second Empire
__Stick
X Queen Anne
__Shingle
__Richardsonian Romanesque
__Classical
__Prairie Style
__Bungaloid
__Modern Style
__Native Vernacular
__others (explain)

Massing of units: (X)



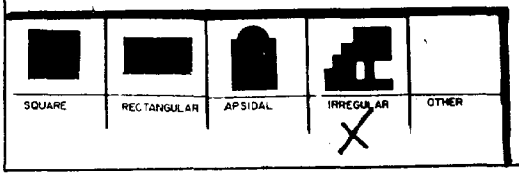
X

Storeys: (X)



X

Floor plan: (X)



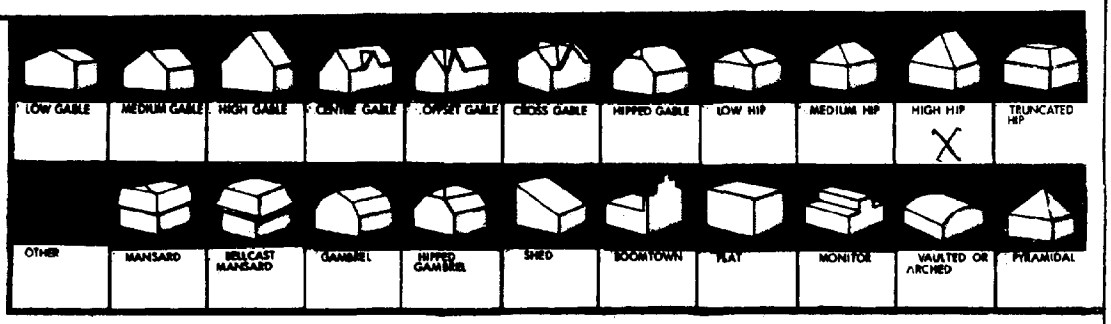
X

Exterior Materials:

SANDSTONE FOUNDATION
1st STOREY: CREAM BRICK
2ND " : CLAPBOARD
3RD " : PAINTED SHINGLES
ROOF: NATURAL SHINGLES

Roof Shape:

ROOF IS BASICALLY A HIGH HIP W/ GABLES, DORMERS and THE TURRET EXTENDING OUT FROM IT



CARRIAGE HOUSE ROOF IS ALSO A HIGH HIP W/ CENTER GABLE

Color:

roof	walls	trim
NATURAL SHINGLES	YELLOW-ORANGE	WHITE

BAYS- main facade
#of structural openings
one floor only

first floor or	1	2	3	4	5	6	7	8	multi	other
second floor or	1	2	3	4	5	6	7	8	multi	other
third floor	1	2	3	4	5	6	7	8	multi	other

General Comments: (windows, porches, details, siting, landscaping, outbuildings)

WRAP-AROUND PORCH, SOUTH and EAST EXPOSURE
FLUTED COLUMNS - SCROLL CAPITALS

ROUNDED TURRET RISING FROM SE CORNER OF HOUSE

PORTE-COCHRE SUPPORTED BY FLUTED COLUMNS

TIFFANY GLASS THROUGHOUT HOUSE; ALSO CUT GLASS

BRACKETS SUPPORT THE CORNICE

CARRIAGE HOUSE CONVERTED INTO APARTMENTS
LARGE HINGES REMAIN ON CARRIAGE HOUSE DOORS WHICH HAVE BEEN CONVERTED INTO BAY WINDOWS

Surveyors name: P. S. Date: 7/24

Relevant Historical Data and Sources

THE GROUNDS INCLUDE A FOUNTAIN and POOLS (FOUNTAIN HEAD NOT ORIGINAL)
THE REMAINS OF A PERGOLA
THERE WAS ONCE A TENNIS COURT ON THE REAR TERRACE
THE RETAINING WALL IS FIELD STONE
(ORIGINAL FOUNTAIN HEAD IN SIDE YARD OF LLOYD GOLDMAN'S HOUSE @ S. 4th ST. BLOCK 77)

THE GROUNDS ARE SURROUNDED BY A CONCRETE RETAINING WALL W/ ORNAMENTAL CONCRETE GLOBES AT THE CORNERS

MANY LARGE TREES ON SITE INCLUDING BLUE SPRUCE, WHITE PINE CEDAR, LOMBARDY POPLAR, MAPLE

SEVERAL WINDOWS IN THE HOUSE HAVE ROUNDED GLASS - SPECIFICALLY THE READING ALCOVE ON THE FIRST FLOOR

BAY WINDOWS ON THE SOUTH and EAST SIDES

The Natural Features and Street Furniture Forms

These forms were designed to help investigators develop an inventory of the important non-building features in the community. During each day's survey activity, the surveyor noted significant natural features and street furniture elements. They were photographed, assigned a name, described, located on the base map and assessed for their potential in contributing to the general ambience of the city.

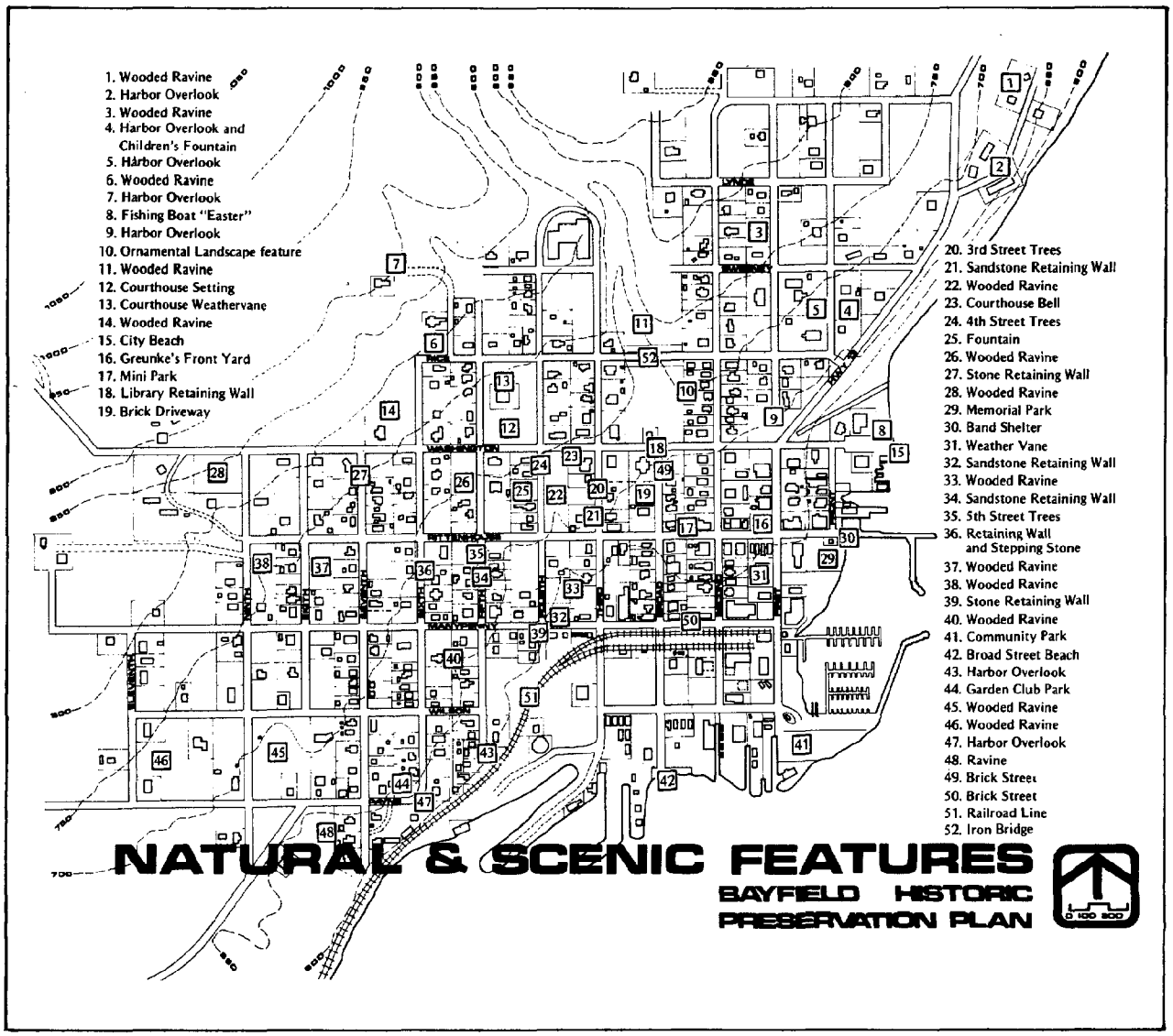
Unlike the city's architectural characteristics, the distribution and frequency of Bayfield's street furniture and natural elements did not lend itself to numerical analysis. They were more easily analyzed using such graphic techniques as maps, photos and interpretive drawings.

The Natural Features Survey Form

The form was used to document the outstanding elements of the landscape that contribute to Bayfield's identity. Such non-built features as ravines and prominent vantage points for views of Lake Superior were documented using this form.

The Street Furniture Survey Form

Distinctive built outdoor elements, such as fountains, fieldstone walls and the yard light at the Merkel Funeral Home, were of particular interest in the Bayfield study. These were recorded on the Street Furniture Survey Form.



BAYFIELD HISTORIC PRESERVATION PROGRAM----------STREET FURNITURE SURVEY FORM

NAME: RICE AVENUE BRIDGE

MAP KEY: 59 59.2

LOCATION: RICE AVE. AT RAVINE BETWEEN 2ND and 3RD ST.

OWNER: CITY OF BAYFIELD

PHOTO:

BUILDER: UNKNOWN

DATE OF CONSTRUCTION: 1920?

CONDITION: DETERIORATING

MATERIALS: IRON CEMENT ROADBED

DESCRIPTION: Written and/or Graphic
1. Use
2. Relationship to Surroundings
3. Potential

ABANDONED FROM VEHICULAR USE - 1942. SINCE BEEN USED AS A PEDESTRIAN BRIDGE. RECOMMEND THAT REPAIRS BE DONE TO IT SO IT CAN BE FURTHER USED AS A PEDESTRIAN LINK BETWEEN TWO NEIGHBORHOODS - THE CATHOLIC HILL NEIGHBORHOOD AND THE NEIGHBORHOOD AROUND THE COURTHOUSE (O'DAY HILL)

SURVEYORS NAME: D. S.

DATE: 7-23-74

BAYFIELD HISTORIC PRESERVATION PROGRAM----------NATURAL FEATURES SURVEY FORM

NAME: THE RAVINE - BLOCK 59

MAP KEY: BLOCK 59
BLOCKS 58.59, 43.43, 26.25

LOCATION: END OF N. BROAD ST.

OWNER: ABUTTING VARIOUS PRIVATE PROPERTY OWNERS

PHOTO:

DESCRIPTION:
1. Geological
2. Botanical
3. Zoological

INVALUABLE INJECTION OF NATURE INTO THE CITY; EXCELLENT NATURE TRAIL. WATERFALLS, INDIGENOUS FOLIAGE. REFUSE WILDLIFE

POTENTIAL: POSSIBLE NATURE TRAIL POTENTIAL

SURVEYOR'S NAME: D. S.

DATE: 7-8-74

PRESERVATION VALUES

Critical to the historic preservation program for any community is the selection of architecturally and historically significant structures and the justification for these choices. This selection process involves two main steps. First is the survey procedure explained in Chapter Two, and the second is the evaluation of survey results. An evaluation process developed by Wisconsin's Critical Resources Information Program (C.R.I.P.) has been adapted for use in this study. A joint project of the Wisconsin Department of Administration and the University of Wisconsin's Department of Landscape Architecture, C.R.I.P. ranks Wisconsin's natural and cultural resources, including architecture, in order to determine priorities for management and preservation. The evaluation process used by C.R.I.P. and modified for this study of Bayfield translates complex visual and cultural values into a less complex system of maps and numbers. This evaluation system facilitates a more objective comparison of buildings and enables the historic preservationist to note how the architectural, cultural, and scenic details fit into the total impression of a community. The cultural evaluation process is divided into two parts: the tabulation of the field survey data and an evaluation of the detailed C.R.I.P. matrix system. A modification of this matrix system was used for evaluating the Bayfield survey forms.

Procedure for Evaluation

The C.R.I.P. procedures were formulated by using the Nominal Group Technique, which incorporated the knowledge and judgment of various local and regional experts. The evaluation method is summarized in Figure 1, Bayfield Architectural Evaluation.

In Figure 1, the first column on the left, "variables" lists the different aspects of a building that were considered important by the local and regional experts. The next column, "variable values," indicates more detailed characteristics for each of the variables. The third column, "rank," lists the order of importance of each variable value; the higher the number the more important the variable value. The fourth column, "weight," designates the relative importance of the variables. For example, under the general category, Architectural Significance, "quality of construction" has a weight of 4 and "official designation" has a weight of 2. Therefore, "quality of construction" is twice as important as "official designation," according to the local and regional experts involved in the C.R.I.P. program. The last column "score" is determined by multiplying the rank by the weight for each variable value. Each building's score is the sum of all the variable scores.

To determine the score for any building, the evaluator using the survey form refers to the evaluation table, examines each variable and its value, the rank and weight and finally determines the corresponding variable score. The variable scores are then added to give the total building score. Figure 2 indicates the application of this evaluation technique for Grace Episcopal Church scores 309.5.

Figure 1. Bayfield Architectural Evaluation

VARIABLES	VARIABLE VALUES	RANK	WEIGHT	SCORE
ARCHITECTURAL SIGNIFICANCE (30)				
Architect's significance	unknown	1		5.50
	local	2		11.00
	state	3	5.50	16.50
	multi-state	4		22.00
	national	5		27.50
Representation of period, type or style	county or less	1		10.00
	regional	2		20.00
	state	3	10.00	30.00
	multi-state	4		40.00
	national	5		50.00
Quality of the design as a representation of its style, period, or type	poor	1		6.00
	fair	2		12.00
	good	3	6.00	18.00
	excellent	4		24.00
	exceptional	5		30.00
Quality of construction	poor	1		4.00
	fair	2		8.00
	good	3	4.00	12.00
	excellent	4		16.00
	exceptional	5		20.00
Official designation	no designation	1		2.00
	local or state'	3		6.00
	national register or H.A.B.S.	5	2.00	10.00
Part of historic district	undesignated	1		2.50
	potential designation, applying, designated	5	2.50	12.50
SUB TOTAL				108
SCARCITY (10)				
Nation	many	1	5.00	5.00
	unique	5		25.00
State	many	1		3.00
	unique	5	3.00	15.00
Local city, town, village	many	1		2.00
	unique	5	2.00	10.00
SUB TOTAL				50
CONDITION (18)				
Exterior	ruinous	1		8.00
	run-down	2		16.00
	fair	3	8.00	24.00
	good	4		32.00
	excellent	5		40.00
Compatibility of addition or remodeling	incompatible	0		0.00
	some compatibility	1		6.00
	high compatibility	2	6.00	12.00
	no additions	4		24.00
	substantial improvements	5		30.00
Restoration needed	complex	1		3.00
	slight	3	3.00	9.00
	no restoration	5		15.00
SUB TOTAL				85
ENVIRONMENT (15)				
Presence of natural features	detracts from site	0		0.00
	no effect	1		3.00
	interesting feature	2	3.00	6.00
	aesthetic addition	3		9.00
	sig. aesthetic addition	5		15.00
Presence of man-made features	out of character	0		0.00
	none present	1		3.00
	interesting addition	2	3.00	6.00
	aesthetic addition	3		9.00
	sig. aesthetic addition	5		15.00
SUB TOTAL				9

Figure 1. Bayfield Architectural Evaluation (continued)

USE (10)				
Original or adaptive	original	5		25.00
	adaptive			
	—significant damage	0	5.00	0.00
	—moderate damage	1		5.00
	—maintain structure	3		15.00
	—use beneficial	4		20.00
SUB TOTAL				25
SOCIAL VALUES (15)				
Beneficial community use	inappropriate	0		0.00
	some community use	3	2.00	6.00
	high community use	5		10.00
Research education potential	inappropriate	0		0.00
	none	1		4.50
	restricted	2	4.50	9.00
	some	4		18.00
	in operation	5		22.50
SUB TOTAL				32.50

Figure 2. Sample Architectural Evaluation for Grace Episcopal Church

VARIABLE	VARIABLE VALUE	SCORE
Architect's Significance	Unknown	5.50
Representation of period, type or style	State	30.00
Quality of the design as a representation of its style, period or type	Exceptional	30.00
Quality of construction	Exceptional	20.00
Official designation	National Register or H.A.B.S.	10.00
Part of historic district	Potential designation	12.50
SUB TOTAL		108.00
SCARCITY		
Nation	Unique	25.00
State	Unique	15.00
Local city, town, village	Unique	10.00
SUB TOTAL		50.00
CONDITION		
Exterior	Excellent	40.00
Compatibility of addition or remodeling	Substantial Improvements	30.00
Restoration Needed	No Restoration	15.00
SUB TOTAL		85.00
ENVIRONMENT		
Presence of natural features	Interesting feature	6.00
Presence of man-made features	None present	3.00
SUB TOTAL		9.00
USE		
Original or adaptive	Original	25.00
SUB TOTAL		
SOCIAL VALUES		
Beneficial community use	High community use	10.00
Research education potential	In operation	22.50
SUB TOTAL		32.50
TOTAL SCORE FOR GRACE EPISCOPAL CHURCH		309.50

The Frequency Distribution of Building Scores

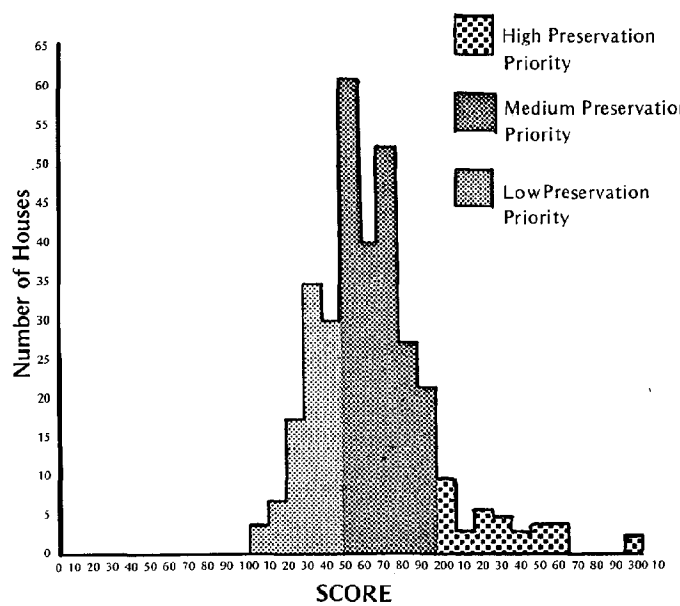
Once the evaluation of all buildings was completed, the scores were plotted on a bar graph as a frequency distribution. This process compares buildings that have the same or similar scores.

The number of houses was plotted on the vertical axis and the scores of the houses were plotted on the horizontal axis. Although the scores of the buildings were calculated to tenths of a point, all of the scores falling between multiples of ten have been combined. For instance, scores between 150 and 160 were counted as the same and added together.

The assumptions underlying the production of Figure 3 are: 1) that the total score which causes one house to score higher than another is directly related to the visual character of that house, 2) that houses with similar scores have similar characteristics, and 3) that these similar characteristics will cause natural groupings of the frequency distributions.

After being divided, the groups are assigned preservation priorities and are examined to determine which characteristics define each group.

Figure 3. Bayfield Architectural Evaluation Frequency Distribution



High Preservation Priority

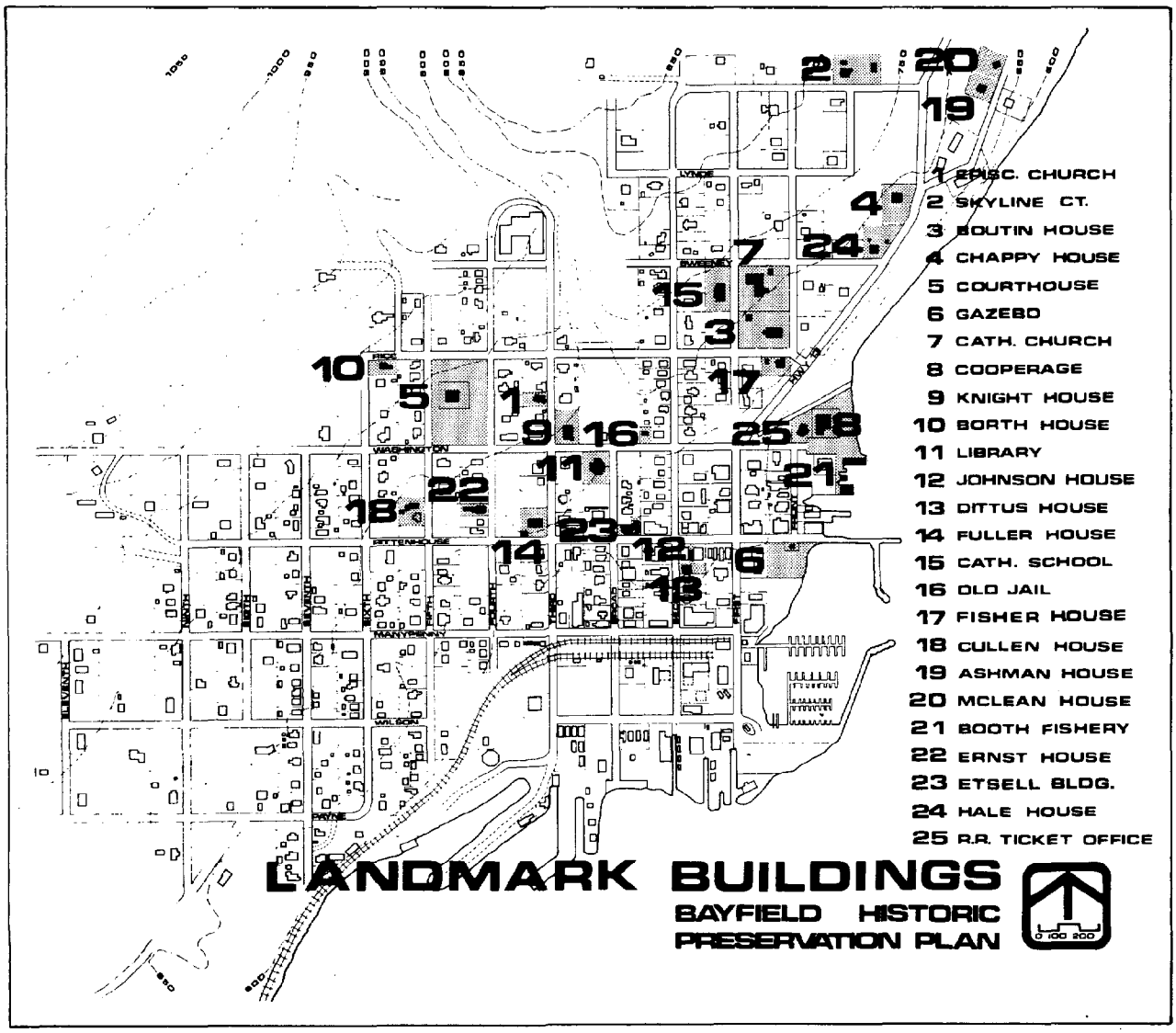
There were 42 structures with over 200 points; these buildings were designated as preservation priority one. They include the landmark structures and are the buildings that should be maintained as closely to their original architectural integrity as possible.

Medium Preservation Priority

There were 205 buildings that scored between 150 and 200 points. These are buildings whose general design integrity should be maintained. Minor alterations may not significantly change their overall character, but major additions such as asbestos siding over clapboard, changing a gabled roof to a flat roof, or replacing a wide porch with a small one, ought to be avoided.

Low Preservation Priority

There were 165 buildings assigned the lowest preservation priority. This group of buildings may either be in need of restoration or their alteration will make little or no impact on the visual and historic character of Bayfield. Some buildings in this group would normally be in group two based on their architectural merit. However, their condition is such that they do not score as high as similar buildings in better condition. Decisions concerning alteration or destruction of the buildings in this group should be made with regard to the architecture and condition of surrounding structures.



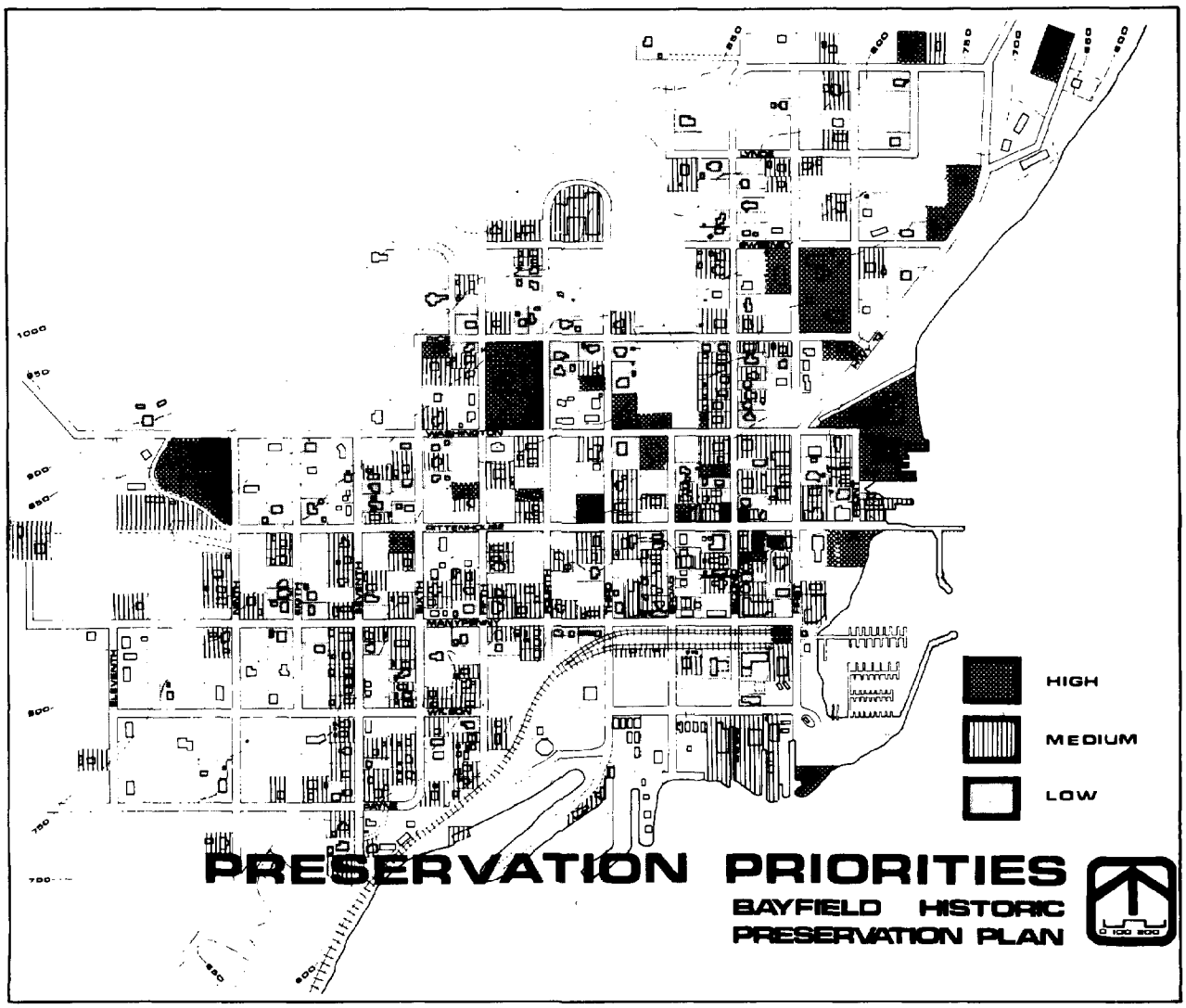
General Characteristics of Bayfield's Architecture

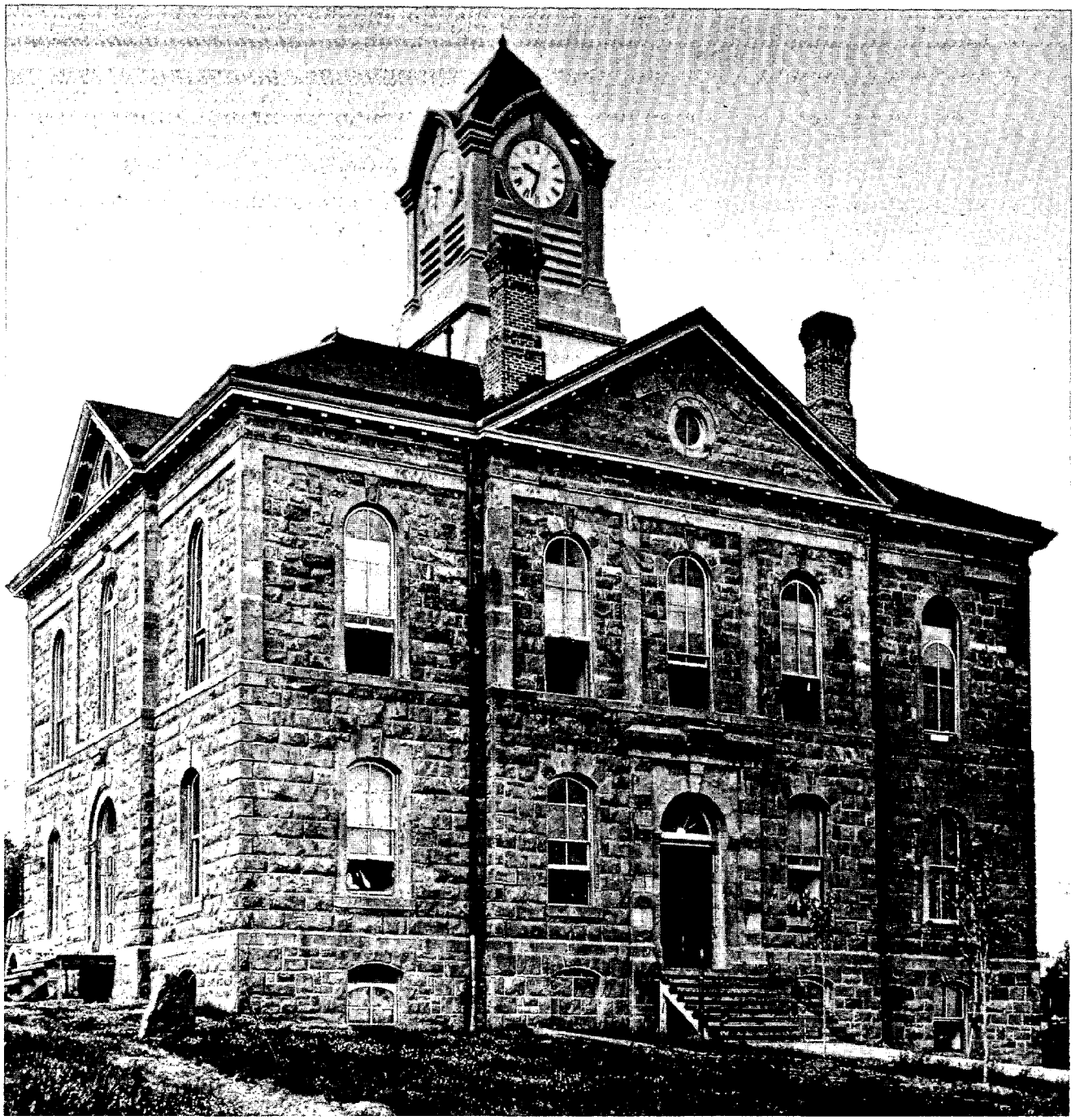
An evaluation of the architectural survey yields details which contribute to the overall visual impression of the townscape and a ranking of the buildings according to architectural importance.

Both of these considerations are very important in determining Bayfield's character. On the one hand, commonplace buildings do not score high on architectural merit nor do they stand out visually; on the other, they form the cultural, and visual background against which the distinctive architecture is seen. It seems reasonable that the most frequently occurring and the most obvious architectural elements determine the visual characteristics of the commonplace buildings, and consequently, the basic visual character of Bayfield. The buildings that score the highest on the evaluation forms are the landmark buildings of Bayfield; these buildings are the most striking. Though they are unique and valuable, they are not separable from the overall fabric of the Bayfield townscape.

The Preservation Priorities Map demonstrates the diffuse nature of Bayfield's historic architecture. Although there are no High Preservation Priority buildings southwest of the corner of Second Street and Rittenhouse Avenue, they are spread throughout the rest of Bayfield and are almost always separate from one another and surrounded by buildings of both medium and low Preservation Priority. This would indicate that the entire city of Bayfield should be considered as a Historic District with general preservation guidelines established for the four districts within it (waterfront, industrial, commercial and residential) and more specific preservation guidelines for the Landmark buildings.

Unshaded buildings on the Preservation Priorities map are contemporary structures or buildings that have been so altered that they appear contemporary in style.





The old Bayfield County courthouse. After lying nearly vacant for decades, this landmark building will be completely restored for new uses thanks to local preservation efforts.

Table 1. Numerical and Percentage Distribution of Architectural Characteristics in Bayfield—for all Districts

MASSING OF UNITS	Number	Percent
Single Detached	385	95.1
Double Semi-Detached, Related	1	0.24
Row Related	3	0.74
Row Non-Related	8	1.96
Attached Irregular	8	1.96
TOTAL	405	100.0
HEIGHT	**Number**	**Percent**
1 Story	134	33.3
1-1/2 Story	164	40.7
2 Story	79	19.6
2-1/2 Story	20	5.0
3 Story	3	.7
Irregular	3	.7
TOTAL	403	100.0
ROOF STYLE	**Number**	**Percent**
Medium Gable	215	52.3
Low Gable	65	15.8
High Gable	29	7.0
Boom Town	6	1.5
Hip	49	12.0
Other	47	11.4
TOTAL	411	100.0
PLAN FORM (FLOOR SHAPE)	**Number**	**Percent**
Square	20	5.1
Rectangular	265	66.6
L-Shaped	31	7.8
T-Shaped	25	6.3
+-Shaped	17	4.3
Irregular	33	8.3
Other	7	1.8
TOTAL	398	100.0
EXTERIOR COLOR	**Number**	**Percent**
White	185	45.0
Green	42	10.2
Red	32	7.8
Brown	25	6.1
Grey	16	3.9
Yellow	14	3.4
Other	97	23.6
TOTAL	411	100.0
EXTERIOR MATERIAL	**Number**	**Percent**
Clapboard	145	36.3
Shiplap	56	14.0
Natural Wood	37	9.3
Stone	35	8.8
Manufactured	120	30.1
Other	6	1.5
TOTAL	399	100.0

Percentages may not total 100 due to rounding of figures.

Architectural Details

Table 1 reveals several frequently occurring distinctive design characteristics which play an important role in determining Bayfield's exceptional visual character. Table 2 provides a breakdown of architectural design characteristics for each district in Bayfield.

Table 2. Percentage Distribution of Architectural Characteristics Within Districts

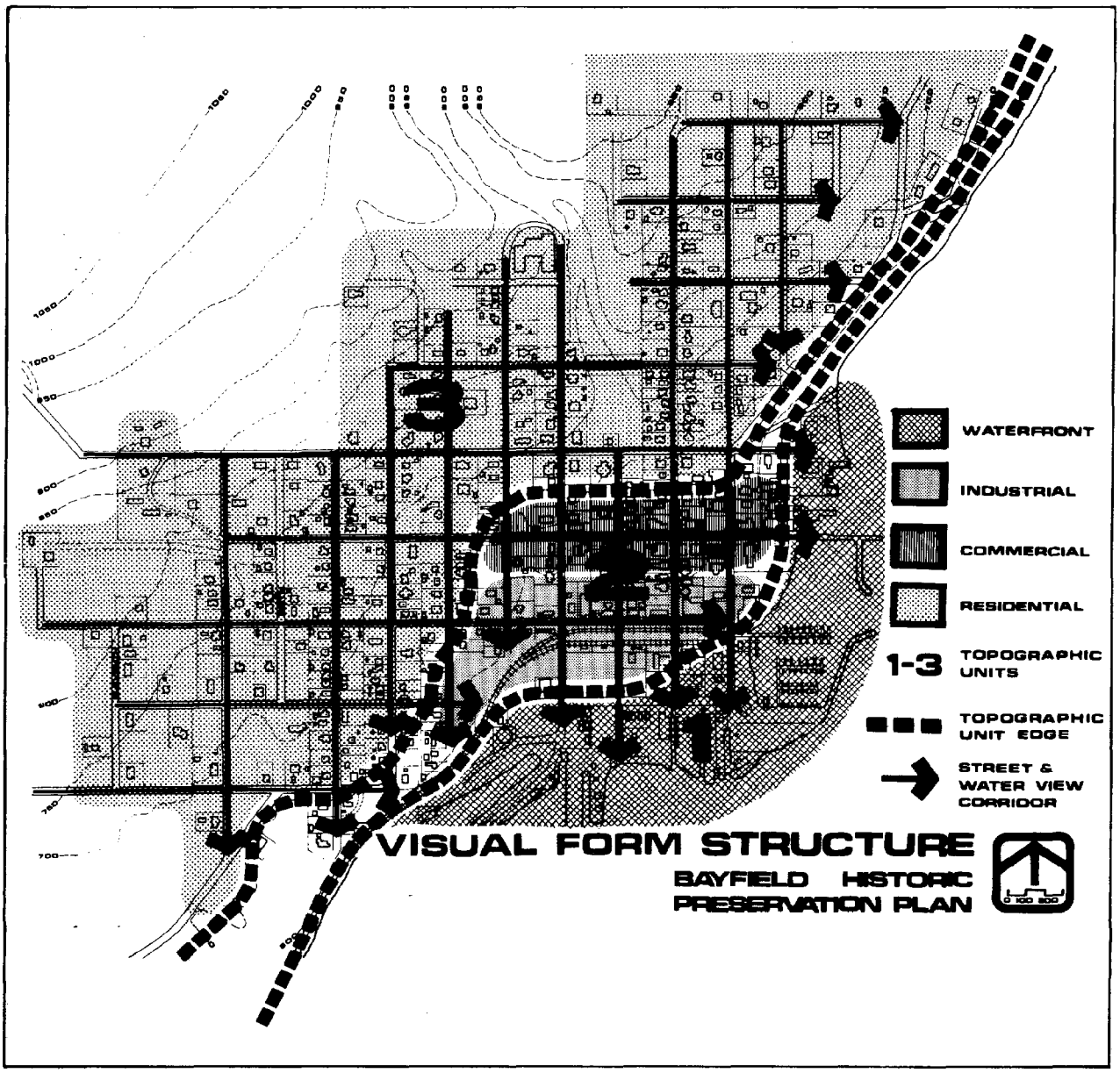
	Residential	Commercial	Industrial	Waterfront
MASSING OF UNITS	%	%	%	%
Single Detached	99.0	68.6	100.0	100.0
Double Semi-Detached, Related	0	2.0	0	0
Row Related	0	5.9	0	0
Row Non-Related	0	15.7	0	0
Attached Irregular	1.0	9.8	0	0
HEIGHT				
1 Story	27.9	44.0	50.0	69.6
1-1/2 Story	47.9	14.0	18.2	13.0
2 Story	19.0	32.7	9.1	13.0
2-1/2 Story	4.1	9.3	9.1	4.4
3 Story	1.0	0	0	0
Irregular	0	0	13.6	0
ROOF STYLE				
Medium Gable	55.0	46.5	37.0	46.7
Low Gable	17.0	9.3	11.2	16.7
High Gable	8.4	4.6	3.7	0
Boom Town	0	9.4	3.7	3.3
Hip	13.8	7.0	11.1	0
Other	5.8	23.2	33.3	33.3
PLAN FORM (FLOOR SHAPE)				
Square	5.8	0	4.3	4.3
Rectangular	64.0	86.4	56.6	78.3
L-Shaped	8.8	4.6	0	8.7
T-Shaped	8.1	0	0	0
+-Shaped	4.9	4.5	0	0
Irregular	7.5	4.5	26.1	8.7
Other	1.3	0	13.0	0
EXTERIOR COLOR				
White	51.0	29.5	25.9	34.8
Green	10.4	6.8	18.5	8.7
Red	6.2	22.7	3.7	8.7
Brown	6.8	4.5	7.4	0
Grey	3.9	4.5	7.4	0
Yellow	3.0	0	0	21.7
Other	21.8	31.8	37.0	26.1
EXTERIOR MATERIAL				
Clapboard	41.3	28.9	18.2	0
Shiplap	11.6	2.2	31.8	57.1
Natural Wood	10.0	8.9	4.5	4.8
Stone	5.5	35.6	4.5	4.8
Manufactured	31.6	20.0	27.3	28.6
Other	0.0	4.4	13.6	4.8

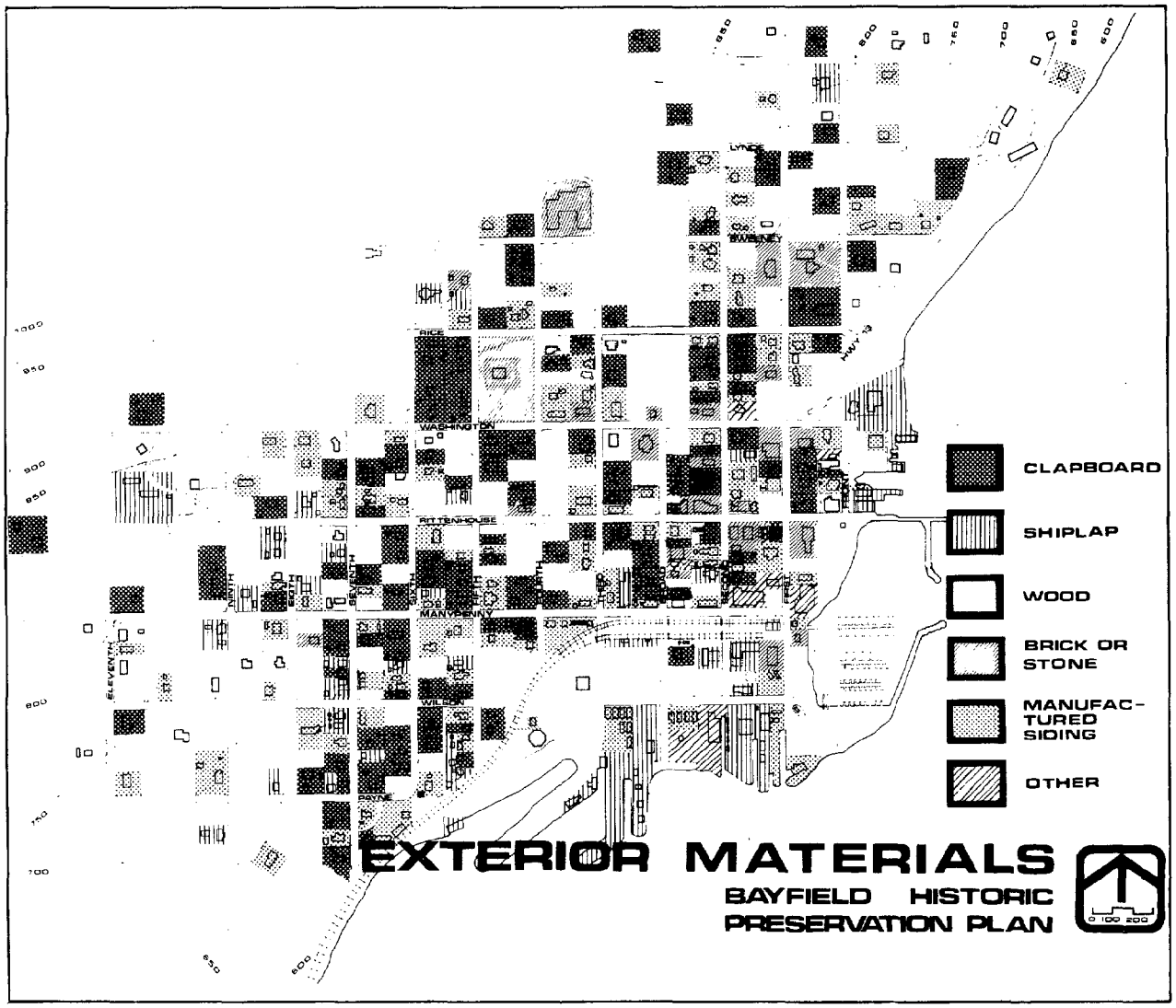
Percentages may not total 100 due to rounding of figures.

Massing of Units

An open, uncluttered spacious quality is one of Bayfield's distinctive characteristics. It results from the large number of loosely scattered, single detached units that make up 95.1 percent of all buildings in Bayfield. In the residential district, this expansive impression is emphasized by large yards, a relatively high number of empty lots, and the upward sloping landscape that gives almost all residents a view of the lake.

The map on exterior Materials best demonstrates the occurrence of empty lots and their distribution. Many of these contain ravines but many others are lots vacated by a decreasing population that peaked at 2,500 people around 1905.

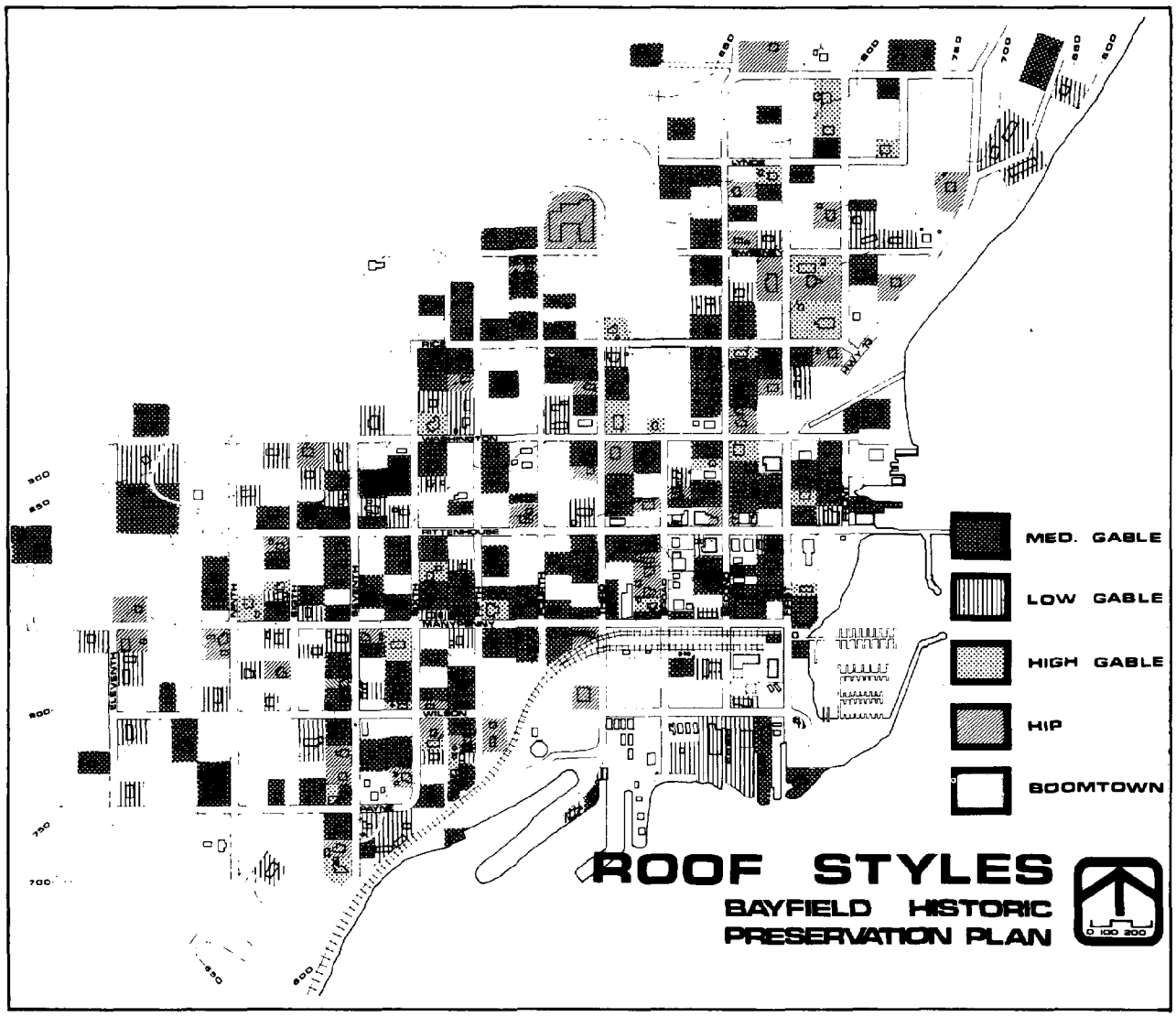




Building Heights

The relationship of the buildings to each other and to the landscape is very important. Very few individual structures dominate the skyline of the community. This uniformity in height gives Bayfield a very human and inviting atmosphere. Thirty-three percent of the buildings are one-story, 41 percent are one and one-half story, and 20 percent are two-story. Thus, 94 percent of all buildings in Bayfield are two stories or less in height. The other 6 percent are over two stories, but the largest is only three and one-half stories tall.

The heights of buildings in the residential district indicate an equally interesting relationship between height and preservation priority. Contemporary buildings (those with no preservation priority) are clearly dominated by one-story structures (69 percent). The medium and low preservation priority groups are almost equal in number with 62 percent of the medium group and 57 percent of the low group having 1.5 stories. The High Preservation Priority buildings distribute themselves more evenly over the height spectrum, with no single height dominating.

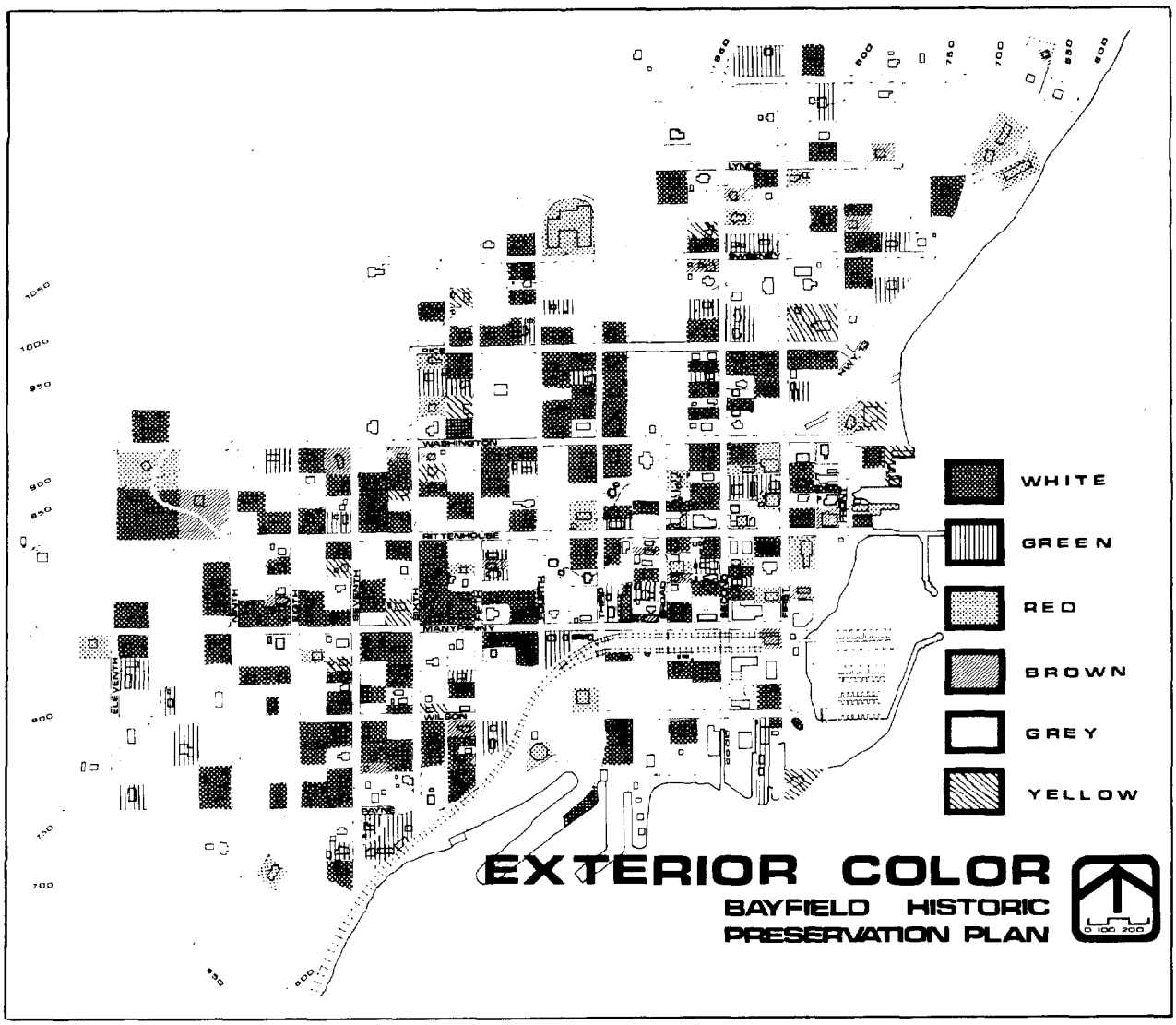


Roof Styles

In general, modular, "ranch" and other recent housing styles have practically done away with the gable as an architectural form in many parts of the United States. In Bayfield, however, can be found three types of gables, most of them associated with older structures: 16 percent have low gables, 52 percent medium gables, and 7 percent high gables. Of all the buildings in Bayfield, 75 percent have low, medium, or high gables; an additional 4 percent of the structures have offset, cross, or center gables.

The medium gable roof style occurs in every district but is most predominant in the residential district where it comprises 55 percent of the roof styles. It also dominates every other district, but different styles help give other districts different characteristics. The commercial district has 10 percent of its buildings with boomtown roofs reminiscent of early development. The commercial, industrial and waterfront districts all have some buildings with flat roofs indicative of their more functional nature.

A comparison of Roof Styles with Preservation Priorities indicates several interesting relationships. The more contemporary buildings (those not shaded on the Preservation Priorities map) have 76 percent of the low gable roofs in the Residential district. Medium and high Preservation Priority buildings tend to have steep gable roofs.



Exterior Colors

Forty-five percent of Bayfield's buildings are white, 49 percent have white trim, and 18 percent have white roofs.

Though some twenty different colors are found in Bayfield architecture, white is the most characteristic and striking color of the townscape. As can be seen from the map of Exterior Colors, white occurs throughout the entire community, especially in the residential district. The red exterior color (usually brick) occurs frequently in a section of the commercial district centering around Broad and Rittenhouse, while yellow is concentrated in the western end of the waterfront and associated mainly with what is left of the Booth Fisheries. Other colors that occur less frequently are portrayed by the unshaded buildings on the map.

Exterior Materials

Shiplap and clapboard siding are used on many of Bayfield's buildings. Milled in the early twentieth century by Pike's Sawmill and the Wachsmuth Lumber Company, this material is a visual reminder of the city's industrial roots. Shiplap and clapboard make up 50 percent of all the buildings; an additional 9 percent of the structures have other forms of natural wood siding. Some 9 percent have either brick, fieldstone, or Lake Superior sandstone exteriors. A total of 68 percent of Bayfield buildings are constructed with traditional materials that were readily available around the turn of the century.

The Exterior Materials map shows the very clear relationship between materials and the districts in the city. Clapboard siding occurs almost exclusively in the commercial and residential districts and is the predominant material in those districts. The waterfront district shows a preponderance of shiplap siding, while the industrial district is pretty much a potpourri of exterior materials.

Foundations

Another distinctive element of Bayfield's architecture is the foundations found in the city. Prior to the extensive use of concrete, natural materials, such as fieldstone left from glaciation and the distinctive Lake Superior sandstone mined in quarries around Bayfield were used for constructing foundations. As might be expected, these materials are dominant in many of the older houses in Bayfield. These foundations, combined with the fieldstone and sandstone retaining walls that terrace the hillside setting of the community, give Bayfield one of its most unique visual attributes.

The Bayfield House

All of the more common architectural characteristics are associated with buildings constructed prior to the 1930's. Thus, the average house in Bayfield is a white, one and one-half story, basically rectangular frame house, with clapboard siding, medium gables and a fieldstone foundation, located on a lot with a large yard and no other attached buildings. These representative Bayfield houses comprise the background for the landmark buildings in the residential district.

THE COMPOSITE BAYFIELD HOUSE

PRESERVATION RECOMMENDATIONS

Because of Bayfield's geographical isolation and the general economic decline of the region, the surge of haphazard post World War II development that swept across many of America's historic and unique townscapes did not have a major impact on the city. Bayfield's spectacular setting, rich history, visual continuity and environmental quality remain relatively intact, creating a uniquely picturesque small-town atmosphere among the communities of the Midwest. Bayfield still has a strong identity, a 'sense of place'. This is a valuable asset. The historic preservation recommendations in the present report are intended to supplement and update the general design recommendations from the *Blueprint for Bayfield* project to help Bayfield retain its picturesque, small-town atmosphere for future citizens.

The City as an Historic District

The survey and evaluation of Bayfield's historic and architectural resources indicate that structures with primary (and secondary) preservation priorities do not cluster together into relatively compact areas within the community, but rather are dispersed throughout the entire city as indicated on the Preservation Priorities Map, page 15. The survey also indicates that a good share of Bayfield's character emerges from a large residential area which is dominated by unpretentious traditional structures that are strikingly similar in color, exterior materials, roof style, basic plan shape, height, foundation construction and surrounding yard space. Significantly, landmark buildings are scattered throughout the homogeneous residential district. Even the more recent ranch-style homes are distributed throughout the community rather than clustered in new subdivisions at the fringe of the city. Other structures and spaces with preservation priorities are dispersed throughout smaller non-residential areas of the city in the waterfront, industrial, and commercial districts.

This rather consistent, community-wide distribution of preservation values within Bayfield requires a comprehensive approach to historic preservation. In order to achieve meaningful city-wide historic preservation results, the entire City of Bayfield should be designated as an historic district. To help protect Bayfield's historic, cultural, and esthetic resources, historic district status should be established by:

1) Listing the entire city on the National Register of Historic Places as an historic district, and
2) Enactment by the City of Bayfield of an Historic District Ordinance to be implemented at the local level.

The National Register Program

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to "expand and maintain a national register of districts, sites, buildings, structures and objects significant in American history, architecture, archeology and culture." National Register properties had to be of local, state or national importance. The National Park Service and the Heritage Conservation and Recreation Service that now administers this act established that these resources were "significant" where integrity of location, design, setting, materials, workmanship, feeling, and association were present; where they were "associated with events that have made a significant contribution to the broad patterns of our history"; or where they "represent a significant and distinguishable entity whose components may lack individual distinction."

The City of Bayfield appears to meet the requirements of the National Register program for an historic district. Several individual properties are already listed in the Register. This report's survey-evaluation reveals Bayfield's community-wide cultural, architectural, townscape and scenic features, as well as the city's rich and colorful history. In light of this evidence, Bayfield stands as an example of one of Wisconsin's most distinctive and historic communities.

Bayfield would receive several important benefits from being listed on the National Register:

a. Having its historic integrity formally documented by our state and nation's major historic preservation program would be a source of pride and distinction.
b. Review and comment by the Council on Heritage Conservation (formerly called the **National Advisory Council on Historic Preservation**) could protect Bayfield from certain kinds of damage resulting from federally licensed or funded projects. This requirement has saved an increasing number of historic resources from destruction by ill-conceived new construction.
c. Limited funds would be available, on a 50 percent matching basis, for certain historic preservation related activities including restoration and maintenance.
d. Tax and depreciation advantages could be available under the Tax Reform Act of 1976.

The National Register Program in Wisconsin is administered by the State Historical Society. The procedure for nomination and certification to the National Register begins with the preparation of a nomination form by knowledgeable local citizens, professionals, or by the State Historical Society's historic preservation staff. This, along with necessary supporting material such as data from this study, is then reviewed by a subcommittee of the State Historic Preservation Review Board. The nomination is then placed before a subsequent meeting of the full Review Board for final approval. If approved, the nomination goes to the State Historic Preservation Officer who certifies it and submits it to the Heritage Conservation and Recreation Service. After careful review by the National Register's staff in Washington the nomination, if approved, is added to the National Register.

The Local Historic District Program

We also propose that the City of Bayfield establish its own historic district program to safeguard historic and esthetic features. This program would operate independent of the National Register historic district and would be locally

administered by an historic district commission. The present zoning ordinance must be amended to create this new district and also to change some of the criteria in the old ordinance. In addition, a new ordinance, creating the preservation commission would be required. The Wisconsin Statutes relating to zoning (62.23) provide the context for this action.

Under the historic district ordinance, proposed design changes would require review by the Historic District Review Commission. A suggested historic district ordinance is included in Appendix "A".

Development Criteria

The Historic District Review Commission can use the following as a guide in determining appropriate designs of new construction or the remodeling or restoration of existing structures. It will also be useful to the citizens, builders, and developers who make the critical construction decisions that can either promote harmony with Bayfield's historic and visual features or destroy its character.

This section attempts to establish design criteria, a process that is primarily subjective. Still, we hope to illustrate common sense design guidelines or principles suitable for accommodating necessary change in the community. An understanding of Bayfield's history, citizen involvement in its architectural development, and the characteristic elements of Bayfield's present visual make-up provide a knowledgeable basis for establishing design recommendations.

This section gives information applicable to all of the design districts first, to provide a broad background and context for the specific characteristics and design criteria that follow for each individual district.

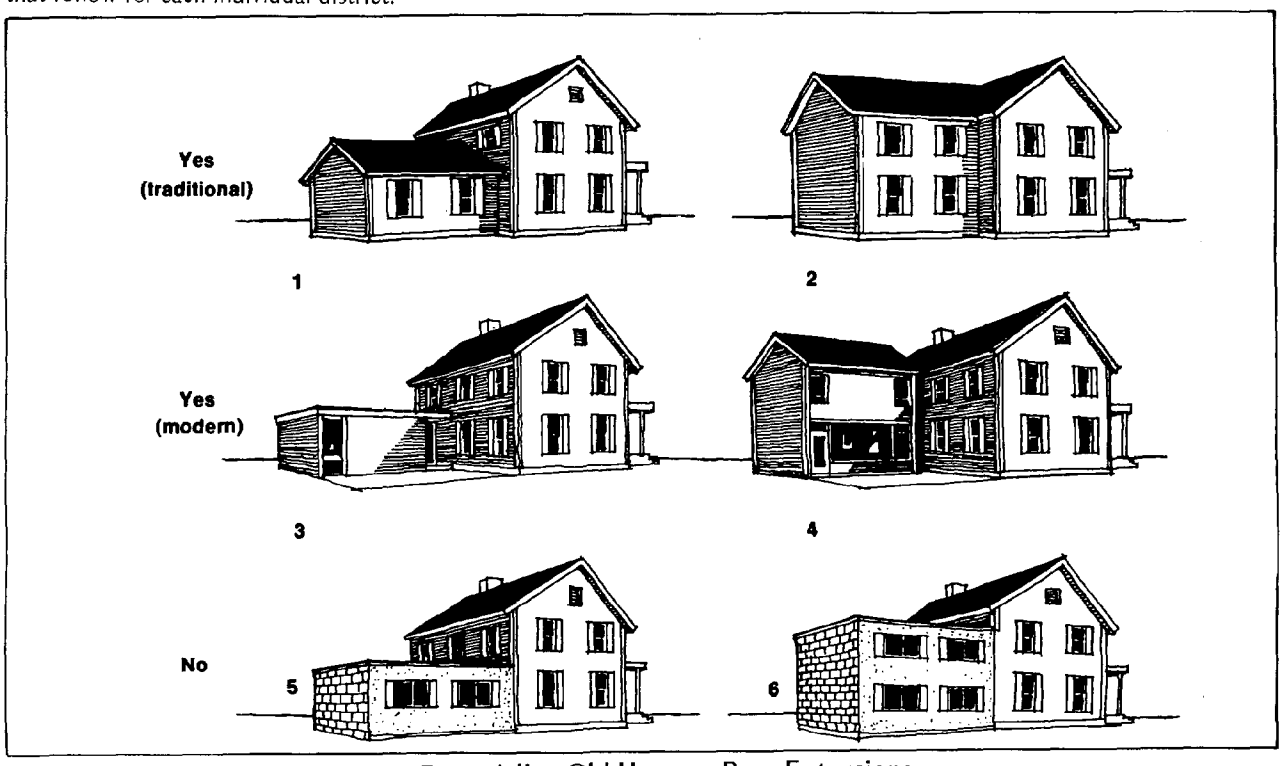
General Design Considerations

Recognize and Understand Bayfield's Visual Character

Maintaining and strengthening the city's local character and identity (discussed throughout this report and its predecessor, *Blueprint for Bayfield*) is a prime preservation principle. Bayfield's visual personality has evolved out of the landscape setting and the actions and values of people as they built their community. The city's visual character has an underlying structure of three very distinctive elements—its landscape setting, land use patterns, and street layout.

Bayfield is located on a steeply-sloping elbow of land jutting into Lake Superior. Here the low level topography of the waterfront rises gently to a narrow inland plateau before sweeping sharply up the hillside. Three distinct topographic areas or units can be defined. These topographic units are strongly reflected in the patterns of existing land use — zones made up of residential, commercial, and industrial activities, as well as a variety of uses in the waterfront zone, another area that has a unique character. Notably each land use has a different set of homogeneous visual characteristics. It is unusual to see such clearcut areas of land use, particularly when they are defined by such distinct topographic units.

The street system organizes the structures and spaces of the topographic units and land use zones by a framework which unites the physical form of the entire community. The traditional gridiron street layout creates an unusual and dramatic visual effect because of Bayfield's location on the corner-shaped parcel of shoreline. The streets of the grid radiate in two directions down the steep slope provid-



Remodeling Old Houses—Rear Extensions

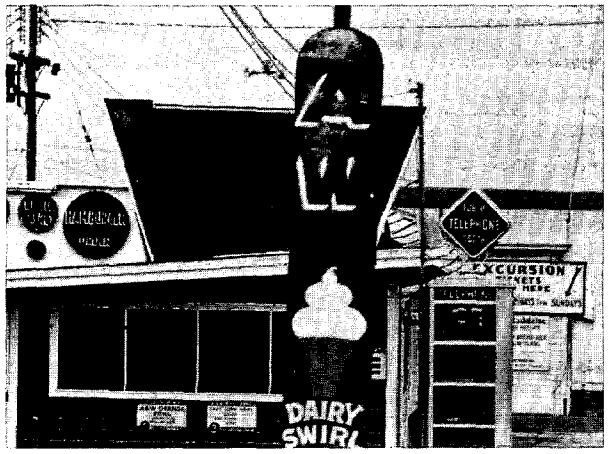
ing outstanding views of Lake Superior. Visible throughout the community, the lake is the city's major aesthetic attraction.

Avoid Outside Design Influences that are not Part of Bayfield's Heritage

Typical present day development with standardized building techniques tends to obliterate the unique quality of small towns. Too often, attempts are made to "tack on" instant character through the use of ethnic themes, often with phony Bavarian, Swiss, German or Scandanavian building fronts; or by architectural cliches such as weathered barn boards, cedar shakes or roughsawn siding; or even inappropriate architectural styles from other parts of the country, usually Colonial Williamsburg or Cape Cod. Any community with a strong local character such as Bayfield need not look elsewhere for architectural themes, styles or motifs. Its own local character and architectural heritage are by far more genuine and appropriate sources for design and planning inspiration.

Don't Be a Slave to the Past

The design of new buildings in Bayfield should not attempt to slavishly copy every architectural detail from structures of past eras. Bayfield is a living and changing twentieth century community. Good architectural design for today's living must consider contemporary needs and values. Some flexibility is needed for sensitive and creative architectural expression, but this should respect earlier building forms, materials, colors, and details in order to preserve the traditional architectural values of the community. A modern house and an older traditional house may both be attractive, but placed adjacent to each other they could create discord and forfeit their individual virtues. The situation might be improved if the modern house were designed to respect and harmonize with the traditional style of its neighbor but in contemporary architectural terms. The complicated problem is how to maintain the beauty, charm and historical authenticity of the city, yet permit it to live and prosper with the greatest possible freedom.



Beware of Standardized Corporate Architecture

In recent years, the uniqueness and identity of small town America has been devastated by the impersonal stamp of standardized fast food franchises, filling stations, discount stores, and motels. Bayfield's charm requires design individuality to fit its special character. The community should insist that mass-produced architecture be modified to suit the special aesthetic needs of the community.

District Design Considerations

The Waterfront District

Comprised of some of Bayfield's most unique features, the waterfront district is a visually stimulating and historically rich area. A close relationship between water and the community has existed since Senator Rice founded Bayfield at a site where a natural deep water harbor linked it to large eastern and midwestern cities. The structures and spaces that pattern the district have evolved from the many activities related to the abundant resources of Lake Superior. The waterfront district consists of a narrow strip of land immediately adjacent to the water's edge. This location is of crucial importance to the community. In appropriate development, such as tall buildings, could create a wall that would, in effect, block the city from its most valuable aesthetic resource.

Water is undoubtedly the basic aspect of the visual character of Bayfield. It determines the personality of the city and makes Bayfield distinct from other communities. Bayfield's future planning policy should preserve and utilize the waterfront district to enhance the community's tie to water-related activities.

The following list will help to establish appropriate architecture and site planning design criteria within the waterfront district:

HEIGHT: One story is the recommended height to maintain a compatibility with the height of existing buildings within the district. [70 percent of the existing structures in the waterfront district are one story high (see Table 3.5)]. Taller buildings would block too much of the view of Lake Superior from the city.

ROOF STYLE: The dominant roof style (47 percent of all structures) within the district is medium gable (see Table 2). The roof shape of new buildings should reflect this characteristic.

PLAN FORM (FLOOR SHAPE): Small rectangular forms (78 percent of all structures) dominate the waterfront district (see Table 2). Buildings have traditionally been unobtrusive, utilitarian structures designed to serve the functional needs of commercial fishing, boating, and other water-related activities.

EXTERIOR COLOR: White is the dominant color (35 percent of all structures). Cream yellow, the traditional color used on buildings of the Booth fishery, occurs on 22 percent of the waterfront district's structures (see Table 2).

EXTERIOR MATERIAL: Wood shiplap drop siding is the most commonly used material and is found on 57 percent of the structures.

FOUNDATION TREATMENT: Because of the generally flat areas where buildings were constructed, a separate foundation material is usually not exposed and the siding material runs almost directly to grade. New construction should respect this lack of visible foundation.

FACADE PROPORTIONS: For most buildings, the width is greater than, and often nearly equal to, the height to the top of the medium gable roof.

WINDOWS AND DOORS: Shapes are simple rectangles with the long side vertical. Circular, arched, diamond, and pointed windows are not traditional. Glass panes are also rectangular with the long side being vertical.

OTHER ARCHITECTURAL DETAILS: The functional waterfront structures traditionally contained few architectural embellishments. To preserve the simple lines of the buildings, care must be taken to avoid non-functional frills.

SETBACK AND SITING CONSIDERATIONS: All existing structures are single detached units. No discernible pattern of setback from the streets exists immediately adjacent to the water's edge. Seventy-three percent of the structures are built on the water's edge and in some cases protrude out over the water. Important siting considerations include maintaining pedestrian access to the water and not building so close together as to wall off views of the water.

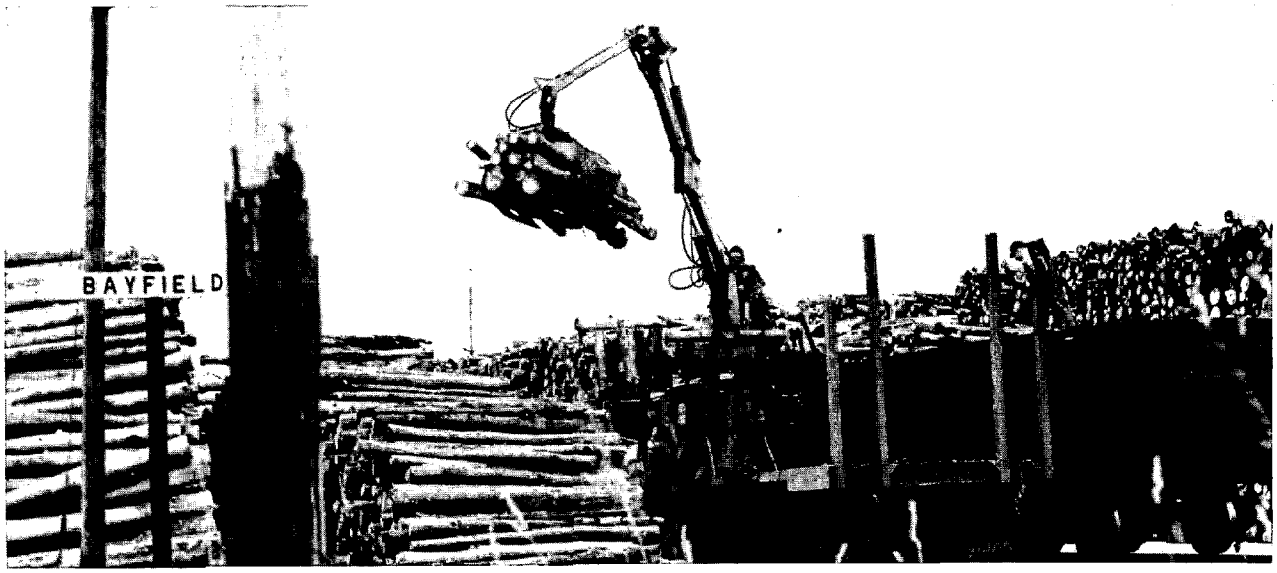
LANDSCAPING: There is a noticeable absence of shrubbery. Some trees are found at a considerable distance from the water's edge. Wood makes an appropriate pedestrian walk material. A variety of outdoor elements and street furniture details exist in the nautical features and the pedestrian-scale remnants from the commercial fishing industry.

PARKING: Parking lots should not be located in the waterfront district.

THINGS TO AVOID: Prevent the automobile from penetrating the district. The waterfront contains functional and esthetic character so prevent blocking the community's traditionally close relationship to the water with too many structures grouped too closely together or built too high. Pedestrian access to the water should be continuous and not fragmented.

The Industrial District

Bayfield's industrial history included lumber mills and woodworking industries, horse liveries, and the rail-related industrial activities. Today, the industrial district is only a shadow of what it once was. To emphasize the existing character of Bayfield (defined broadly through its separate and distinctive districts), industry-related activities should continue to be located here. Certain recreation activities (tennis courts, field games and the like) would be suitable here to maintain open space. New development (if properly handled) could aid the town's growth if located here rather than sprawled along the roads leading into town.



Following are important features:

HEIGHT: The majority (50 percent) of the structures in this district are one story while 18 percent extend to 1-1/2 stories.

ROOF STYLE: As with the waterfront, the dominant roof style is medium gable. Thirty-seven percent of the structures have this roof type.

PLAN FORM: Rectangular shapes comprise 57 percent of the structures in the district.

EXTERIOR COLOR: White is the most commonly found color in the industrial district, being on 26 percent of the structures.

EXTERIOR MATERIAL: Wood in the form of shiplap drop siding is the most commonly used material (32 percent).

FOUNDATION TREATMENT: Foundations are low, unobtrusive and consist of concrete or stone.

FACADE PROPORTIONS: There are no established facade proportions, but the width usually exceeds the height.

WINDOWS AND DOORS: Functional considerations determine placement and size. Critical details should be observed. Examples include the use of wood for doors and breaking up large expanses of window glass into smaller panes by the use of muntins is important.

OTHER ARCHITECTURAL DETAILS: The simple, functional architecture is generally free of embellishments.

SETBACK AND SITING CONSIDERATIONS: Many structures closely abut the street for easy access. Broad, undeveloped open spaces are typical in this district. Where necessary this district could accommodate parking for the waterfront and commercial districts. Certain outdoor storage activities such as those related to pulpwood and boats are also part of the character of this district. All structures are single detached units.

LANDSCAPING: The present use of vegetation is limited, but should be considered for future screening purposes.

PARKING: Large barren expanses of asphalt should be avoided. Where parking is needed, care should be taken to introduce landscaped buffers and islands that divide and screen large paved areas into smaller areas.

THINGS TO AVOID: Metal buildings and mobile homes are not traditional structures for this area. Massive, bulky buildings having long, continuous walls with no features to break up their visual monotony should be avoided as well as structures over two stories high. Because the district contains a large amount of open space, it is available and vulnerable to new development. Care must be taken to insure that this development is suitable, especially if a franchised enterprise with a standardized national architectural style moves in.

The Commercial District

Characterized by closely-spaced one and two-story buildings, Bayfield's commercial district would be much like any other midwest main street without its major distinguishing feature – a dramatic view of Lake Superior and the Apostles Islands afforded by its slope down to the waterfront.

Within the district the sights are equally interesting. Red tones dominate the buildings and are strikingly juxtaposed against the long winter whiteness and seasonal coloration of the lake. The commercial district is attractive to shoppers, visitors, and those who simply prefer to watch the passing scene because of its small town flavor and its inviting sense of activity.

To help preserve this character the following features should be carefully regarded:

HEIGHT: Of all the districts in Bayfield, the commercial area includes the greatest percentage of two-story structures (33 percent). However, the dominant one story height (44 percent) prevails throughout the district. Two story structures are recommended along Rittenhouse Avenue, the main thoroughfare, to provide enclosure and to strengthen the sense of density, traditional to a downtown sense of place.

ROOF STYLE: The medium gable is most commonly found in the district (46 percent).

PLAN FORM: Rectangular plan forms are more abundant here (86 percent) than in any of Bayfield's other districts.

EXTERIOR COLOR: White is most frequently found (30 percent), while red is next in occurrence (22 percent) because of the abundant use of brick and native brownstone within the district.

EXTERIOR MATERIAL: Red brick and native brownstone are the most abundant materials, representing 36 percent of those found in the district. Clapboard siding is found on 30 percent of the structures.

FOUNDATION TREATMENT: Almost no foundation is exposed in structures originally built for commercial activities.

FACADE PROPORTIONS: These vary throughout the district depending on whether the structure is one or two stories high. In some instances, such as early commercial structures, a false boomtown front was added to provide an illusion of height. Existing facade proportions should be respected where new construction occurs adjacent to or between either high priority preservation buildings or medium priority preservation buildings that have architectural distinction.

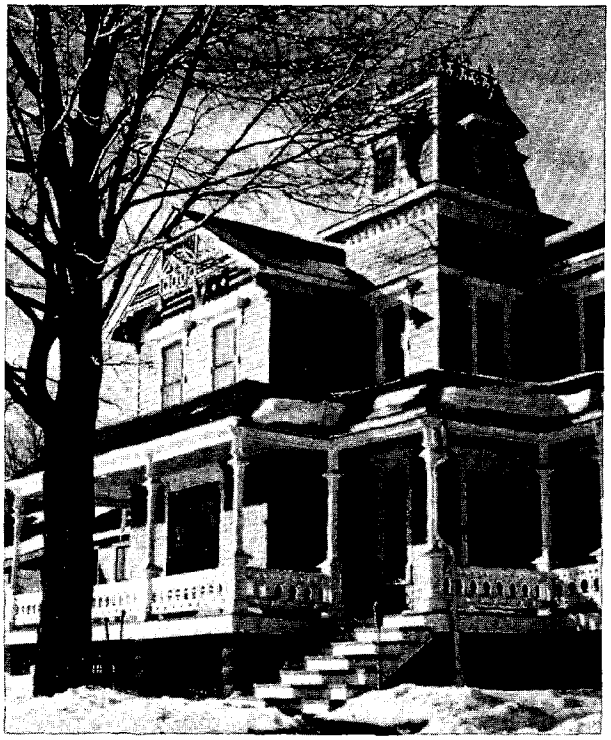
WINDOWS AND DOORS: Because of extensive remodeling, the proportions of first floor windows in commercial structures vary considerably. Early photographs indicate that store front windows were usually higher than their width and often consisted of several vertical panes rather than a single large expanse of glass. Unpainted aluminum windows and doors should be avoided.

OTHER ARCHITECTURAL DETAILS: Many interesting architectural details at the first floor level have been obliterated by remodeling and the addition of new facades. However, at the second floor a variety of interesting details in the form of brackets, cornerstones, brick work, window lintels, decorative wood scrollwork, and boom town facades remain. These are important details that should be preserved.

SETBACK AND SITING CONSIDERATIONS: Nearly all commercial structures border directly on the sidewalk. The majority of buildings (54 percent) abut another structure. Where buildings do not actually touch, there are usually very narrow side yards. The resulting enclosure of Rittenhouse Avenue created by buildings is a quality that should be maintained.

LANDSCAPING: Maples once lined Rittenhouse Avenue prior to the installation of underground utilities and extensive paving. Because they lack proper scale, small shrubbery and landscape features should not be used along Rittenhouse Avenue.

THINGS TO AVOID: Remodeled or gimmicky first floor facades that are out of character with the total structure's design integrity, and the heritage of the community should be avoided. (This most frequently occurs when a separate building material is used.) Refrain from permitting franchised business activities with standardized building design and large, garish, direct lighted, flashing or neon signs. Do not remove structures fronting on Rittenhouse Avenue to create parking areas.



The Residential District

Despite a population decline, this area has maintained an atmosphere of tranquility and stability — a special quality known to relatively few towns. Public buildings — the Catholic, Lutheran and Episcopalian Churches, the Holy Family School, the high school, the old courthouse — accent an otherwise level skyline of one and one-half and two-story houses. Enduring symbols of the past remain in Bayfield's residential district in the form of historic fountains, majestic shade trees, and quaint white frame houses. Because of the abstract qualities of historic serenity, these details and the ones that follow should be regarded as preservation features and areas. The impending threat of residential sprawl must be met with a sensitive awareness of the elements that comprise Bayfield's character.

HEIGHT: The most typical height is 1-1/2 stories occurring on 50 percent of the residential district's structures. Two stories would be an appropriate limit. Low ranch style houses should not be encouraged when located between existing 1-1/2 or 2 story traditional Bayfield houses.

ROOF STYLE: Again, medium gable is most common (55 percent of the residential district's structures).

PLAN FORM: Sixty-four percent of the structures in the residential area are rectangular in plan form. An additional 23 percent are basically rectangular in shape, but minor plan form variations are present, such as the "L" shape or "T" shape.

EXTERIOR COLOR: White is the dominant color (51 percent of the structures) followed by green (10 percent of the homes).

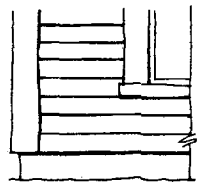
EXTERIOR MATERIAL: Wood dominates the material type used in the residential district. It occurs as clapboard siding on 41 percent of the structures, as drop shiplap on 12 percent and as other types of non-manufactured wood siding on 10 percent of the district's structures.

FOUNDATION TREATMENT: In the residential district foundations are an important visual component of Bayfield's traditional residential architecture. This occurred because many structures were built on sloping hillside lots that required a rather high foundation wall on the downhill side of the building. The abundance of cut sandstone and rounded glacial till field stones provided a distinctive foundation material for the area. When feasible this material should be used in future foundation and wall construction. Where the red-tinged native stone is used with wide mortar joints, the mortar should be tinted red to blend with the color of the stone.

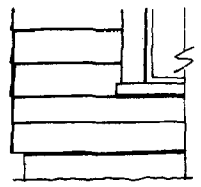
FACADE PROPORTIONS: The proportions between the width and height of the facade of new structures should be visually compatible with visually related and adjacent structures. This is especially important for new homes built between or adjacent to the traditional 1-1/2 and 2 story, older Bayfield houses.

WINDOWS AND DOORS: These are simple rectangles with the long side vertical. Traditional windows, with the occasional exception of the large bay window, consisted of a series of smaller vertical panes. Rectangular windows with the long axis horizontal should be avoided, as should windows with large expanses of glass that are not broken up by panes. Many traditional windows consisted of a four-over-four or six-over-six arrangement of panes. Unpainted aluminum windows and doors should be avoided.

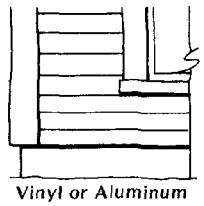
Recommended | **Not Recommended**



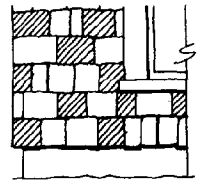
Original Clapboard



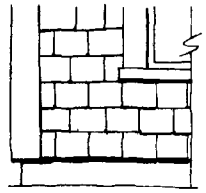
Wide Vinyl or Aluminum



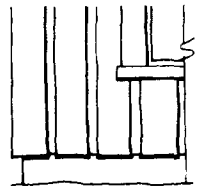
Vinyl or Aluminum



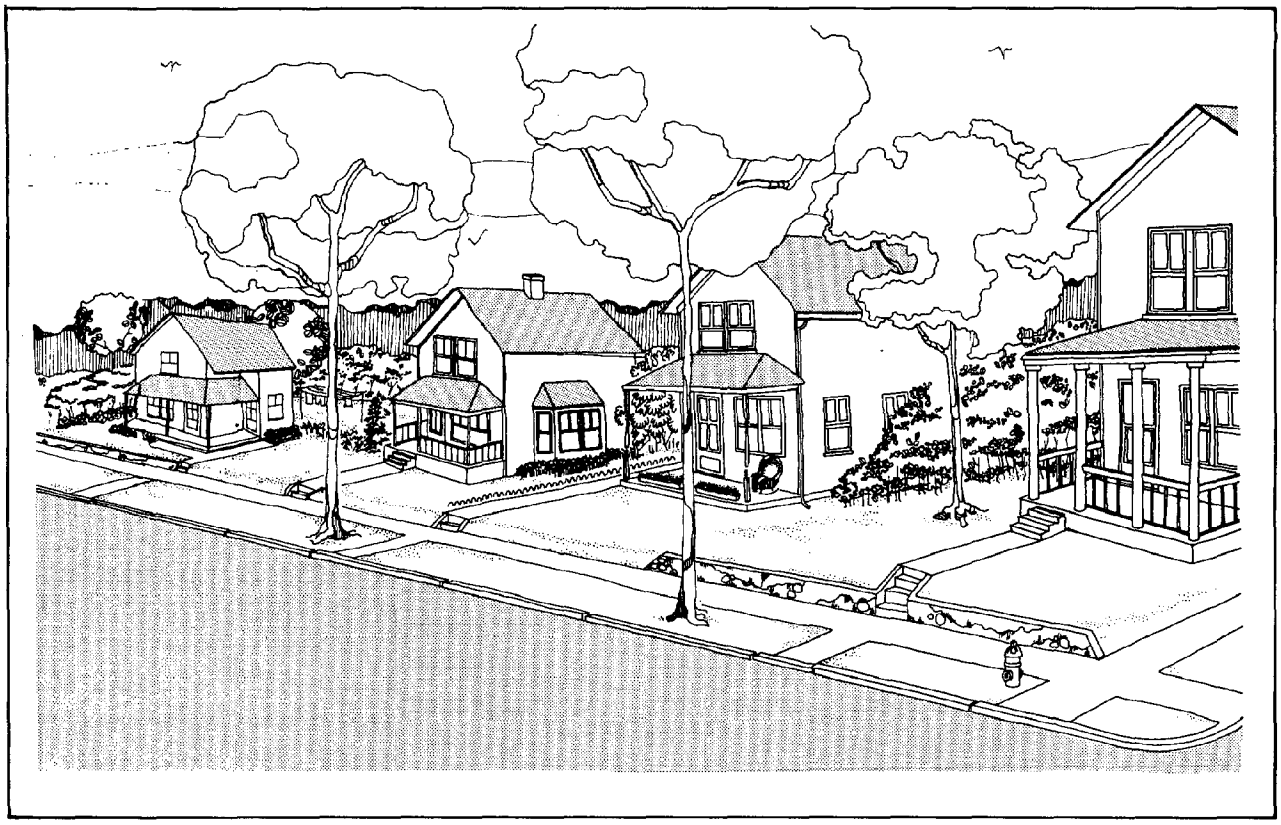
Asbestos Shingle



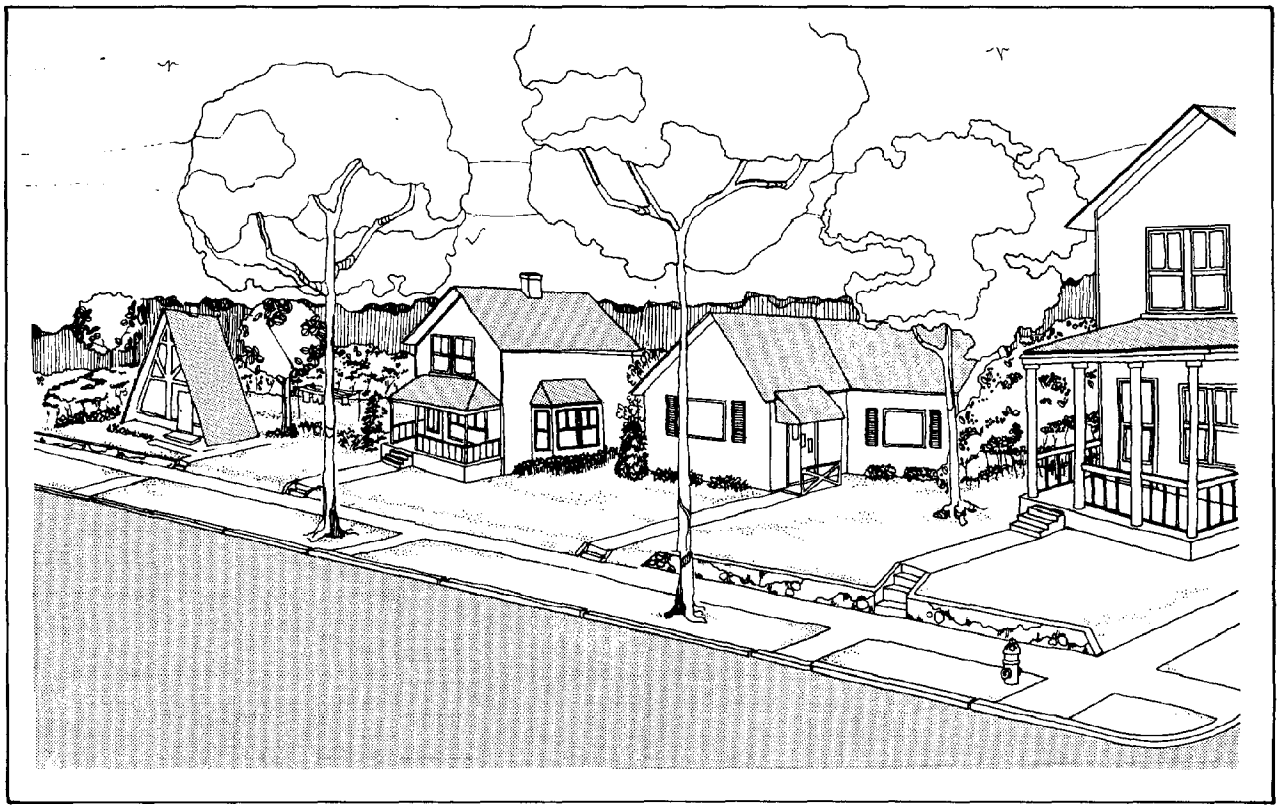
Wood Shingle



Vertical Siding



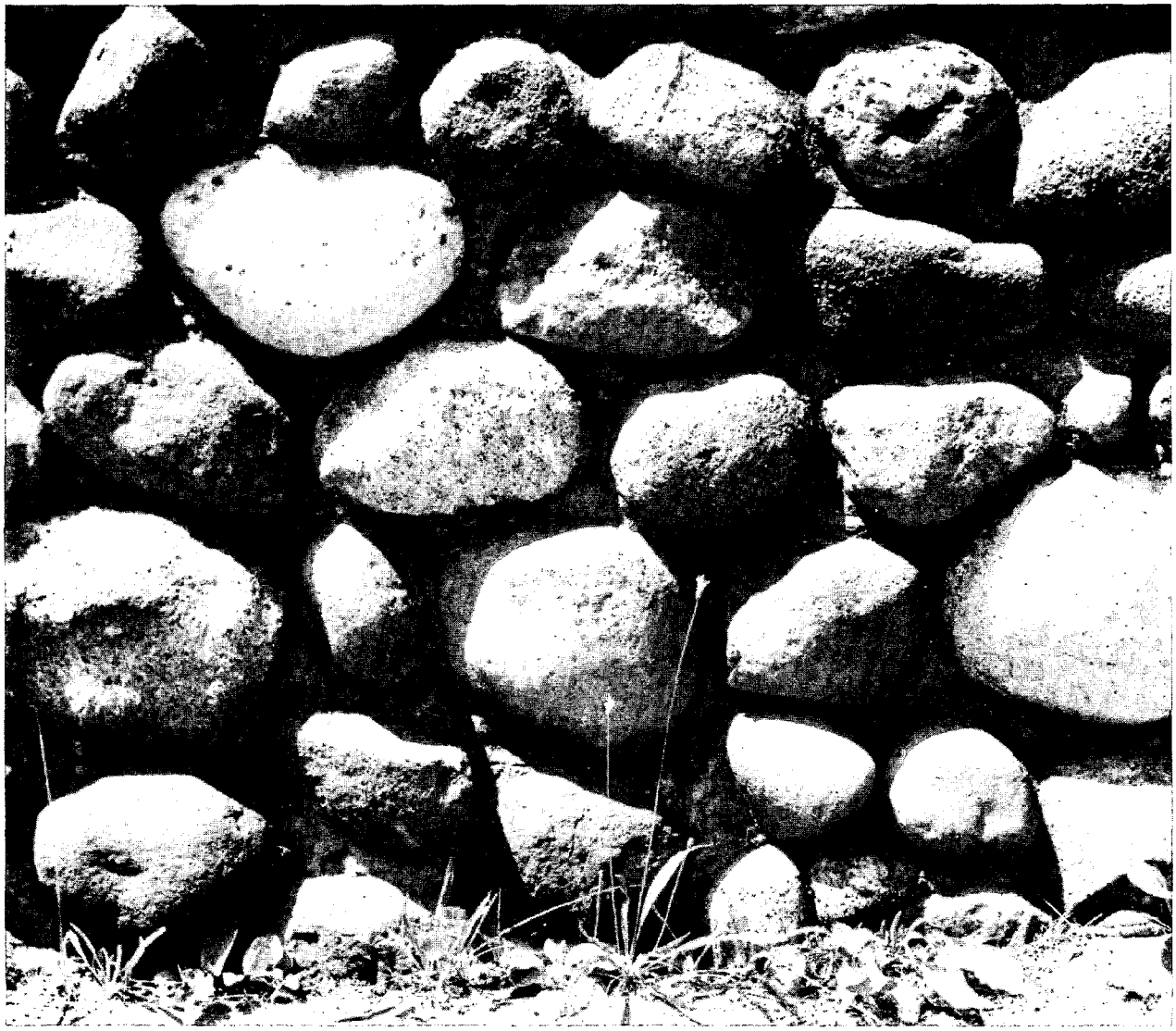
REHABILITATION RETAINING ORIGINAL CHARACTER

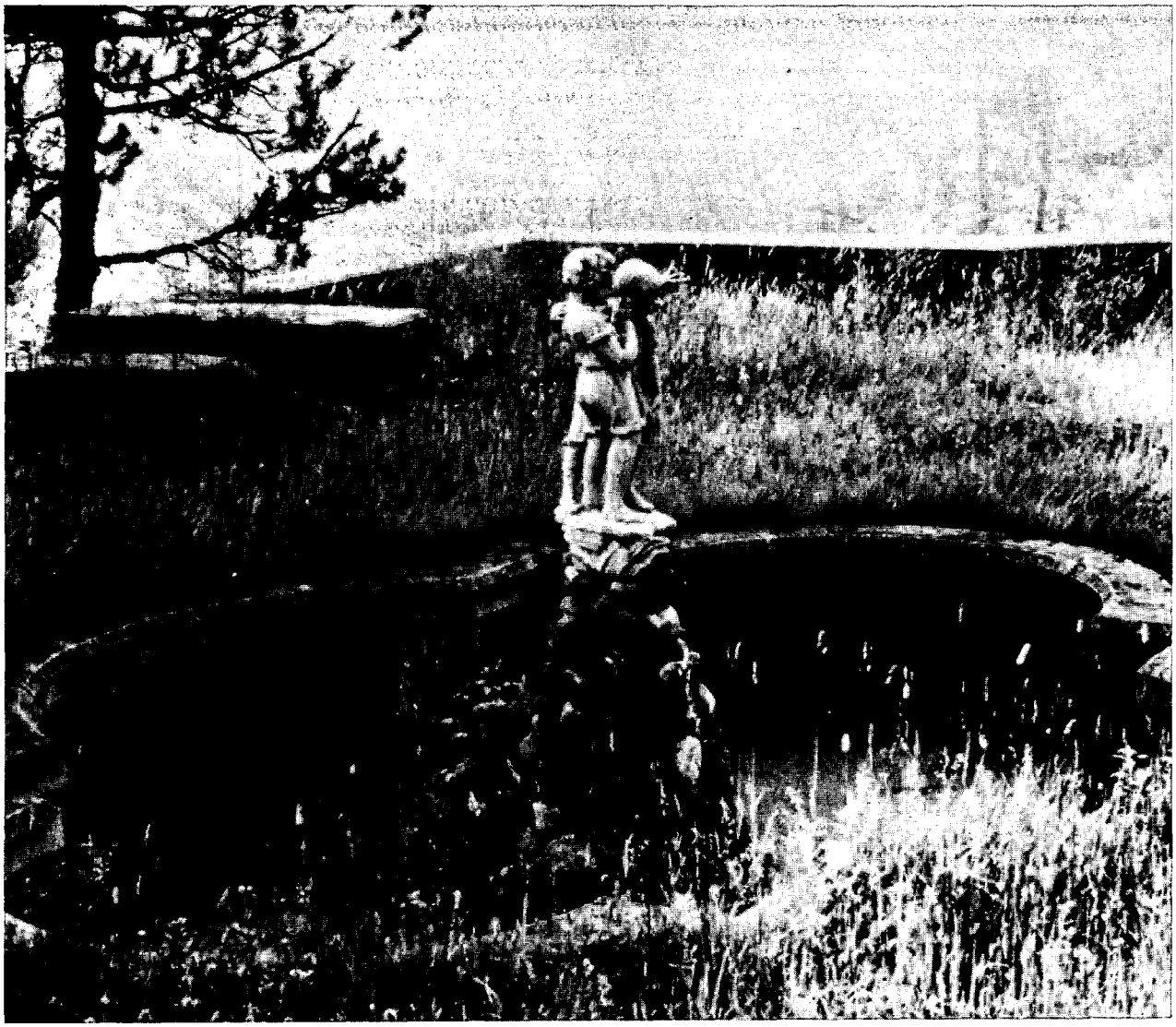


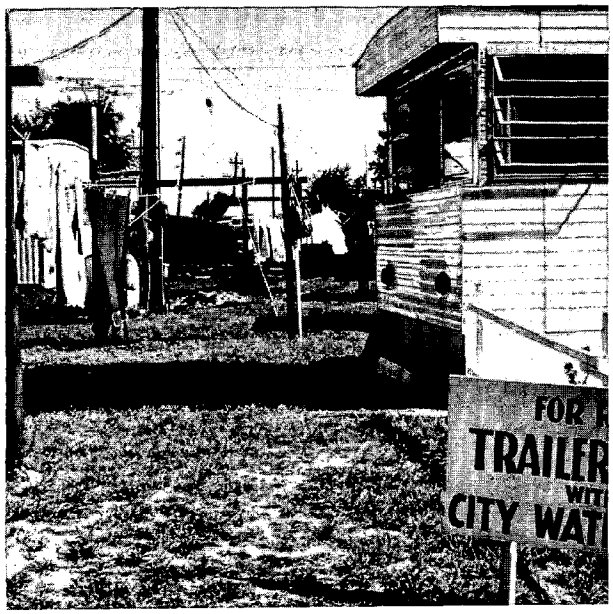
REHABILITATION DIMINISHING ORIGINAL CHARACTER

OTHER ARCHITECTURAL DETAILS: Bayfield houses possess an abundance of decorative woodwork and other details. These include brackets under the eaves, stained glass, wood porches with ornamental railings and pillars, barge boards, and "fish scale" and other forms of scalloped siding. These features should be preserved because they contribute a great deal of visual interest to the residential district. Architectural details should be incorporated as needed to harmonize the modern with the old.

SETBACK AND SITING CONSIDERATIONS: The setback for new structures should be similar to that used for existing structures in the immediate area. Generous sideyards are typical in the district. Traditionally, retaining walls have been used where a significant change in grade has occurred as a result of new construction. These walls are typically constructed of local stone rather than concrete block or railroad ties.







LANDSCAPING: Bayfield homes have traditionally possessed an abundance of fountains and well-kept gardens. The latter remain today as a distinctive feature of the residential district. In new home construction, every attempt should be made to retain existing vegetation. The abundant use of native plant materials would be appropriate.

PARKING: Large parking lots should not be located in the residential district. Where new garages are built for individual homes, the material and style should be in keeping with that of the house.

THINGS TO AVOID: Mobile homes. Metal garages and storage buildings. Gaudy, showy colors on either the siding or trim of structures. Unusual roof forms that have not traditionally been used in the community (for example, mansard or A-frame).

OTHER PRESERVATION PROGRAMS

The Bayfield Historical Society

The recently formed Bayfield Historical Society has been most successful in stimulating a greater appreciation for Bayfield's history. This organization is a natural and appropriate group for providing the leadership and action which executes local preservation programs. To do this effectively, the membership of this organization should be expanded. A vigorous attempt should be made to enlist new members from the many friends of Bayfield that are not permanent residents of the city but are regular summer visitors or property owners in the area.

In addition to sponsoring meetings with speakers on topics of local history as well as summer evening cruise tours, an expanded and more financially secure Bayfield Historical Society could attempt the following:

a. Sponsor tours and open houses of Bayfield's historic architecture.
b. Carry on research efforts about building histories to provide information on exterior and interior design as well as the background of people who were early residents and developers. Publish pamphlets and other material about local history and local preservation efforts.
c. Acquire funds from private individuals, foundations, and agency programs for local historic preservation.
d. Where appropriate, assume responsibility for purchasing, restoring, and managing key historic structures in Bayfield.

A precedent for this type of successful local preservation activity already exists in the small village of Ephraim, Wisconsin, a town similar to Bayfield. (Ephraim is located on Green Bay in Door County). Here some 25 years ago, summertime and year-round residents established the non-profit Ephraim Foundation to "preserve the historical, cultural and educational atmosphere of Ephraim." The foundation purchased and restored the village's early one-room school as a musical festival headquarters. The Ephraim group also provided financial assistance toward rebuilding and preserving a community landmark dock and warehouse as an art gallery, restored and operated a pioneer waterfront general store, assisted in financing a village historic preservation plan, acquired and restored the cabin of one of Ephraim's important early families, and preserved an important parcel of open space in the center of the village.

A Revolving Fund

Many local groups are preserving historic structures with money from a revolving fund. This consists of financial assistance, administered through a non-profit organization, for the purpose of purchasing significant historic structures. These are then either restored by the organization and sold or rented, or they are resold to individuals who agree, through covenants, to properly restore and maintain the building's exterior. All proceeds from rentals, sales, and interest are returned to the fund in order to replenish it. The result can assure the preservation of important local buildings by families who will maintain and acknowledge their historic value to the city. Private interests working through the Bayfield Historical Society or another non-profit group could activate this program.

Adaptive Uses

Short-sighted "modernization" and desire for change should not occur without regard for the recycling potential of Bayfield's sturdy older structures. Many of the city's important historic buildings can be retained by converting their interiors into appropriately new and economically viable uses. Rather than expensive demolition and new construction, a modern interior can be combined with the richness and charm of an historic shell as a positive act of historic preservation for the community.

Teaching Local History

History should be an exciting and meaningful component of the education of our children. Its lessons can be woven into their lives from stories by a grandparent to American history classes at the primary and secondary school level. Teaching and interpreting local history should be part of this activity. It would go a long way toward supplying children with their sense of place in the community and their community's place in the world.

In Bayfield, students from a local school and Northland College in Ashland, Wisconsin conducted oral interviews with senior citizens of both Chippewa and white ancestry in an attempt to record their view of local history. This information could be integrated into a program to interpret the evolution of their city and the surrounding cultural and natural landscape. Such an effort could provide the community with an intimate awareness of its roots and heritage. It could form the basis for an innovative school history curriculum that would involve all the historic resources of Bayfield: its people, especially senior citizens; its architecture; and the photographs, objects and artifacts that help make history come alive in the eyes of tomorrow's citizens.

A Walking Tour

One of the best methods for introducing residents and visitors to the historical, cultural and natural wealth on an area is to entice them while on a walking tour. This is especially true in Bayfield with its uniquely beautiful natural setting and picturesque houses.

In 1974 the Bayfield Chamber of Commerce and the Sigurd Olson Institute of Environmental Studies produced a walking tour pamphlet which was an instant success. The Chamber distributed 3,000 copies in two months. A revised and expanded version of the publication would be a great asset to preservation efforts in Bayfield.

APPENDIX

A Proposed Ordinance for the City of Bayfield, Wisconsin Establishing an Historic District Commission

SECTION 1.0 PURPOSE

It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this ordinance is to:

(a) Safeguard the heritage of the City of Bayfield by preserving a district that reflects elements of its cultural, social, economic, political and architectural history;

(b) Stabilize and improve property values;

(c) Foster civic pride in the beauty and noble accomplishments of the past;

(d) Strengthen the local economy;

(e) Promote the use of historic districts for the education, pleasure and welfare of the citizens of the village.

SECTION 2.0 BOUNDARIES OF DISTRICT

The Bayfield Historic District shall be that area bounded by the corporate city limits.

SECTION 3.0 REGULATION OF STRUCTURES

No structure shall be constructed, altered, repaired, moved or demolished in the Bayfield Historic District unless such action complies with the requirements set forth in this Article.

SECTION 4.0 HISTORIC DISTRICT COMMISSION

4.01 Creation of Commission:
In order to execute the purposes declared in this ordinance there is hereby created a commission to be called the Historic District Commission.

4.02 Membership of the Commission:
(Note, use one of three following sections for the makeup of the Commission).

(a) The existing City Planning Commission.
(or)

(b) Designating the Historic District Commission as a separate Commission
(or)

(c) Either of the above, with provisions for outside expertise from one of the following:

(1) A paid consultant in historic preservation, landscape architecture or architecture.

(2) The Northwest Regional Planning Commission.

(3) University of Wisconsin Extension.

(4) The Sigurd Olson Environmental Institute at Northland College.

4.03 Duties and Powers of the Commission:

(a) It shall be the duty of the Commission to review all plans for the construction, alteration, repair, moving or demolition of any building or structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features), any above-ground utility structure, or any type of outdoor advertising sign in the historic district and it shall have the power to pass upon such plans before a permit for such activity can be granted. In reviewing the plans, the Commission shall give consideration to 1) the historical or architectural value and significance of the structure and its relationship to the surrounding area; 2) the general compatibility of exterior design, arrangement, texture and materials proposed to be used; 3) the conservation of natural features such as existing topography, trees, and shrubbery, streams, marshes and 4) any other factor including esthetic, which it deems important.

(b) The Commission shall have the power to issue a Certificate of Approval if it approves of the plans submitted to it for its review. The Inspector of Buildings shall not issue a building permit until such Certificate of Approval has been issued by the Commission.

(c) The Commission shall have the power to call in experts to aid it in its deliberations.

The Commission shall pass only on exterior features of a structure and shall not consider interior arrangements, nor shall it disapprove applications except in regard to considerations as set forth in the previous paragraph.

It is the intent of this section that the Commission be strict in its judgment of plans for alteration, repair, or demolition of existing landmark structures designated by this study. It is also the intent of this Article that the Commission shall encourage that the making of alterations and repairs to landmark structures be made in the spirit of their architectural style.

4.04 Adoption of Rules:
The Commission shall keep a record, which shall be open to public view, of its resolutions, proceedings and actions. The concurring affirmative vote of a majority of members shall constitute approval of plans before it for review, or for the adoption of any resolution, motion, or other action of the Commission. The Commission shall submit an annual report of its activities to the Mayor.

SECTION 5.0 DEMOLITION REGULATIONS

The landmark structures within the district have great historic or architectural worth and are deemed to be so valuable to the city that their demolition should not be allowed except where deemed a hazard to public health or safety by a responsible public agency. Moving of a structure is to be allowed as a final alternative only if there is no other way to retain the structure on its original site.

SECTION 6.0 PROCEDURE FOR THE REVIEW OF PLANS

(a) Application for a building permit to construct, alter, repair, move or demolish any structure in the Historic District shall be made to the Inspector of Buildings. Plans shall be submitted as follows:

(1) A plot plan showing contour lines; the location of all existing and/or proposed improvements; the location of all trees having height in excess of six (6) feet; and such trees that the owner proposed to remove.

(2) Floor plans.

(3) Drawings showing all elevations.

(4) Description of exterior materials and colors.

(b) Upon the filing of such applications, the Inspector of Buildings shall immediately notify the Historic District Commission of the receipt of such application and shall transmit it together with accompanying plans and other information to the Commission.

(c) The Historic District Commission shall meet within fifteen days after notification by the Inspector of Buildings of the filing, unless otherwise mutually agreed upon by the applicant and the Commission, and shall review the plans according to the duties and powers specified herein. In reviewing the plans, the Commission may confer with the applicant for the building permit.

(d) The Commission shall approve or disapprove such plans and, if approved shall issue a Certificate of Approval, which is to be signed by the Chairman, attached to the application for a building permit and immediately transmitted to the Inspector of Buildings. The Chairman shall also sign all prints submitted to the Commission signifying its approval.

(e) If the Commission disapproves of such plans, it shall state its reasons for doing so and shall transmit a record of such action and reasons therefore in writing to the Inspector of Buildings and to the applicant. The Commission may advise what it thinks is proper if it disapproves of the plans submitted. The applicant, if he so desires, may make modifications to his plans and shall have the right to resubmit his application at any time after so doing.

(f) The failure of the Historic District Commission to approve or disapprove of such plans within forty-five days from the date of application for the building permit, unless otherwise mutually agreed upon by the applicants and Commission, shall be deemed to constitute approval and the Inspector of Buildings shall proceed to process the application without regard to a Certificate of Approval.

(g) After the Certificate of Approval has been issued and the building permit granted to the applicant, the Inspector of Buildings shall from time to time inspect the construction, alteration or repair approved by such certificate and shall take such action as is necessary to force compliance with the approved plans.

SECTION 7.0 DEMOLITION OR MOVING OF HISTORIC STRUCTURES

The demolition or moving of structures of historic or architectural worth shall be discouraged. The Commission shall not issue a Certificate of Approval for demolition except when deemed a hazard to public health or safety by a responsible public agency; or when retention of such structure would cause undue financial hardship to the owner, which would be defined as a situation where more funds than are reasonable would be required to retain the structure; but may issue a certificate for moving such a structure. In cases where approval for demolition is granted for reasons other than public safety or health, such certificate shall not become effective until six months after the date of such issuance in order to provide a period of time within which it may be possible to relieve a hardship or to cause the property to be transferred to another owner who will retain the structure.

SECTION 8.0 PROTECTIVE MAINTENANCE REQUIRED

All buildings and structures that are designated as landmarks shall be properly maintained and repaired as the same level required elsewhere in the city. Should an owner deliberately omit essential maintenance and repairs, which would eventually result in the building becoming so rundown that it would be unreasonable for the city to refuse to allow the owner to demolish the building, the Committee shall bring this matter to the attention of the Inspector of Buildings who shall immediately require protective maintenance and repair to further the economic health, safety and general welfare of the city.

SECTION 9.0 EXCEPTIONS

Nothing in this Article shall be construed to prevent ordinary maintenance or repair of any structure within the Historic District; nor shall anything in this Article be construed to prevent the construction, alteration, repair, moving or demolition of any structure under a permit issued by the Inspector of Buildings prior to the passage of this Ordinance.

SECTION 10.0 APPEALS

Any person or persons jointly or severely aggrieved by a decision of the Historic District Commission shall have the same rights of appeal concerning such a decision as are granted to an applicant who is aggrieved by a decision of the Zoning Board of Review.

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GAYLORD No. 2333 PRINTED IN U.S.A.

Sea Grant Advisory Report #422

UNIVERSITY OF WISCONSIN
SEA GRANT COLLEGE PROGRAM

This work was funded in part by the University of Wisconsin Sea Grant College Program under a grant from the Office of Sea Grant, National Oceanic and Atmospheric Administration, U.S. Department of Commerce and by the State of Wisconsin.

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DECEMBER 1978

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