

Table of Contents

1.0 Introduction

- 1.1 General Information
- 1.2 Grand Ave./Pearl Street Historic District
- 1.3 Downtown/Business District
- 1.4 Buffer Zone
- 1.5 Architectural Styles Found In Mukwonago
- 1.6 Historic Preservation Commission
- 1.7 Certificate of Appropriateness
- 1.8 Historic Preservation Commission Meeting Process
- 1.9 Building Codes and Zoning Ordinances

2.0 Design Guidelines for Alterations

- 2.1 Chimneys
- 2.2 Doors
- 2.3 Driveways and Walkways
- 2.4 Fences and Landscaping
- 2.5 Foundations
- 2.6 Gutters
- 2.7 Masonry
- 2.8 Painting
- 2.9 Porches
- 2.10 Balustrades and Handrails
- 2.11 Mass and Rooflines
- 2.12 Siding
- 2.13 Windows
- 2.14 Wood

3.0 Guidelines for Additions

- 3.1 Expansion of Building Footprint
- 3.2 Decks and Ramps

4.0 Guidelines for New Construction

- 4.1 New Primary Buildings
- 4.2 New Outbuildings

5.0 Guidelines for Demolition

6.0 Resources

1.0 Introduction

1.1 General Information

Mukwonago Village Hall is located at: 440 River Crest Ct.

The mailing address is: P.O. Box 206
Mukwonago, WI 53149

Phone number is: (262) 363-6420

Fax number: (262) 363-6425

Village Website: <http://www.villageofmukwonago.com>

1.2 Mukwonago History

Nestled amid the glacial hills of south Waukesha County is the semi-rural Village of Mukwonago. One of the early settlers described it as the most beautiful area that he had ever seen. The Mukwonago River, fed by springs in the surrounding hills and the waters of Spirit Lake, provided ample water for both a flour and a saw mill in the early years. The countryside, a mixture of forest and prairie, provided an abundance of food and lumber for a growing community.

Mukwonago was first settled by the Potawatomi in the 1700's. The word Mukwonago translates to "Place of the Bear". In the spring of 1836 Sewall Andrews and Henry Camp, the first settlers of European descent, built their homes northwest of the original village and created a plat for the town that they envisioned. Andrews built the first brick house in Waukesha County; it is presently the home of the local Historical Society and serves as the Mukwonago Museum. In the early days Mukwonago was the junction of roads from Platteville and Janesville to Milwaukee.

For the duration of the 19th Century Mukwonago grew as a farming community. In 1885 the construction of the Wisconsin Central Railroad provided farmers both transportation and a method of distribution for their crops. During this period milk processing was the main economic activity.

In the early 1900's the character of Waukesha County began to change from an agricultural-only region to include resort and tourist activities. Travelers from Milwaukee, Chicago, and other parts of the country came to Mukwonago to enjoy the freshwater springs located throughout the town.

In the late 1900's Mukwonago's growth was aided by the construction of the Rock Freeway, Interstate-43, from Milwaukee to Beloit. At that time the Village made a commitment to invest in industrial development and created the Mukwonago Industrial Park.

Presently, excellent schools and an inviting environment still make Mukwonago an attractive location to raise a family. The Historic Preservation Commission is dedicated to restoring and preserving the original character of our village to be shared with future generations.

1.3 Historic Preservation Commission

The Mukwonago Historic Preservation Commission is a board of seven members with expertise or interest in historic preservation or related fields. Members are appointed by the Village Board President, with approval by the Village Board. The commission consists of Historic District homeowners, local business owners, an archaeologist, a realtor, an architect, a historian and a member of the Village Board.

The commission makes decisions regarding the proposed alterations to buildings in the Grand Avenue/Pearl Street District, the Downtown District and the Buffer Zone. If the alterations do not comply with these design guidelines it is the responsibility of the property owner to apply for a Certificate of Appropriateness. The Certificate must be granted before any work can commence.

The Mukwonago Historic Preservation Commission believes it is important to recognize and preserve Mukwonago's character through the preservation of our historic properties. The commission serves to support and assist property owners with these preservation efforts, which in turn enhance the historic character, aesthetic appearance and the property values of the historic district and the entire village.

Prospective applicants are encouraged to attend Historic Preservation Commission meetings to familiarize themselves with the commission and the procedures. They are also welcome to contact individual commission members if they have questions regarding their proposals or need suggestions for finding resources or references regarding historic preservation. However, it should be noted that an opinion expressed by an individual Commissioner does not necessarily reflect that of the Commission.

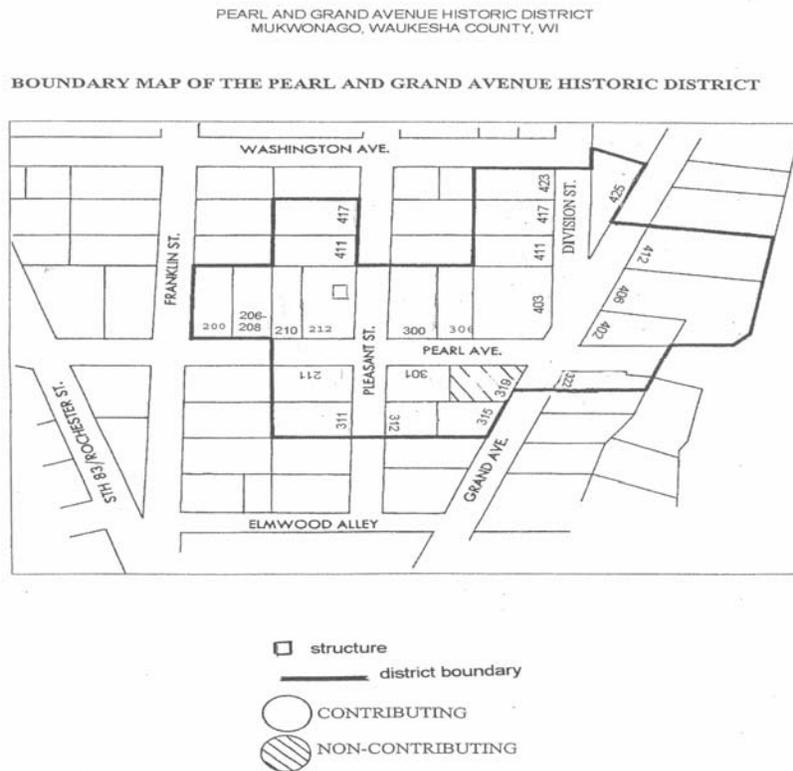
The Historic Preservation Commission meets the first Monday after the first Tuesday of the month, in the Village Hall, at 7:30pm.

1.4 *Grand Avenue/Pearl Street District*

The Mukwonago Historic Preservation Commission was established in February of 2000.

The Grand Avenue/Pearl Street Historic District was entered into the State of Wisconsin Register of Historic Places in 2001. There are approximately 23 homes in the district that serve as examples of 17 styles of historical architecture. These styles include Greek Revival, Italianate, Queen Anne, Gothic Revival, Boomtown, Colonial Revival, Craftsman, American Foursquare, Bungalow, Colonial Period Style, Spanish Colonial Revival, Period Dutch Colonial Revival, Period Tutor Revival, Ranch House, Contemporary, and Vernacular.

Map



1.5 *Architectural Styles Found In Mukwonago*

There are fourteen historic architectural styles found in the Village of Mukwonago. For a detailed explanation of each style and a listing of properties that are an example of each style please refer to a copy of the

Historical/Architectural Resources Survey: Village of Mukwonago, Waukesha & Walworth Counties.

The survey can be found in the reference section of the Mukwonago Public Library or at Village Hall.

1.6 *Purpose of the Guidelines*

The purpose of the Design Guidelines is to clearly explain and assist property owners in determining when projects in the Historic Districts will require Historic Preservation Commission review and approval. The guidelines also serve to:

- Encourage maintenance, repair, preservation, restoration and reconstruction of historic property.
- Encourage the use of historically and architecturally sensitive design choices.
- Promote a public/private commitment for the protection and preservation of buildings and sites of historical significance to Mukwonago

1.7 *Planning and Zoning*

The requirements of the building codes and zoning ordinances must be met in addition to the requirements of the *Historic Preservation Guidelines*. For certain requirements the *Historic Preservation Guidelines* may be more stringent than the building code or zoning ordinance. To obtain building codes or zoning ordinance information you will need to access the village website:

<http://www.villageofmukwonago.com>

Or call the Mukwonago Village Hall at (262) 363-6420 to speak with one of the building inspectors. Also remember you may need permits from the building inspector to complete your project.

1.7 *Certificate of Appropriateness*

A Certificate of Appropriateness (COA) is a certificate authorizing plans for alteration, construction, or (in rare cases) demolition of a property in the *Grand Avenue/Pearl Street Historic District*, *The Downtown Historic District* or the *Historic Buffer Zone*.

An application for a certificate can be obtained from the Mukwonago Village Hall, 440 River Crest Ct. (Phone: 363-6420). The application must be returned to the Village Hall no later than ten (10) days prior to the Historic Preservation Commission meeting that the property owner wishes to attend.

The application for a Certificate of Appropriateness is a detailed request outlining all of the changes to be reviewed. The commission requires samples of materials to be presented with the application for review by the commissioners. The commission also requires exact names of manufacturers, products, and colors as well as detailed descriptions of products and any product identification numbers that may be appropriate. Current photos of the property including detailed photos of the specific area to be worked on and/or drawings of the finished product are highly encouraged. It may be in the best interest of the property owner to retrieve a certificate application early in order to have enough time to complete it.

After the completed application is turned into the Village Hall the property owner or designee will then be placed on the upcoming agenda. It is imperative that the property owner or designee be present at the meeting to answer questions and discuss alternative suggestions put forth by commission members. At the end of the review the Historic Preservation Commission will vote to either recommend the alterations to the Plan Commission or not to recommend. If the proposed alterations are approved and a recommendation is received the Certificate of Appropriateness will be good for six months.

1.8 *Historic Preservation Commission Meeting Process*

The Mukwonago Historic Preservation Commission meets on the first Monday after the first Tuesday of each month at 7:30pm in the board room of the Mukwonago Village Hall. Applicants are asked to give a brief an informal presentation outlining their general request. Upon completion of the presentation the commission will discuss the request, ask questions, offer suggestions, and vote to recommend or not recommend the Certificate of Appropriateness be granted by the Plan Commission. The Commission will apply the following general criteria in considering a request for a Certificate of Appropriateness:

- ∴ The effect of the proposed work on the historical value of the structure or property

- ∴ The effect of the proposed work on the exterior architectural features of the structure
- ∴ The relationship between the results of the proposed work and the exterior features of neighboring improvements in the Historic District
- ∴ The compliance of the proposed work with the guidelines outlined within this document

The Mukwonago Historic Preservation Commission will either recommend or not recommend the issue of the Certificate of Appropriateness to the Mukwonago Plan Commission. The final decision for issue of the certificate will be made by the Mukwonago Plan Commission. Those meetings are held the Monday before the third Tuesday of each month at 7:00 pm at the Village Hall.

2.0 Design Guidelines for Alterations

2.1 Chimneys

Fireplace chimneys are often a defining architectural feature of historic houses. Chimneys may have decorative brickwork and often are a distinguishing feature of the roof profile. Therefore, historic chimneys should be preserved.

Recommended:

Historic chimneys

- Adding a flue liner to historic chimneys for safety reasons.
- Keeping flue caps as inconspicuous as possible.
- Following the recommendations for masonry repair in section 2.7 *Masonry*.
- Repairing and capping unused historic chimneys in a manner that prevents vermin from entering the chimney, but allows air circulation.

New chimneys

- Using masonry to construct full-height exterior fireplace chimneys in a manner that is consistent with the architectural style of the building.

- Boxing and finishing new chimney pipes that penetrate the roof with thin brick veneer or stucco.

Disallowed:

Historic chimneys

- Removing prominent chimneys that are important to the historic architectural character of the building
- Plastering over masonry chimneys in place of proper repair.
- Pointing with mortar that is too hard for historic, soft brick.
- Using synthetic sealants, adhesives and/or wraps to repair masonry chimneys

1.2 Doors

The original size and shape of door openings should be maintained. Many historic entrance doors are of panel-type construction or solid frames with glass lights in the upper part of the door. Historic storm doors are often wood doors with removable sashes. These historic door styles should be used when it is necessary to replace original doors. Historic garage doors often possess distinctive design features and should be retained whenever possible.

Recommended:

Historic Doors

- Repairing historic doors rather than replacing them.
- Replacing badly deteriorated doors with new doors that are similar in size, material, style, and appearance.

New Doors

- Installing a wood screen door that accepts sashes with glass or screen.
- Adding new door openings that are trimmed to match other doors and windows in the building.
- Substituting a material in place of wood for doors and screen doors only if the substitute material retains the style and appearance of the historic doors and screen doors. The substitute material must be durable, accept paint, and be approved by the historic Preservation Commission.

Garage Doors

- Retaining and repairing historic garage doors where practical.
- Installing new garage doors that resemble the styles of historic ones, or installing new garage doors that are simple in design. Smooth or simple panel type doors may be used.
- Adding trim to garage door openings that match that of other doors and windows in the garage.

Disallowed:

New doors

- Installing flush entrance doors or modern door styles.
- Installing sliding patio doors if they were not original to the building or consistent with the architectural style.
- Installing natural aluminum storm doors.
- Blocking down door openings to accommodate standard door sizes.

Not Recommended:

- Installing a double car garage door where two single car doors are possible.

Exceptions:

- Sliding patio doors or other modern style doors may be installed on the rear of a primary building provided that the openings are trimmed to match the existing doors and/or windows.

1.3 Driveways and Walkways

Site features can contribute significantly to the character of a neighborhood, streetscape or property. Accommodating parking, site access and other modern outdoor needs should be done in a discreet manner.

Recommended:

- Repairing historic brick paving materials.

- Providing a sidewalk that connects the entrance door or porch to the public sidewalk.
- Driveways leading from the street to garages or parking areas should be one lane in width, but may be widened toward the back of the driveway to provide access to multi-stall garages or parking spaces.
- Asphalt is allowed, but aggregate is preferred.

Disallowed:

- Providing parking spaces between the primary structure and the street.
- Adding curb cuts and driveways if access is available through an alley.

Not Recommended:

- Replacing historic brick paving with concrete.

1.4 Fences and Landscaping

Fences are a structure not integral to a building that are used as a barrier to define boundaries, screen off or enclose a portion of a property. Historic fences include a wide variety of styles, scale and construction materials. Because of the highly diverse make-up of historic fences, many types may be appropriate for use in the historic district.

Recommended:

Fences

- Fences that are compatible with the historic structure. The size and scale should relate to the character and historic period of the structure.
Mukwonago Historic Preservation Residential Guidelines
- Original fences are repaired and maintained rather than replaced.
- Removing and replacing non-historic fences with fences of historic design and material.
- Existing fences that are historically appropriate, that require replacement due to deterioration, are replaced in kind.
- New fences intended to replace missing fences reproduce the historic style wherever possible. The existence of historically inconsistent fences in the area is not a basis for approval of another inconsistent fence.

- Using wood, iron and other historic materials.
- Wood fences are stained, preferably with a durable product, preferably oil-based, and are expected to be maintained.
- Front yard fences that are set back two feet from the sidewalk and kept under a height of 42 inches.
- Back yard fences that are kept less than six feet in height.

Landscaping

- Removing trees that are planted closer than 20 feet to historic buildings and shrubs planted closer than 5 feet. Trees and shrubs can increase moisture and mold at the exterior walls and roots can damage foundations.
- Using shrubs or other landscaping to soften the appearance of a fence.
- If used for screening; shrubs must be matured to 2/3 the size of the fence at the time of installation.

Disallowed:

Fences

- Fences that impede “clear vision”. These fences at intersections or driveways may be a safety concern.
- Chain link, woven or lattice panel fences.
- Removing historic metal fences
- Vinyl fencing

Not Recommended:

Landscaping

- Removing mature trees unless the tree is causing damage to a building, is diseased, or is structurally unsound. As determined by a professional arborist.

Exceptions:

- Brick or stone fences may be approved on an individual basis.

1.5 Foundations

Foundations provide a base for a building and make transition from the walls above the grounds to the walls or supports below the ground. The amount of exposed foundation varies with historic structures, but is typically 12 to 30 inches. On brick or stone structures the foundation material may be different in color and texture than the wall material, and the two are often separated by a belt course of yet another material or pattern.

Recommended:

Historic Foundations

- Correcting all sources of moisture and other circumstances that may cause damage to the foundation wall and footings.
- Repairing historic foundations rather than replacing them.
- Repairing or replacing, if necessary, foundations with materials that appear similar to the existing materials in size, texture, composition, and joint profile.
- Repairing stucco with a mixture that matches the existing color, texture, and composition.
- Retaining the size and shape of historic door openings, window openings, and storm cellar entrances in the foundation. If new window wells are required, the materials used must appear similar to the existing foundation material.
- Removing all non-historic materials.
- Maintaining a slope away from the foundation to prevent standing water or drainage toward the foundation.

Disallowed:

Historic Foundations

- Covering exposed brick, stone, and textured concrete block foundations with a cement plaster or stucco.

Not Recommended:

Historic foundations

- Raising the adjacent grade at the foundation to cover what was historically exposed.
- Painting masonry or concrete foundations that were originally unpainted.

Exceptions:

New foundations

- For replacement foundation walls and piers, concrete or rock face concrete block may be used in place of masonry units that appear similar to the existing.

2.6 Gutters and Downspouts

Original built-in gutters are important design features of historic buildings. Removing these may require a building permit and must be approved by the Historic Preservation Commission.

Recommended:

Original Built-in gutters

- Repairing original built –in gutters.
- Submit gutter profile prior to approval.

New downspouts

- Installing metal downspouts placed vertically near the corners. They should be painted to match the background wall color.

2.7 Masonry

Masonry is designed to resist weathering without paint or any other protective coating while retaining an appealing appearance. As such, it is a relatively maintenance-free material. When there is deterioration of masonry, the single most important step is to locate and repair the cause of the problem before going to the expense and trouble of repairing the masonry. When repairing masonry, four important properties should be considered: color, texture, dimension and hardness of the masonry units.

Recommended:

Historic Masonry

- Removing all vines. Vines cause masonry to retain moisture. Their root-like holdfasts can cause damage to mortar joints.
- Removing deteriorated mortar by hand. Raking joints with hand tools is less likely to damage the masonry. The Historic Preservation Commission may, at its discretion, allow for the use of electric grinders by a qualified professional to remove mortar.
- Replacing deteriorated masonry units with ones that appear similar to the existing masonry units in color, size and texture, and that have an appropriate hardness.
- Using mortar that is similar in hardness to the original mortar. A recommended mix for historic masonry contains 1 part white Portland cement, 3 parts lime and 9 parts sand. If necessary dye may be added to the new mortar to match the color of the original mortar. This mix is suitable for both laying and pointing masonry walls.
- Making mortar joints that match the dimensions of the original joints. Historic mortar joints are often narrower than those commonly used today.
- Cleaning new mortar smears from the masonry face with a mild acid designed for that purpose.
- Cleaning historic masonry using a natural bristle brush and mild, water-based detergent. Sometimes a gentle chemical method may be appropriate, but only if it does not damage the masonry.

Disallowed:

Historic Masonry

- Sandblasting, water blasting or any other abrasive cleaning method. Blasting can cause very serious damage by destroying the protective exterior surface and exposing the softer interior to rapid deterioration. This damage cannot be repaired.
- Pointing soft historic masonry with a strong Portland cement mix or synthetic caulking compound. Hard mortars will damage soft historic masonry such as brick.
- Painting or sealing historic masonry that has not been painted before.

2.8 Paint and Color

Paint schemes should be simple. Colors should be selected to complement the style and period of the building. The Mukwonago Historic Preservation Commission has literature that recommends historically appropriate paint colors and schemes. For information please contact the Mukwonago Village Hall to speak with a commission member. A review is not required if the building is being painted to match exactly the current colors and scheme.

Recommended:

Repainting

- Removing loose and peeling paint and cleaning the surfaces to be painted in accordance with pertinent State and Federal guidelines. Practices that help reduce the potential for the creation of lead dust, such as misting surfaces with water when scraping, are encouraged. Old paint that is sound and reasonably smooth should be left in place as a foundation for the new paint.
- Taking all recommended safety precautions, including using a proper respirator to avoid breathing the fumes or dust from lead-based paint.
- Collecting and properly disposing of paint chips and other waste.
- Priming, caulking and finishing with high quality products.
- Removing any grayed surface of weathered wood by sanding.
- Treating dry wood with linseed oil and priming with an oil-based primer.

Paint color

- Choosing a color scheme that is consistent with the architectural style of the building. Typically, this would be one color for the body of the building, one or two colors for the trim, and a black or dark green for storm sashes. If a horizontal board delineates the upper floor of the building, a second color may be used for upper floor walls.

Not recommended:

Repainting

- Dry sanding, sandblasting or using high-pressure sprayers to remove paint from masonry or wood.
- Using high heat or open flames for paint removal.
- Using paint strippers containing methylene chloride.
- Using other methods with a high potential to create lead dust that are discouraged by State and Federal guidelines.

Paint color

- Choosing bright, obtrusive colors.
- Painting a building entirely white.

2.9 Porches

Porches are the focus of many historic buildings and help define their overall character. In historic residential neighborhoods front porches help to establish a sense of community. Front porches and sun porches should be preserved for both their architectural and social value.

Recommended:

Historic porches

- Restoring original roof pitch and other design elements.
- Repairing or restoring historic porches and conserving as much of the historic material as possible.
- Replacing badly deteriorated components with new ones that match the historic components in design and material. Custom fabrication of

columns, brackets, pedestals, and moldings may be necessary, but many porch components can be ordered through lumber yards.

- Using vertical-grained fir porch flooring for its resistance to weathering.
- Constructing or replacing missing balustrades and handrails using historic photographs or in a style that is consistent with both the building and the neighborhood. (See section 2.10 *Balustrades and Handrails*)
- Using wood steps for a wood porch and tile, brick or concrete steps for a masonry porch.
- Leaving exposed support piers below the porch columns. Skirting must be added to fill the space below the porch floor and grade if this space is 24 inches or greater. The skirt must be located between the porch piers.
- Constructing porch skirting using 3-6 inch wood frame with slats fastened to the back of the frame in a vertical or lattice pattern.
- Enclosing only a portion of the porch with screens to provide a sitting area that is to the side of the steps and front entrance of the house. The screens should be set behind the columns and balustrades to preserve the historic appearance of the porch.

Wood substitutes

- Substituting a material in place of wood only if the substitute material retains the appearance and function of the original wood. The substitute must be durable, aesthetically compatible to the house, and be approved by the Historic Preservation Commission.

Disallowed:

Historic porches

- Removing a historic front porch.
- Changing the original roof pitch. Newer materials including EPDM rubber sheeting and heat-sealed asphalt products make the maintenance of low-pitched roofs easier than in past years.
- Enclosing front porches or other porches that are highly visible from the street with permanent windows and/or walls.

New materials

- Using wrought iron elements unless they were part of the historic design.

- Using unpainted treated wood for elements that would have been painted in their historic applications.
- Using precast concrete steps on the front or side elevation if the steps will be highly visible from the street. They are acceptable in a rear elevation.

Wood substitutes

- Substituting a material in place of wood that does not retain the appearance and function of the original wood.

2.10 Balustrades and Handrails

Balustrades and handrails serve as both decorative and functional elements on porches, balconies and steps. For historic properties the design should be consistent with the architectural style, but not at the expense of safety.

Recommended:

Historic balustrades and handrails

- Repairing historic balustrades and handrails
- Replacing badly deteriorated components with ones that match the historic components in design and material

New balustrades and handrails

- Constructing or replacing missing balustrades by using historic photographs or by choosing a style that is consistent with the architectural style of the building.
- Installing turned balusters in balustrades that have an actual diameter of 2 inches or greater or square spindles that are 1 ½ inches or greater in width.
- Installing top and foot rails that are at least 2 inches in thickness. These can be made with ¾ inch and 5/4 inch lumber glued together.
- On buildings where a spindled balustrade would be most consistent with the architectural style spacing spindles so that the balustrade is at least 40% solid. Spindles must be spaced so that no gap between the spindles exceeds the building code. This is for child safety.

- Providing the handrails on porch steps as required by the building code. Handrails should match the historic balustrade height on the porch unless otherwise specified by the building code. The handrail must have a continuous member that can be easily gripped. The handrail should match the porch balustrade.
- Sloping the top and foot rails slightly to allow water to be shed from these surfaces and help prevent deterioration of these members.

Disallowed:

Historic Balustrades and Handrails

- removing historic balustrades or railings
- Covering the historic balustrades or railings with materials such as siding.

New balustrades and handrails

- Using unpainted treated wood for elements that would have been painted in the historic application.
- Using wrought iron elements unless they were part of the historic design.

2.11 Mass and Rooflines

Mass and roof pitch are defining characteristics of historic architectural styles. Most of the roofs in historic neighborhoods were originally sawn cedar shingles, although standing seam metal was sometimes applied. The texture of the wood shingled on the steep-pitched roofs was a prominent feature of historic neighborhoods during the 19th and early 20th centuries.

Recommended:

Original roofline and mass

- Preserving the original roof pitches and spans.
- Preserving the original walls and vertical corners that define the massing of a historic building.

Materials

- Preserving historic trim such as crown molding, skirt and frieze boards and decorative metals.

- Replacing a special historic shingle with one of a similar style when old shingles need replacing.
- Using asphalt shingles that resemble the texture and color of weathered wood shingles for roofs that originally had wood shingles.
- Painting metal roofs dark colors, usually dark red or green, or a natural metallic silver color.

New Dormers

- Designing new dormers to be of a size, scale and proportion that is consistent with the architectural style.
- Designing new dormers such that the face of the dormer is primarily composed of window area.
- Adding dormers to an existing roof in a manner that does not significantly alter the character of the historic building.
- Adding that are in proportion to the roof's overall size. The width of the dormers in proportion to the roof on which they are located should be consistent with the architectural style.
- Adding dormers that are no closer than 3 feet to an existing gable end or hip. The intent is to avoid significantly altering the original rooflines.
- Constructing gabled and hipped dormers that have roof pitches similar to the pitch of the main roof.

Disallowed:

Original roofline and mass

- Substantially altering the roof pitch of a historic building on one or both sides to the roof to gain headroom below the rafters.

New Dormers

- Adding dormers that are wider than ones commonly found in the neighborhood or on buildings of a similar architectural style.
- Adding dormers that extend above the existing peak of the roof,

Not recommended:

- Installing antennas, vents, solar collectors skylights or other mechanical devices **on prominent street elevations.**

2.12 Siding

Wood siding is prevalent throughout historic neighborhoods in Wisconsin. Most often it is plain clapboard siding with an exposure between 3 and 5 inches; however, it is sometimes tongue and groove, shiplap, or wall shingle siding. Wood siding along with the trim details and a variety of paint colors combine to make one of the most important defining characteristics of historic districts. The display of detail and color is essential to the character of old neighborhoods and therefore siding must be protected by the design guidelines.

The primary threat to the traditional appearance of older neighborhoods has come with the application of synthetic siding. This has been installed in an effort to avoid periodic painting. While synthetic siding may last longer than a paint job, it does deteriorate over time and does need to be replaced when it fades, cracks, dents, or deteriorates. The application of synthetic siding covers many architectural details of a building, damages the historic siding and trim, and in some cases necessitates the removal of historic elements altogether. For all of the reasons stated above, the covering of historic properties with synthetic siding is not allowed.

Recommended:

Historic siding

- Repairing historic wood siding and trim.
- Replacing deteriorated sections of wood siding with new or salvaged wood siding that matches the historic wood siding.
- Removing synthetic siding and repairing historic wood siding and trim.

Wood substitutes

- Substituting a material in place of wood siding only if the substitute material retains the appearance and function of the original wood. The substitute material must be durable, accept paint and be approved by the Historic Preservation Commission. In many applications, fiber cement board is an approved wood substitute.

Synthetic Siding

- Matching synthetic siding may be used to repair damage to existing synthetic siding.

Disallowed:

Historic trim

- Removing historic trim pieces such as door and window trim, skirt and frieze boards, and corner boards.
- Covering historic trim such as door and window trim, skirt and frieze boards, and corner boards.

Synthetic siding

- Applying synthetic siding such as aluminum, vinyl or false masonry siding.

2.13 Windows

Windows are one of the most important elements that define a building's architectural character. Important window characteristics are the window type, size, proportion, trim and pattern of divided –lights. Most often, historic windows are double hung, but casements were occasionally used. Except for small decorative windows, historic windows are generally considerably taller than they are wide, and the lower and upper floors windows are often aligned vertically.

Recommended:

Historic windows

- Preserving the historic windows by repairing sashes and frames.
- Retaining historic window frames and replacing badly deteriorated sashes with new sashes that match the historic ones.

Replacement windows

- Replacing badly deteriorated windows with new ones that match the type, size, sash width, trim, use of divided lights, and overall appearance of the historic windows.
- Using new wood windows and sashes, if necessary, to replace historic wood windows and sashes. The use of metal-clad, solid-wood windows is acceptable. Replacement windows and trim must accept paint. Divided-lights may be created with muntin bars that are adhered to both sides of the glass, but not with snap-in muntin bars.

- Replacing a bedroom window, if required for egress by the building code, with a new one that matches the size, trim, use of divided-lights and overall appearance of the previous bedroom window or other windows in the house.

New windows

- Adding windows that match the type, proportions, trim, and appearance of the historic windows. The sash width must be similar to that of the original windows.
- Adding new windows in a location that is consistent with the window pattern of the historic building or buildings of similar architectural style.

Storm windows

- Installing traditional wood storm windows and screens on older buildings.
- Installing wood-frame combination storm windows with screens that resemble traditional wood storm windows. The use of metal-clad, wood – frame combination storm windows is acceptable. Storm windows must accept paint.

Disallowed:

New and replacement windows

- Installing modern types of windows including sliding, awning, casement, and bay windows when they were not original to the building, consistent with the architectural style, or required for egress.
- Installing metal, vinyl clad or vinyl windows when they were not original to the building.
- Using snap-in muntin bars to achieve the appearance of divided lights.

Not recommended:

Storm windows

- Installing exterior metal or vinyl storm windows.

Shutters

- Installing shutters on windows that did not historically have shutters.

Exception:

- Vinyl or vinyl clad windows may be used for replacement of basement windows provided the foundation wall is no more than 18 inches above grade.

2.14 Wood

Most of the structures in the Pearl Street/Grand Avenue Historic District are of wood frame and have wood siding. Many dwellings have wood elements such as trim, windows, doors, porches, cornices, decorative elements, and pediments. While most wood is relatively inexpensive, durable, and easy to work with, it must be maintained properly to have a long life.

Recommended:

Historic wood

- Repairing historic wood elements rather than replacing them.
- Using epoxy products, such as Wood Epox and Liquid Wood by Abatron, to consolidate deteriorated wood components and fill or reconstruct missing wood.
- Duplicating and replacing historic wood elements when they cannot be repaired.
- Replacing damaged wood components with new or salvaged wood components that match the historic ones.
- Monitoring wood surfaces for signs of excessive water damage, rot, or pest infestation. Keeping all surfaces primed, painted and appropriately caulked in order to prevent wood deterioration.
- Eliminating excessive moisture problems such as leaky floors, gutters, and downspouts. The improper venting of baths, kitchens, basements and dryers may cause moisture problems.
- Removing vegetation that is growing against the wood elements or siding.

Wood substitutes

- Substituting a material in place of wood **only** if the substitute material retains the appearance and function of the original wood. The substitute material must be durable, accept paint, and be approved by the Historic Preservation Commission. For many applications, fiber cement board is an approved substitute for wood.

Disallowed:

Historic wood

- Covering original wood siding, soffits and eave boards with another material such as vinyl or aluminum siding.
- Using destructive and dangerous paint removal methods such as sandblasting, water blasting, or burning with propane or butane torch.
- Removal of historic wood elements such as trim, porches, cornices, and decorative elements.

Wood substitutes

- Substituting a material in place of wood that does not retain the appearance and function of the original wood.

3.1 Expansion of a Building Footprint

When planning an addition that expands the building footprint, consider first how a new exterior form and roof can be added to the existing house in a manner that is compatible with the design of the historic building. Often, the desired interior space dictates the location and size of the addition, and the resulting roofline will appear awkward and inconsistent with the historic structure. The Historic Preservation Commission strongly recommends using a design professional to help evaluate space needs and plan a compatible addition.

Recommended:

Design

- Preserving significant historic materials and features of the original structure such as decorative windows, brackets, porches, and trim.
- Designing an addition so that it does not diminish the character of the historic structure.
- Distinguishing between the historic structure and the new addition. This may be accomplished easily by offsetting the walls of the addition from the walls of the historic structure.
- Matching key horizontal “lines” on the existing building such as water table, eave height, window head height and band boards, in order to provide continuity between the addition and the historic structure.

- Using a palette of materials that is similar to that used on the historic structure.
- Placing building additions at the rear of the property, if possible. Additions at or near the front of an existing building must be set back at least 18 inches from the front plane of the historic building, and must be differentiated by a change in the roofline or other means.

Foundations

- Constructing an addition foundation that appears similar to the historic foundation in color, texture, unit size and joint profile.

Mass and Roofline

- Constructing additions that are consistent with the massing and roofline of the historic building. This requires that the wall areas and corners, as well as the roof pitches and spans, are all consistent with the existing building and have a proportion that is similar to that of the existing building.
- Constructing the roof overhang, soffits and eaves of the addition so that they match the roof overhang, soffits and eaves of the existing building. When the eaves of an addition intersect with the eaves of the existing building, care should be taken to assure that the two eaves align properly. The trim details of the new eave should match the eave detail of the existing building.

Siding

- Applying siding to a new addition that appears similar in size, shape, texture, and material to the existing siding on the building.

Masonry

- When using masonry on an addition using new masonry that appears similar in color, texture, unit size, and joint profile to the historic masonry.

Wood

- Constructing additions with materials that appear similar to the historic siding, trim, moldings, and other details of the original building.

Paint and Color

- Painting additions to match the existing historic building.

Windows

- Using windows that are of a similar type, proportion, and divided light pattern as those in the original structure.
- Following the guidelines for new windows in section *2.13 Windows*.

Doors

- Installing doors in additions that match the material of the historic doors and have a similar style and appearance as the historic doors in the existing building.
- Installing French doors or doors of a similar type in additions where a large opening is desired.
- Following the guidelines for new doors in section *2.2 Doors*.

Gutters and Downspouts

- Constructing built-in gutters in additions to historic buildings that have built-in gutters.

New Porches

- Constructing new porches that are consistent with the historic building or similar porches of the same architectural style.
- Constructing new porches that are more than 18 inches above grade using traditional porch construction with wood joists and wood flooring.
- Adding skirting to fill the space between the porch floor and grade if this space is 24 inches or greater. The skirt should be constructed between the porch piers.

Balustrades and Handrails

- Following the guidelines for new balustrades and handrails in section *2.10 Balustrades and Handrails*.

Chimneys

- Constructing new exterior fireplace chimneys of masonry or stucco if the chimney is highly visible from the street.

Disallowed:

- Constructing an addition between the historic building and the street.
- Leaving large expanses of wall surface uninterrupted by windows or doors.
- Constructing an addition that is not distinguishable from the historic building.
- Using synthetic siding on an addition instead of the historic siding type or a substitute material approved by the Historic Preservation Commission.
- Adding space to a structure by enclosing a historic front or side porch.

Not Recommended:

- Constructing an addition that expands a historic house vertically and increases its overall height. Remodeling an attic space and adding dormers is acceptable.

Exceptions:

New Foundations

- For additions to foundations, concrete or textured concrete block may be used in place of masonry units if they appear similar to the original masonry.
- For additions to foundations, it is acceptable to match the color of the original foundation by using paint or masonry stain rather than matching the material and appearance of the original foundation material.

New Masonry

- Additions to masonry structures may be sided with wood. The siding type must be consistent with the age and architectural style of the historic building. The trim must be consistent with both the siding type and the architectural style of the building. Any substitute materials must be durable, accept paint, and be approved by the Historic Preservation Commission.

Wood

- Window trim, door trim, fascia and frieze boards, and corner and band boards on additions must be similar to those on the historic structure. However, other details of the historic building may be omitted, simplified, or enhanced on additions as long as they are compatible with the existing structure.

Windows

- Modern window types, such as casement windows, may be used in additions provided that they have overall proportions comparable to those found on the historic building and a similar divided light pattern. The windows must be trimmed to match the historic windows in the building. The windows may be installed side-by-side, but they must have a mullion between them if mullions were used between windows on the historic structure. Transom-like or half-round fixed glass units may be used if they create a traditional-looking window arrangement consistent with the historic building style.

Porches

- Porch floors may be concrete if the floor is no more than 18 inches above grade. Porches with floors that are more than 18 inches above grade must be built using traditional porch construction with wood joists and wood flooring.
- Dimensional lumber may be used for decking provided the gaps between the floorboards do not exceed 1/8 inch.
- Porches on rear elevations need not reproduce historic details.

Gutters and Downspouts

- Additions need not have built-in gutters unless the new gutters align with the built-in gutters of the existing building. For instance, a one-story addition need not have built-in gutters if it is attached to a two-story wall.

3.2 Decks and Ramps

Decks and ramps are features that are not typical in historic structures. They are modern inventions designed to meet the needs of our modern lifestyle and building codes. As such, it is not necessary that they duplicate the details of the building to which they are attached. However, they should be as unobtrusive as possible.

Ramps may be approved that accommodate reasonable access and use by disabled persons provided they do not significantly alter or detract from the historic character of the building. The Historic Preservation Commission will work with applicants to find designs that will accommodate their needs and are compatible with the historic character of the building.

Recommended:

Decks

- Locating a new deck on the back of a primary building, opposite the street facing façade and set in from the side walls at least 8 inches.
- Designing decks so that the size, scale, and location do not detract from the character of the district's rear yards, if significant to the district.
- Attaching decks to the building in a manner that will not damage the exterior wall or other historic materials, or cause wood siding to deteriorate.
- Following guidelines in the Balustrades and Handrails section of these guidelines.
- If creating a screened porch structure, follow the guidelines for Additions set forth in these guidelines.

Ramps

- Designing ramps so they do not detract from the historic character of the historic building. To the extent possible, the yard should be graded to create a portion of the incline for the ramp.
- Locating a new ramp, or as much of a new ramp as possible, on the side of a building.
- Incorporating a new ramp into a porch.
- Landscaping around a ramp to soften the visual impact of the structure from the street.
- Following the guidelines for Balustrades and handrails set forth in these guidelines.

Disallowed:

Decks

- Constructing a deck between the street and street-facing façade if it detracts from the neighborhood or is not compatible with the architectural style of the existing building.
- Leaving balusters and railing unpainted if they are highly visible from the street.

Not Recommended:

Ramps

- Constructing a ramp that extends more than 8 feet in front of a primary street-facing façade.

4.0 Guidelines for New Construction

Most new structures in the Pearl Street/ Grand Avenue Historic District and the Buffer Zone are garages or other outbuildings. Although most of the lots in these neighborhoods are developed, occasionally the opportunity to construct a new primary structure on a vacant lot or to replace a non historic building or a building that has been destroyed may arise. These guidelines are intended to ensure that new buildings are compatible with the character of the neighborhood. The factors of size, scale, site location and architectural style are dependent upon the character of the surrounding neighborhood.

4.1 New Primary Structures

Recommended:

Setbacks

- For new primary buildings, locating the building a distance from the street so that the setback is consistent with the setbacks of existing buildings located adjacent to the proposed building.
- Determining the setback of a new primary building by taking the average of the setbacks of the four nearest primary buildings located on the same block and along the same street frontage. The setbacks of existing buildings must be measured at the first floor wall of the main living area of the building, excluding a covered or enclosed porch.
- Locating front porches on a new building so that they extend into the required front yard, provided they are no closer to the street than any other porches along the same frontage. Front porches are prevalent on existing buildings within the district.

Design

- Designing a new primary structure in a similar style to the architectural styles prevalent in the district.
- Once an architectural style for a new primary building is selected following the specifications of that style.

Masonry

- Using masonry that has a similar appearance to the masonry on historic buildings of similar architectural style.

Wood

- Using wood or an approved wood substitute for building trim and features such as corner boards, window trim, frieze boards, columns, brackets and similar features.

Wood Substitutes

- Substituting a material in place of wood only if the substitute material retains the appearance and function of wood. The substitute material must be durable, accept paint and be approved by the Historic Preservation Commission. For many applications fiber cement board is an approved wood substitute.

Dormers

- Following the guidelines for new dormers in section *2.11 Mass and Rooflines*.
- Using siding that is consistent with the architectural style of the new building. Most historic siding in Mukwonago is wood. Fiber cement siding is an acceptable substitute for wood siding in most circumstances.

Paint and Color

- Where synthetic siding is allowed using a color scheme that is consistent with the architectural style of the building.

Windows

- Specifying the window type, proportion, shape, profile, divided-light pattern, and placement based upon the architectural style of the new structure and contributing structures of a similar style.
- Using windows that are made of wood. The use of metal-clad, solid-wood windows is acceptable. Windows and trim must accept paint. Divided-lights must be created with muntins that are adhered to both sides of the glass.
- Placing small decorative windows in the attic level of the front gable ends, if consistent with the architectural style.

- Adding wood (or an acceptable wood substitute) window trim that is three to four inches wide if the exterior walls are sided with wood.

Doors

- Adding exterior doors on front or side elevations of a building that have half-or full-light windows and/or raised panel construction and are consistent with the architectural style.

Porches

- Constructing front porches that are consistent with the architectural style of the building. Front porches are a character-defining element in Mukwonago homes.
- Using a vertical-grained fir porch flooring for the porch decking
- Using wood or an approved wood substitute that accepts paint for porch posts, trim and other components.
- Adding a skirting to fill the space between the porch floor and grade if this space is more than 24 inches. The skirt should be constructed between the porch piers.

Balustrades and handrails

- Following the guidelines for new balustrades and handrails in section 2.10 *Balustrades and Handrails*.
- If second – story porches are constructed placing them above first-story porches or first –floor interior spaces.

Disallowed:

Windows

- Using snap-in muntin bars to create the appearance of divided lights.

Doors

- Installing sliding glass patio doors in any location that is highly visible from the street.
- Constructing balconies that protrude from the walls without vertical supports on the front or sides of the building.

Masonry

- Using synthetic masonry materials such as artificial stone.

Not Recommended:

Porches

- Constructing a new front porch that is entirely enclosed with walls and or windows. Only a portion of a front porch may be enclosed with screens to provide a sitting area that is to the side of the steps and the front entrance of the house. The screens should be set behind the columns and balustrades to create an appearance that is consistent with the architectural style.

Attached garages

- Constructing attached garages. However, if constructed they should set back at least 20 feet from the street facing plane of the building.

Shutters

- Adding shutters if shutters are not consistent with the architectural style of the building.

Masonry

- Using thin veneer masonry.

4.2 New Outbuildings

Recommended:

Design

- Placing new outbuildings, including garages, to the rear of the primary building.
- Constructing garages and other outbuildings that are clearly subordinate in size and ornamentations to the primary structure.
- Constructing new outbuildings that reflect the style of the primary structure.

Garage Doors

- Installing garage doors that are simple in design. Smooth or simple panel-type garage doors may be used.
- Adding trim around the garage door openings that matches the trim of other doors and windows on the building.
- Installing single-car garage doors. Double-car garage doors are discouraged.

Not Recommended:

Attached Garages

- Constructing garages attached to the primary building.

5.0 Guidelines for Demolition

A certificate of Appropriateness for the demolition of any primary building on a contributing property within a historic district, buffer zone or any landmark will be denied unless the applicant can demonstrate that the building is structurally unsound and irretrievable. A decision to approve a Certificate of Appropriateness for the demolition of outbuildings on contributing or non contributing properties and primary buildings on non contributing properties will be made on a case-by-case basis. For these cases the Historic Preservation Commission will consider the condition, integrity, and architectural significance of the outbuilding or non contributing primary building.

A Certificate of Appropriateness is also required for the removal of any portion of a building such as a porch, porch balustrade, decorative brackets and trim, dormers, chimney or other architecturally significant components on any structure within a historic district or buffer zone or a landmark.

Before a Certificate of Appropriateness for demolition will be approved for a primary building the Mukwonago Historic Preservation Commission must approve a Certificate of Appropriateness for the building that will replace the one being demolished. This is true for primary buildings located on contributing and non contributing properties.

Recommended:

- Removing additions or alterations that are not historic and that significantly detract from the building's historic character.
- Removing non historic buildings and structures that detract from the historic character of a district. Such buildings should be replaced with buildings that are more compatible with the district.

- Removing portions of a building that are structurally unsound and are a safety hazard.
- Saving and storing on site any historic architectural features such as windows, doors and trim that are removed from the building or structure.

Disallowed:

- Demolishing any primary building on a contributing property within a historic district, buffer zone, or a Local Landmark.
- Removing any historic architectural feature such as a porch, chimney, bay window, dormer, brackets or decorative trim, that is significant to the architectural character and style of the building.

Not Recommended:

- Removing significant historic site features on the property such as brick driveways and iron fences.