



OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Landmarks Commission of the City of Stoughton, Wisconsin, will hold a regular or special meeting as indicated on the date and at the time given below.

Meeting of: **LANDMARKS COMMISSION OF THE CITY OF STOUGHTON**
Date//Time: Wednesday, July 6, 2022 @ 6:30 p.m.

Location: This meeting of the Landmarks Commission will be conducted as an In-Person meeting at the **Council Chambers (2nd floor of the Public Safety Building) 321 S. Fourth Street, Stoughton, WI**

AGENDA

1. Call to Order.
2. Review and Provide Recommendations for the Main Street Historic District Design Guidelines Draft.
3. Adjournment

6/27/22mps

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COVER

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1.0 INTRODUCTION

The following Design Guidelines for the Stoughton Main Street Historic District were prepared by McGuire Igleski & Associates, Inc. (MIA) in partnership with the City of Stoughton Landmarks Commission to serve as a planning tool and provide guidance for property owners and businesses who are interested in preserving their historic property, as well as encourage appropriate new infill construction and additions to historic properties.

The Stoughton Main Street Historic District was initially listed on the National Register of Historic Places (NRHP) in 1982 and encompassed the building fronting Main Street from the Yahara River on the west to Forrest Street on the east. The district was then extended in 1991 to include the areas of Main Street between Forrest Street on the west and Fifth Street on the east. In August 2022, the district was also designated as a local landmark district.

The district is significant for its role in regional commerce, trade, and transportation, and locally for architecture, as well as government and education. In addition to its status as a NRHP historic district, the district contains fourteen properties individually designated as local landmarks. These designations have helped to preserve the character of Stoughton's Main Street through the conservation of the historic building stock and the encouragement of maintenance, repair, and restoration efforts.

The area that would develop as Stoughton's Main Street commercial corridor was predominately constructed between 1860 and 1910, during the City's development as a regionally significant mercantile center for southern Dane and northern Rock counties, that provided the region with extensive retail, financial, and professional services. These historical uses

continue today and are reflected in the district's diverse buildings and unique streetscape. The district encompasses an architecturally significant collection of Victorian and early twentieth-century commercial buildings ranging in style from the vernacular Italianate to the exuberant Beaux Arts, and sharing a cohesive unity in scale, material, and detail unsurpassed by commercial districts elsewhere in Dane County.

Today, many of the district's historic buildings retain a high degree of integrity and retain their original exterior materials and character-defining features which reflect the historic prosperity and important commercial role of the district during the years in which it was built.

The preparation of the design guidelines commenced with an on-site survey of the district to identify, describe, and classify each building within the district. Following the survey and evaluation, MIA reviewed documentation on the district including the existing guidelines, *Historic Downtown Stoughton Design Guidelines*, prepared by Lynch & Company, LTD., in June 1993, NRHP nomination forms, archival documentation, and applicable city ordinances. A windshield survey of commercial corridors in surrounding communities was also completed to help illustrate the design guidelines for Stoughton. A historical overview of the district that identified its key development periods, general preservation principles, prioritized preservation goals, and an outline for these design guidelines was then prepared.

The developed guidelines provide information on the architectural and historical significance of the district, and available financial

incentives, and offer preservation recommendations and guidelines on the repair, restoration, and maintenance of contributing buildings located within the district. The district's history, pattern of development, and rich architectural character provide a basis to help guide compatible infill redevelopment on vacant lots and at non-contributing buildings in the district.

A map of the district is provided below. This map identifies the boundary of the NRHP and landmark district, as well as contributing and non-contributing buildings, and vacant lots/parking lots.

2.0 HISTORY AND DEVELOPMENT OF STOUGHTON MAIN STREET

FOUNDING OF THE CITY OF STOUGHTON

The development of Stoughton's Main Street commercial corridor dates to the founding of the City in the early nineteenth century. Bisected by the Yahara River and surrounded by the fertile prairies of southern Dane County, the site of the City of Stoughton possessed considerable natural advantages to attract both settlers and commerce. First surveyed by the federal government in 1833, the land that would become the present-day City of Stoughton was first removed from U.S. Government holdings in 1836 by "The Western Land Association." In August 1838, the association sold the land to U.S. Senator Daniel Webster who appears to have lost it through non-payment of taxes. In 1841 Herman Cope and Thomas S. Taylor purchased land from the Territory of Wisconsin at a tax deed sale, as well as a warranty deed from Daniel Webster. On July 3, 1847, Luke Stoughton bought the land, approximately 800 acres, from Cope and Taylor for \$2,100. The Village of Stoughton was then first platted by Luke Stoughton in 1847 and included the area platted by Main, Jefferson, Washington, Page, Water, Division, and Forest Streets.

Soon, the young community's most immediate concern was harnessing the power of the Yahara River (then known as Catfish Creek), and Stoughton quickly built a dam, sawmill, and grist mill. In 1847, Alvin West constructed the first commercial building, an inn, in the city. From here, initial development and growth continued at a slow pace. In 1850, the population had only grown to seventy people, and the commercial corridor was composed of only a handful of stores. Three years later, the Milwaukee and Mississippi Railroad reached Stoughton, and by 1855 there were two general stores and two hotels in Stoughton.

Despite this burst of commercial and economic development, the community could not counter the Depression of 1857 and nearly all of the stores (which had increased from two to twelve) closed.

Regardless of these challenges, the community rebounded during the following decade, and incorporated as a village in 1868, before being chartered as a city in 1882. By the 1870s, the community was regarded as "first in commercial importance in the county" outside Madison. In 1868, the community formally incorporated as a village, and by 1882 incorporated as City of Stoughton.

The key to that success lay in the power of the Yahara, the "rich and productive" farmlands which had attracted Yankee and Norwegian farmers throughout the mid-nineteenth century, and the arrival in 1853 of the Milwaukee and Mississippi Railroad (MMR) which made Stoughton an important shipping center for the wheat farmers who dominated the local economy.

During this period of growth and stabilization, the pattern of Stoughton as it was to be for the next hundred or more years was well established by the time of the first Bird's Eye View of Stoughton from 1871. The commercial core had already been clearly established along Main Street from the river east to Division Street. For the ensuing two decades, the commercial corridor continued to expand eastward, and by 1892 it covered not only the original blocks between the Yahara River and Division Streets but continued on to Fifth Street.

As the surrounding land was cleared, the cut timber was brought to mill, and was used to construct the first generation of Stoughton's commercial and residential buildings. Included in these early

buildings was a general merchandise store on what is now the northwest corner of Main and Division Streets (demolished) and Alvin West's inn at the southwest corner of the same intersection (demolished).

DEVELOPMENT OF MAIN STREET

By the early 1870s, Stoughton was already recognized as a "considerable business center" and a historically significant retail center for southern Dane and northern Rock counties outside of Madison. At the beginning of the following decade, an estimated eighty-five stores and offices were operating within the community.

Stoughton's commercial growth was based on serving that agricultural hinterland. Wagon-making, a vital service for wheat farmers, became a locally important industry in the 1860s when T. G. Mandt, a Norwegian immigrant, developed a wagonmaking facility. Despite the depression of the early 1870s, the Mandt works (one of three wagon-making facilities in the village) had expanded to include fifteen buildings covering seven acres in 1880, located several blocks south of the Main Street commercial corridor. The Mandt works were a tonic to the village's economy: in 1880, the company produced 5,000 wagons, 1,000 buggies, 50,000-75,000 hubs, and thousands of spokes, agricultural implements, and repairs, employing nearly 200 men.

Stoughton's economy, and the health of its commercial district, received another boost during the same period when the city became the center for the local tobacco trade, which had replaced wheat as a profitable and popular cash crop. In 1871, Matthew Johnson brought the first tobacco to the Stoughton market and by 1882 nine warehouses, predominately located just east of the

commercial corridor, rivalled those of Edgerton, bringing considerable business and traffic Stoughton's Main Street.

The district's prosperity is reflected in the historic and present-day built environment. Between 1870 and 1910, historic maps illustrate an increasingly more substantial and denser commercial corridor along Main Street, teeming with doctor offices, drug stores, printing presses, grocers, photography studios, hotels, meat markets, dry good stores, hardware stores, saloons, and restaurants.

The prosperous, growing economy also required local financial resources, and the community's first bank was the Stoughton State Bank. Founded in 1877 by George Dow and H.H. Giles, they built the bank's first building in 1878 at the southeast corner of Forrest and Main Streets (extant, altered with a slipcover).

As Main Street grew, the corridor's first frame commercial buildings were slowly replaced with the existing brick buildings which line Main Street today. Improvements in the corridor's streetscape and utilities were also completed including the installation of telegraph lines in 1884 and the establishment of the first telephone system in 1891.

The population grew as well, climbing from less than 1,000 in 1870 to almost 5,000 by 1905. To serve the burgeoning population, the district not only served as a local and regional commercial center, but as the social, educational, entertainment, transportation, and governmental center of Stoughton. Commercial buildings, with first floor storefronts, housed fraternal halls, social/assembly halls, and clubrooms in the upper floors including the extant Boyce Block, Masonic Hall, the Hyland-Olsen Block, and the Hausmann-Chrestoffer Block.

Educational

In Stoughton's Main Street, lending library and educational activities were evident beginning with the reading room run by the Women's Christian Temperance Union (WCTU) in the late 1880s. One of the WCTU's first undertakings was the management of the reading room located in the basement of "Dow's Bank" located in the district at 211 E. Main Street. The WCTU ran the reading rooms, at times with the YMCA, and at various locations including in the east half of 120-130 E. Main Street, 348-354 E. Main Street, and in City Hall at 381 E. Main Street, until the construction of the Carnegie Library at 304 S. Fourth Street in 1907.

Entertainment

The district has also served as the center of entertainment for the community for over 150 years, but today the commercial corridor only retains one specialized entertainment building from the period of significance, the Badger Theater located at 255 E. Main Street.

Prior to the Badger Theater, the Williams Block (demolished, site of 124 W. Main Street), also known as the Opera House, was the first building constructed with space dedicated to the performing arts. It was built in 1868 by Nelson Williams, who came to Stoughton in 1859 and married Huldah Delette Stoughton, second daughter of Eliza Page and Luke Stoughton. In 1904, the building was remodeled and the second floor was converted to office space and the third floor was created from the gallery and used as a public meeting space for clubs and lodges. The construction of the new City Hall (381 E. Main Street) in 1901, which had a large auditorium probably caused too much competition for the older Opera House, and surpassed the older building as the location of plays, concerts, and graduations.

As entertainment and technology developed, Jacob Moelk opened the first moving picture theater in Stoughton in 1908. Named the Lyric (demolished), it was located on the site of present-day 110 E. Main Street. Shortly after, Moelk opened another theater named the White Front. Also demolished it was located at present-day 105 E. Main Street. Both were run as nickelodeons, in addition to the Globe Theater (155 W. Main Street) and the Princess Theater (143 W. Main Street). Moelk later opened the community's first "modern" movie theater in 1913 and sold it in 1916 to Charles Guelson, who would later be the lead developer of the Badger Theater.

In 1920, Guelson and Gustave Roe (of Roe Auto Company) purchased and demolished the Beardsley House at 255 E. Main Street. The site was chosen for the natural slope of the land which accommodated the construction of the sloped floor of the new theater. Construction for the Badger Theater began in April 1920, and it opened for business in March 1921. The first "talkie" came to the theater in 1929. The earlier movie houses were gone by November 1929, when the Badger opened the first "talkie" in town.

Transportation

With the arrival of the Milwaukee and Mississippi Railroad (MMR) in 1853, Stoughton became a major transportation center locally and for the region – and several extant buildings immediately outside and within the district represent the adapting transportation methods during the period of significance.

Just outside the eastern boundary of the district are the extant Chicago, Milwaukee and St. Paul Railroad Depot and the Chicago, Milwaukee, St. Paul and Pacific Railroad Depot, constructed in 1885 and 1913, respectively.

Within the district, two prominent transportation-related buildings include the O.F. Tipple Building (341 E. Main Street) and the Roe Building (288 E. Main Street). Tipple had established a livery business prior to 1882, which he operated out of his location on Main Street. In 1891 a large fire destroyed Tipple's first livery barn. In September of that year, Tipple began constructing the extant building on the site today. After Tipple, the building continued with various owners as a livery into the early twentieth century.

Next, the Roe Building reflects the necessary change in emphasis from wagon manufacturing, which was a major element in Stoughton's economy, to automobile sales and service from the late 1910s through the end of the century.

The first automobile business in Stoughton, the Roe Auto Company, was organized in 1910, with three partners: Carl Roe, Gustave Roe, and S.M. Halverson. At first, it was located at the corner of Main and Fifth Streets until construction began the following year on the garage and showroom (extant) located at the northwest corner of Main and Fourth Streets. The company sold Overland, Oakland, Paige and Jewett, Chandler, and Willys-Knight automobiles.

Additional buildings, within the district, which illustrated Stoughton's automobile and transportation history include the Abe Holtan Service Station (480 E. Main Street, built 1939), the Robert Van Etten Service Station (435 E. Main Street, built 1947), and the Stoughton Buick Co. Garage and Showroom (500 E. Main Street, built 1916).

Governmental

Lastly, since its founding Stoughton, and specifically the Main Street commercial corridor, has served as a significant site for local government. Previously part of Dunkirk Township, Stoughton was

incorporated as a Village in 1868. On February 6, 1882, the City Charter was adopted. At that time, the governmental structure changed from a Board and President to a Council and Mayor. Services provided by the city government have included fire protection, water supply, sewer service, police protection, street maintenance, and licensing. The original site of the local government is unknown.

From 1884 to 1901, "municipal legislation" was conducted in the second story of the building at 355-357 E. Main Street that housed the hose carts. On September 7, 1899, the predominantly Norwegian Stoughton City Council voted to purchase three lots on Main Street for a new City Hall and Fire Station (381 E. Main Street). City Hall was completed and dedicated in February of 1901.

Conclusion

Following World War I, the growth of Stoughton and the commercial corridor declined with the loss of the tobacco and wagon industries. Despite this economic downshift, the Main Street commercial corridor has remained stable, both in its economic vitality and built environment, and continues to serve as the commercial center for both Stoughton and the surrounding rural areas century. Today the historic core of Main Street is filled with vital retail and service businesses. The broad-based economic community that Luke Stoughton envisioned has continued and flourished for 175 years. While the first generation of wood-frame commercial buildings has been replaced, Stoughton's second-generation brick and masonry commercial buildings remain and the district still retains the sense of commercial prosperity that it achieved during its period of significance.

3.0 PHYSICAL DESCRIPTION OF THE DISTRICT

DISTRICT PATTERNS OF DEVELOPMENT

In 1847, Luke Stoughton first platted a community along the Yahara River and simulated the beginning of what we know today as Stoughton. As part of his plat, he laid out Main Street, the primary east-west thoroughfare through the town, which would develop as the local business center and a historically significant retail center for southern Dane and northern Rock counties by the early 1870s.

Approximately bounded by the Yahara River on the west and the former Chicago, Milwaukee & St. Paul Railroad on the east, the Stoughton Main Street Historic District is distinguished by its range of architectural styles, building materials, height, scale, commercial uses, and pedestrian-scale architecture. This section describes the district's significant defining features, architecture, and building types that make the district visually unique and distinct from its immediate surroundings.

The district is distinguished from its surroundings by the prevalence of mixed-use buildings on Main Street in contrast to the solely residential buildings in the neighborhoods to the north and east. All buildings have first floor storefronts with one or two upper residential or non-retail commercial floors, blending uses and creating an urban and diverse streetscape.

The district is composed of twenty-one buildings, predominately of masonry construction clad in brick and limestone. Buildings range in height from one to five stories, with sixty-six percent being two stories in height, twenty-eight percent is one story in height, and the remaining six percent being either three (five percent) or five (one percent) stories in height. The predominately low heights of the buildings create a district with a pedestrian-friendly scale.

District buildings are constructed to the lot line without setbacks, except for the prominent Stoughton City Hall and the Stoughton Post Office. Massing is predominately solid, in the shape of a square or rectangular cuboid with slight deviations from the solid massing through the use of projecting bays/wings, bay or oriel windows, and towers/turrets. There is one instance of organic massing, the current Stoughton City Hall building at 207 S. Forrest Avenue/205 E. Washington Street.

The district is landscaped with smaller, immature trees planted at semi-regular intervals along Main Street, west of Fifth Street, and older, mature trees and shrubs along the north-south streets. Streetlights designed in a historic style are located at regular intervals along Main Street between the Yahara River and just east of Fifth Street. The district is pedestrian-focused along the north-south collector streets which are narrower, while Main Street, the primary east-west arterial, is focused on both vehicular and pedestrian traffic with the greatest roadway and sidewalk widths in the district and is landscaped with smaller trees to serve as a buffer between pedestrian traffic on the sidewalk and vehicular traffic on the roadway and at street parking. Sidewalk widths only slightly vary throughout the district between five-to-ten-feet wide.

The architecture of the district is a tangible representation of the predominant development period and period of significance of the district (c. 1855-1972). Buildings were constructed in popular styles from the development period, including the Italianate, Second Empire, and Romanesque Revival styles prevalent during the mid-to-late nineteenth century and the revival styles popular during the early twentieth century such as Late Classical Revival, Late Gothic Revival, and Italian Renaissance Revival. Additionally, some buildings represent the Art Moderne, Mid-Century Modern, or Postmodern styles, which are unique architectural examples

representative of the mid-to-late twentieth century and the end of the development period for the district.

The historic built environment of the district remains well intact, and this mixed-scale development, with a focus on the human scale, has been followed and maintained by the limited new construction during the mid-to-late twentieth century.

The individual buildings of the Stoughton Main Street Historic District also retain a high degree of architectural integrity and character. Building alterations have been minimal and are mainly localized to the first-floor storefronts and second floor windows. At the first floor, original windows, doors, and most signs have been removed or altered and original storefronts have been replaced with new glazing and an aluminum frame. At upper floors, windows may have been replaced, while many architectural details including the cornices, brick pattern or relief work, window trim, bay windows, and stringcourses remain intact and with excellent integrity.

CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS

In addition to the district being defined by its historic development pattern, it consists of individual contributing and non-contributing buildings.

A contributing building adds to the historical associations or historic architectural qualities for which a district is significant. A contributing building dates to the historic development of the district and period of significance (c. 1855-1972) and has architectural features, craftsmanship, and decorative details unique to the district which possess historical integrity.

A non-contributing resource does not add to the historical associations or historic architectural qualities for which a district is significant as it was not present during the period of significance, does not relate to the documented significance of the district; or due to alterations, additions, or other changes, it no longer possesses historical integrity.

A map of the district, identifying both contributing and non-contributing buildings within the Main Street District is provided on page **xx** of this document.

CHARACTER-DEFINING FEATURES

Together, the development pattern and individual buildings, as well as individual architectural features of a building illustrate the district's character-defining features. A character-defining feature is a prominent or distinctive aspect, quality, physical feature, or characteristic that contributes significantly to the physical character of a building or site.

These features can include the overall shape of the building, its materials, craftsmanship, decorative details (e.g., bay windows, brick pattern or relief work, string courses, arched fenestration openings, shaped parapets, masonry name plaques, classical moulding, or projecting metal or wood cornices), as well as the various aspects of its site and environment.

In the case of Stoughton's Main Street District, a character-defining feature is also the overall district development pattern of the historic and present buildings and streetscape character.

ARCHITECTURAL STYLES

The Main Street Historic District is predominately a commercial corridor and thus follows popular architectural styles and typical commercial building types during the district's period of significance (c. 1855-1972).

Buildings in the district can be categorized by architectural style and/or building type. An architectural style is well-defined by features that are distinctive in overall massing, floor plan, materials, and architectural detailing. Architectural styles in the district are most often applied to the one or two-part commercial block type and often display stylistic elements of these styles rather than the forms and massing typically associated with that style. The following section will provide a historical and physical description of each architectural style represented in the district in chronological order based on the time period during which the style was most popular nationally. Because of the varied rates in which popular architectural fashions spread across the country, the entrenchment of local building traditions, as well as the dominance of local tastes, dates may differ from national examples.

Architectural features listed under each architectural style are common characteristics, but may not be found in every building and may vary locally, regionally, and nationally.

Italianate (1840-1885)

A popular mid-nineteenth century style, Italianate was derived from the architecture of Italian villas and originated in England at the start of the Picturesque Movement. This style with its wide overhanging bracketed eaves was typically found on two and three-story commercial and residential buildings.

The style is typically defined by vertical proportions, tall, arched window and door openings; brick or stone window and door hoods with incised foliated carvings, and intricate wood or pressed metal cornice.

Second Empire (1855-1885)

The Second Empire style was popular throughout the United States in the 1860s and 1870s, and used extensively in the northeastern and midwestern parts of the country. The style had its beginnings in France where it was the style during the reign of Napoleon III (1852-70), known as France's Second Empire. Prominent exhibitions in Paris in 1855 and 1867 helped to spread Second Empire style to England and then the United States. The Second Empire style is recognized by the Mansard roof form with dormers that allow for the maximum use of an attic area. Unlike earlier Italianate or Greek Revival styles that were based on historic precedent, the Second Empire Style reflected the latest French fashion of the day. The style is commonly defined by the use of intricate stone ornament surrounding doors and windows; Mansard roofs, often with multi-colored patterned shingles and elaborate dormers with arched or pedimented tops; prominent cornices; decorative eave brackets; and masonry quoins.

Romanesque Revival (1840-1900)

Romanesque Revival in America was inspired in part by the medieval European style known as Romanesque, popular in Europe during the eleventh and twelfth centuries as a revival of earlier classical Roman forms. Two phases of this style have been identified in America. During the first, Americans experimented with early versions during the 1840s-1850s. The second phase

came in the late nineteenth century when the style was popularized by Henry Hobson Richardson. Buildings in the Romanesque Revival style are always heavy, massive masonry construction, usually with some rough-faced stonework. Wide, rounded arches in Roman or Romanesque architecture is an important identifying feature, often resting on squat columns. Frequently, decorative foliated or arabesque detailing appears in the stonework, and sometimes on column capitals.

Queen Anne (1880-1910)

For many, the Queen Anne style typifies the architecture of the Victorian age. The style was named and popularized by a group of nineteenth-century English architects led by Richard Norman Shaw. Roots for the style date back to the Elizabethan and Jacobean periods in England and have little to do with Queen Anne or the formal Renaissance architecture that dominated during her reign (1702-1714). This very popular style of the 1880s and 1890s has asymmetrical massing characterized by projecting bays and prominent, compound roof shapes. These buildings were clad in a variety of materials and with multiple textures including patterned shingles.

Common characteristics of the style when applied to commercial architecture include: rich but simple ornament; variety of materials, including wood, brick, stone, and pressed metal; patterned masonry, shingles, or textured wall surfaces; pressed metal bays and turrets; and decorative stained glass windows.

A subtype of the Queen Anne style is “Free Classic”. This subtype is characterized by classical architectural features and details,

Palladian windows, dentillated cornices, and projecting pressed metal bays with slate roofs. The subtype lacks the eclecticism, abundance of decoration, varied and contrasting materials, shapes, textures, patterned wall surfaces, and irregular roof lines typically found in the Queen Anne style.

Italian Renaissance Revival (1890-1935)

The Italian Renaissance Revival style developed at the end of the nineteenth century and was inspired by Italy and the ancient world. This revival style was a dramatic contrast to the earlier Queen Anne Style. This more ordered style has a studied formalism, symmetrical composition, simple flat at facades, and low-pitched or flat at roofs with a decorative, projecting cornice.

Additional common characteristics include: restrained decoration; rectangular form; limestone keystones at windows and doors; decorative limestone ornament (e.g., roundels); rusticated base; carved foliated details; and arched window and door openings.

Tudor Revival (1890-1940)

A popular romantic revival style from the first half of the twentieth century, the Tudor Revival style was inspired by English Medieval architecture. Common characteristics include: steeply pitched gable roofs; the use of stucco, particularly at gabled ends; rounded bays and turrets; irregular massing; stepped or crenelated parapets with limestone coping; entrances set within a Tudor arch opening; brick pattern work (e.g., herringbone or basketweave); and limestone trim at fenestration openings.

Colonial Revival (1890-1945)

Generally larger than those buildings of the earlier Colonial styles, the Colonial Revival Style embodies several of the classical details and elements of the earlier period showing an interest in early Federal, English (Georgian or Adam Styles), and Dutch (Dutch Colonial) houses. This interest revives the architecture of America's founding period, generated, in part by, the Philadelphia Centennial of 1876 celebrating the country's 100th birthday. Most of these buildings are symmetrical and rectangular in plan, and some have wings attached to the side. Detailing is derived from classical sources, partly due to the influence of classicism dominating the 1893 World's Columbian Exposition.

Many front facades have simplified classical, temple-like entrances with projecting porticos topped by pediments. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with wood shutters. Additional architectural characteristics include: symmetrical facades, often with side porches; red brick or wood clapboard walls; accentuated entrances with classical detailing and decorated with fanlights, sidelights, transoms, columns, and pediments; hipped or gable roofs, often with dormers; columned porch or portico; pedimented door, windows or dormers; bay windows; and cornice with dentils or modillions.

Beaux Arts (1893-1929)

The Beaux-Arts style is derived from the French term, Les beaux arts (the fine arts) and is associated with the Ecole des Beaux-Arts (School of Fine Arts) in Paris, France. Many of America's leading and influential architects studied at the Ecole des Beaux-Arts including Richard Morris Hunt, H. H. Richardson, and Charles McKim.

The style featured classical precedents and forms, lavish ornamentation, and heavy masonry. It was made popular by the

1893 World's Columbian Exposition and subsequently the City Beautiful Movement, responsible for America's grand public buildings of polished stone, from state capitols, courthouses, and city halls to train stations, libraries, and museums.

Typical architectural features can include: masonry construction, usually of a smooth, light-colored, ashlar-cut stone; symmetrical façade; first floors may be rusticated; flat or low-pitched roofs; wall surfaces ornamented with decorative garlands, floral patterns, or cartouches dripping with sculptural ornament; colossal columns or pilasters with Ionic or Corinthian capitals; an exuberance of detail and variety of stone finishes; enriched moldings; windows framed by columns or pilasters, sometimes with a balustraded sill and/or pedimented entablature; and pronounced cornices and entablatures.

Late Gothic Revival (1895-1945)

The Gothic Revival style was first popularized by Andrew Jackson Downing who published pattern books of stylistic details and championed the use of the style. Based on medieval design precedents, it was promoted as an ideal picturesque style, suitable for residential use, between the 1840s and 1860s. This style was promoted as an appropriate design for rural settings, with its complex and irregular shapes and forms fitting well into the natural landscape. Thus, the Gothic Revival style was often chosen for country homes and houses in rural or small-town settings. The style was losing popularity for residential designs by the late 1860s, but a resurgence during the 1870s occurred in applying the style to public and religious buildings. The style remained popular for public buildings through 1945, primarily due to its association with European ecclesiastical architecture.

In the district, the style is characterized by simpler and smoother features than those of the preceding High Victorian Gothic. Typical architectural characteristics can include: windows commonly extend into the gable, frequently having a pointed-arch shape (Gothic arch); other window shapes include the clover-like foil with three, four or five lobes; doors often have pointed-arch and/or heavy hood ornament; roof peaks are often topped with pinnacles (typically found on churches); and decorative crowns (gable or drip mold).

Late Classical Revival (1895-1950)

The Late Classical Revival style was inspired by the 1893 World's Columbian Exposition in Chicago which promoted classical forms and relied on stylistic details of the Greek Revival style. Classical Revival-style buildings often have massive columns with classical Corinthian, Doric, or Ionic capitals topped by a front-facing pediment. The style was frequently used for civic, institutional, commercial, and residential buildings. Wall materials range from wood, brick, stucco, or stone with smoother surfaces being more prevalent. Common architectural characteristics of the style may also include: symmetrical façade; smooth masonry exterior surfaces; unadorned roof lines; dentillated cornices; windows are symmetrically arranged often in pairs or groups of three and entrances are centered on the facade; and stylized inset limestone ornamentation.

Neoclassical (1895-1955)

Neoclassical was a dominant architectural style for domestic, commercial, civic, and institutional buildings throughout the country during the first half of the twentieth century. This style is similar to Classical and Greek Revival but is more monumental and ornate compared to its simpler predecessors. When the style is applied to commercial architecture common characteristics include: one-story entrance surrounds or porticos supported by Ionic or Corinthian columns; symmetrically balanced windows and central entrance; pedimented fenestration openings; and dentillated cornices.

Art Moderne (1930-1950)

The Art Moderne or Streamline Moderne style is part of the Modern Movement in architecture, influenced by advancements in the industrial design of ships, planes, railroad engines, and automobiles, and featured smooth walls with surface ornamentation, rounded corners, and curved glass.

Moderne buildings have flat roofs, bands of windows with a horizontal emphasis, and smooth exterior surfaces. Details can include: simple, pipe balustrades; panels of glass block windows; curved canopies, curved corners or windows; and aluminum or stainless steel detailing.

Mid-Century Modern (1935-1965)

Mid-Century Modern design dominated mid-twentieth century American architecture and became increasingly popular after World War II. Modern designers departed sharply from historical precedent and created new building forms. This style is defined by clean, linear, and sweeping lines; large expanses of glass exterior walls; deep eaves; and earth-toned materials. Mid-Century Modern

emphasized creating structures with ample windows and open floor plans, with the intention of opening up interior spaces and bringing in the outdoors.

Typical architectural characteristics include: flat or extremely low-pitched gable roofs; angular details; asymmetrical façades; expansive walls of glass; strong emphasis on linear elements and bold horizontal and/or vertical features; and common materials of brick, stone, wood, and glass were employed.

Post Modern (1960-1995)

The Post Modern architectural style emerged in the 1960s as a reaction against the austerity, formality, and lack of variety of modern architecture, specifically the International Style made popular by Philip Johnson and Henry-Russell Hitchcock. Advocates of Postmodernism, including architect and urban planner Denise Scott Brown and architectural theorist Robert Venturi, believed it was important to absorb and reformulate traditional architectural elements rather than constructing glass boxes void of character and heritage.

Architectural features and details of the style can include: bright colors; classical motifs; variety of materials and shapes; and a playfulness in the design. Many times, a single design would reference several different traditional architectural styles, while incorporating new forms and materials.

New Traditional (1935-Present)

The New Traditional movement was initiated by builders responding to the public interest in traditional designs at a time when the architectural profession was relatively focused on experimental, modern styles. New Traditional describes buildings that take stylistic cues from historic styles, while not copying the revivalist styles of

the nineteenth and early twentieth centuries. Architectural shapes and detailing tend to reference traditional rather than modern influences. Typically, features of a historic style were either exaggerated or diminished, rarely precise in imitating its prototype, creating a new look that is reminiscent of a previously known style.

Commercial Vernacular

Buildings referred to as Commercial Vernacular are identified by their form, not their architectural style, although they may have some decorative features taken from architectural styles, popular at the time of construction. These buildings are typically found in along the nation's Main Street commercial corridors and share common characteristics such as street facades abutting one another, sited at the lot line, in scale with adjacent commercial vernacular buildings, and typically follow the one-part or two-part commercial block typology described in the following section. They reflect local building traditions, often built using inexpensive materials from the locality. Generally, they are not architect-designed structures, and their form and design may reflect local folk traditions.

BUILDING TYPOLOGIES

The Stoughton Main Street Historic District is considered a traditional commercial district where commercial buildings are densely clustered together on small blocks on an orthogonal grid oriented to the street and sidewalk. The use of the buildings in the district is divided into: ninety percent Commercial/mixed-use with first floor storefronts and residential, social, or office space on the upper floors; three percent civic; and seven percent transportation-related. Subsequently, as a traditional commercial district, individual buildings were constructed to follow common historic building typologies/forms related to the building's use.

The following section will provide a physical description of each building typology identified in the district. Descriptions are not provided for common building typologies including: banks; train depots; and freestanding commercial, civic, and community buildings such as city hall, post office, library, or office buildings.

Commercial Building Typologies

The commercial building, as a distinct architectural form, did not develop until the 19th century, although trading centers and market halls have been around since antiquity. Commercial buildings were typically freestanding or joined by party walls, with the commercial business on the first floor and offices or residences above. The commercial building, as a form, almost always fits on its entire lot and is built to the sidewalk.

In the *Buildings of Main Street*, Richard Longstreth developed a classification system for historic commercial structures built within compact business districts prior to the 1950s. His system uses building mass as the determining factor.

The commercial classification types outlined by Longstreth are generally applicable to historic buildings (or new buildings built in historic styles or into a historic commercial block) on traditional, pedestrian-oriented commercial streets.

Many of the buildings in the district are one- or two-part commercial blocks in a rich variety of architectural styles, encompassing nearly 170 years of development.

One-Part and Two-Part Commercial Blocks

Early commercial buildings in the late 1800s often appear as a commercial block. Commercial blocks are one to four stories in height, with an ornamented façade and a first floor façade comprised of plate glass windows, an entry, and a cornice, typically

built before 1950. However, a contemporary commercial structure may have been built on an infill parcel on a traditionally-commercial street.

The distinction between a one-part and two-part commercial block is made according to the visual arrangement of the principal façade. Two or more story commercial blocks may be classified as one-part commercial blocks if the facade can be read as a single design element, with no projecting cornice or other strong horizontal design element dividing the first floor from the upper floors.

These buildings are located at the front of lot lines, along public sidewalks, and have display windows facing that sidewalk. In the district, all buildings are oriented to the adjacent street and approximately ninety-six percent of buildings in the district have no setback from the public right-of-way (e.g., sidewalk). Buildings with setbacks include: Stoughton City Hall and the Stoughton Post Office

There are usually no display windows, public entrances, or architectural treatment on the side facades, although occasionally a larger commercial block may have part or all of the side façades treated similarly to the front.

In the district, seventy-seven percent of the buildings on Main Street are comprised of one- (seven buildings or ten percent) and two-part commercial blocks (forty-seven buildings or sixty-seven percent).

Arcade Building

A rare building typology both in Stoughton and across the county, the Arcade Building is the nineteenth century predecessor to the late twentieth century shopping mall. First popularized in Europe, these enclosed structures featured multiple stories of retail spaces

arranged around a central interior court, though the exterior may express the two-part commercial block typology.

Vault

Generally, two-to-three stories in height, the Vault has a façade penetrated by a large, tall, and comparatively narrow center opening and sometimes by much smaller ones on either side, while the overall form may be representative of the commercial block typology.

Gable-Front

There is one example of a mid-to-late nineteenth-century two-story gable-front commercial building in the district. This freestanding commercial typology follows the common gable-front form developed during the Greek Revival movement in the period between 1830 and 1850. During this period, the front-gabled shape was commonly used to echo the pedimented façade of typical Greek temples. This form was particularly common in New England and its popularity expanded along with the expansion of the railroad network and remained a dominant folk form until well into the twentieth century. Part of its staying power reflected the fact that it was well suited for narrow urban lots which were found in many rapidly developing cities.

Characterized by its roof shape, the gable-front roof has two sloped sides that meet at a center ridge. The triangular ends of the walls on the other two sides are called gables. In the gable-front form, the gable end faces the street and forms the front of the house. The gable-front form is commonly found in Midwestern towns because it was a simple type for local builders to construct and could fit on narrow lots.

The commercial form of these buildings were constructed on lots located on the interior of the block and are built to the front and side lot lines, typically encompassing approximately fifty to seventy-five percent of the length of the lot. The rear setback was used to accommodate a stable or storage building at the rear of the lot, along the alley. The building would have been used as a storefront and dwelling for the shop keeper.

Commercial Automobile and Road-Related Building Typologies

With the growing popularity and dependence upon the automobile that began in the 1920s, buildings serving automobile traffic, such as the filling station and the commercial garage, emerged along America's expanding network of roads and highways.

As the development of Stoughton's commercial district catered to citizens and travelers alike, a number of automobile service facilities were located in along Main Street. Typologies include showrooms (typically constructed as a one- or two-part commercial block), filling or service stations, and garages.

Garages

Automobile service garages are simple buildings, usually one-story, sometimes two with an office or storage above. These buildings are most often masonry construction with a barrel vault or bowstring truss roof. Garages are typically utilitarian with limited architectural details popular at the time.

Filling/Service Stations

The filling or service station provided repair, garage, and filling services to residents and visitors of Stoughton. Filling stations are typically located on the corner of prominent intersections, one-story in height with masonry exterior walls, a flat roof, and

constructed in variety of shapes to accommodate the lot or based on prominent architectural styles of the period.

Showrooms

An automobile showroom building was used by auto dealers, automotive parts companies, and related businesses. These buildings are typically one to three stories in height and adhered to common commercial building typologies, such as the one and two-part commercial block. The primary façades were typically clad in brick, glazed brick, or terra cotta and adorned with minimal architectural ornamentation. The first floor of the primary façades is defined by a large band of display windows that spanned the full width of the façade. The first floor was dedicated to display space/showroom, and maybe a wash rack and turntable in the rear, while the upper floors were dedicated to storage and servicing automobiles.

CHANGES OVER TIME

Today, the Stoughton Main Street Historic District remains intact and appears much as it would have looked when fully developed at the end of the period of significance (c. 1855-1872). The majority of the properties are intact and have sustained little if any exterior modifications. Most alterations that did occur, that are visible from the public right of way, are window and door replacement, installation of contemporary storefronts, window infill, and less frequently, new brick veneer cladding or synthetic siding at the front façade. Out of the seventy buildings within the district, only eight buildings were identified as non-contributing which were constructed during the period of significance (1855-1972), but lack architectural integrity. There are no buildings within the district that were constructed outside of the period of significance. Lastly, there is one building identified as potentially contributing, the former Stoughton State Bank and Post Office building located at 209-211 E. Main Street. Historically, these buildings were two separate buildings when they were constructed in 1878 and c.1905, respectively. Near the end of the period of significance (c. 1855-1972), the two buildings were consolidated into one storefront and a metal slipcover was installed to unify and modernize the second floor façades of each building. Based on field observation, the original second floor of at least the Stoughton State Bank building remains intact. The building may become contributing to the historic district if the slipcover was completed prior to the end of the period of significance (1972) or if it was installed after this date, it is removed and the second floor façades are restored.

4.0 DESIGN GUIDELINES FOR THE MAIN STREET HISTORIC DISTRICT

Design guidelines provide helpful, interpretive, and explanatory recommendations for rehabilitation, additions, alterations, or new construction in historic districts. The following design guidelines are recommended based on *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, the National Park Service's Preservation Briefs, and applicable regulations under the *Stoughton, Wisconsin - Code of Ordinances*. See the section *Suggested Resources and Reference Materials* on page xx of this document for information on how to obtain copies of these sources and others.

GENERAL PRINCIPLES AND PRIORITIZED PRESERVATION GOALS

The following General Principles and Prioritized Preservation Goals for the design guidelines were developed based on the previously mentioned applicable standards and ordinances and through discussions with members of the Landmarks Commission and staff for the City of Stoughton. The principles and goals aim for the continued preservation of the historic built environment of the district, and encourage appropriate rehabilitation to preserve and enhance the diverse history and architecture, while allowing for compatible new construction that retains the pedestrian scale, uses, and a strong sense of place. These principles and goals will be used to evaluate applications for Certificates of Appropriateness.

Historically and architecturally important character-defining features that convey the district's period of significance (c. 1855-1972) should be preserved.

- Distinctive and significant historic architectural features and details of the district including buildings, structures, or sites should be retained. Removal and replacement of historic architectural features should be avoided.

Significant architectural features and details should be repaired rather than replaced.

- Deteriorated architectural features should be repaired rather than replaced whenever possible. Repair and maintenance can stabilize existing features and prevent deterioration. If the severity of deterioration requires replacement, new material should match the historic material being replaced in composition, design, color, texture, and other visual qualities.

If significant architectural features cannot be repaired or are missing, replace with compatible features or materials.

- If replacement of such features is unavoidable, then evidence, in the form of physical evidence, historic photographs, or archival records, should be referenced for accurate replacement.

Replacement features should draw from existing examples within the district.

- When replacement or reconstruction is necessary and historical evidence is not available, similar contributing buildings from the same architectural style and time period in the district may be used as a reference.

New construction should be differentiated from the historic resources, but respect the historic character of the immediately adjacent buildings in addition to the district as a whole.

- New designs should be creative and contemporary, but should strive to preserve the integrity and scale of the district.
- Demolition of contributing resources within the district should be avoided.
- Interior demolition and/or modification is expected to be part of any rehabilitation and reuse project. Such work should not adversely impact significant exterior architectural and design features.

Preserve the unique character of the streetscape in the district.

- Preserve the compact, walkable, and pedestrian-oriented nature of the district.
- Provide streetscapes with pleasant walking environments.
- Promote the historically mixed-use buildings in the district.

- Enhance the existing street wall with engaging storefront designs and active ground floor uses.
- Avoid the removal of historic materials or alterations of features and spaces that characterize a property and contribute to the character of the district.

Flexibility in Implementation.

- The historic, contributing buildings within the district comprise its historic and architectural fabric, and demonstrate the evolution of the district over time. The following guidelines are not intended to freeze the district's future development, but instead support compatible new construction, repairs, and sympathetic improvements.

To ensure the district is preserved and allows for new development, the following **Prioritized Preservation Goals** should be implemented:

- Rehabilitation of non-historic storefronts and first floors to be compatible with the historic character of the district.
- Restore/reuse prominent historic buildings as its originally intended use or as a compatible use which requires minimal alteration of the building, structure, or site and the district.
- Remove and rehabilitate insensitive alterations. Historic alterations should be reviewed for historic significance before being removed or restored.
- Restore/reconstruct visually unique historic features that were removed from or need repair.

- Install new streetscape features that are in character with the historic streetscape, compatible with the district, and promote pedestrian comfort, safety, and walkability.

DESIGN GUIDELINES AND PERMIT REVIEW

As a locally designated landmark or landmark site, or site/building located within the boundaries of a designated landmark district, any plans to alter or reconstruct the exterior and interior work that may impact exterior features, must be approved by the Landmarks Commission before a building permit can be issued. The Commission will conduct a design review and issue a Certificate of Appropriateness (COA) to indicate that the proposed alterations have been approved.

The application form for the COA can be obtained from the Zoning Administrator along with the request for a building permit. When completed, the application form must contain all pertinent information concerning any alteration or reconstruction of a landmark or landmark site. This information will be needed for the Landmarks Commission to evaluate the impact of the proposed work on the landmark and the surrounding area.

The Commission shall have up to sixty days to approve the application and return the COA to the Zoning Administrator with permission to issue the building permit. If the Commission determines that the request does not meet the guidelines of city ordinance 12.135 (6)(c)(1-2), or the following design guidelines, outlined in this document, it shall inform the Zoning Administrator to deny the issuance of the permit. The Commission shall, at the request of the applicant, cooperate and work with the applicant in

an attempt to obtain approval within the guidelines of the ordinance. Review of denial of permits shall lie to the City Council pursuant to chapter 2, article V and statute.

Additional information regarding the Certificate of Appropriateness submission or application process can be found at: <https://www.stoughtonlandmarks.org/certificate-of-appropriateness>

REHABILITATION GUIDELINES FOR CONTRIBUTING BUILDINGS

Materials

In the district, the primary exterior cladding material used is cream/tan, reddish-orange, red, and dark brown face brick at front/primary facades and common brick at side and rear facades, with limited use of siding (historically wood, now vinyl/metal/asbestos). This predominant use brick within the district has created an overall uniformity to the district which spans the period of significance (c.1855-1872). Buildings also feature wood, metal, or limestone material for architectural ornamentation/features (e.g., brackets, cornices, window headers with incised carvings, pier caps). There is one example of historic metal paneling in the district when the storefront at the Stoughton Store building (120 E. Main Street) was remodeled during the mid-twentieth century.

Newer construction materials include brick veneer, concrete block, Permastone, and Dryvit, though these materials have experienced minimal use due to the limited new construction in the district and

as they are incompatible with the architectural vocabulary and character-defining features of the district.

Masonry

Within the district, sixty-two buildings or eighty-six percent of the district are clad in masonry materials (e.g., brick, limestone, or sandstone). The following guidelines will discuss common signs of deterioration at the masonry and mortar, and appropriate repair methods.

Deterioration

Signs of masonry deterioration may include crumbling or spalling of the exterior surface, hairline cracks to large fractures in the individual masonry unit, missing mortar, and efflorescence.

Efflorescence is the migration of mineral-rich water to the surface of a porous material, such as brick, where it forms a white powdery coating. Causes of deterioration may include water-related deterioration, freeze/thaw degradation, water-soluble salts, acid precipitation, air pollution, inappropriate repairs, or lack of maintenance.

Signs of mortar deterioration include disintegrating mortar, cracks in mortar joints, loose masonry, damp walls, or damaged plaster. Causes of mortar deterioration include poor original mortar, differential settlement, extreme weather exposure, or water exposure.

Repair and Restoration

- Historic masonry should be preserved and retained, wherever possible.
- Repointing (tuckpointing) should match the original in joint width, color, tooling, profile, and mortar composition. A tuckpointing mock-up should be completed before undertaking the repairs.
- When the original or historic mortar cannot be identified, the compressive strength of the masonry can be tested to determine an appropriate mortar type to match the material properties of the masonry material. An appropriate color, tooling, or profile can be determined by referencing other buildings within the district which are similar in age, construction method, and architectural style.
- Stone that has deteriorated can be patched and cracks repaired.
- Deteriorated brick should be replaced with matching brick. A brick mock-up should be completed prior to undertaking repairs to ensure the brick is a match.
- It is encouraged that mismatched brick from earlier non-historic alterations is replaced or stained, with an appropriate masonry stain, to match the original brick. Masonry should not be painted. A small test area should be stained prior to staining the larger area.

Replacement

- Replacement is appropriate only for historic masonry that is beyond repair. There is no substitute material for brick. For any replacement material, a mock-up should be completed prior to undertaking replacement to ensure the new material is an appropriate match to the original or historic material.
- New masonry and mortar should match the original in color, texture, and unit size.
- Limestone should be replaced in kind.
- Original or historic masonry should not be clad or covered with a veneer, stucco, or exterior insulation finishing system (EIFS).

Dismantlement / Reconstruction

- The dismantlement and subsequent reconstruction of existing masonry should only be undertaken if it is demonstrated to be structurally necessary. Prior to deconstruction, all historic material should be documented through photographs and measured drawings.
- Should major reconstruction be required, such work shall support, repair, and retain in place as much of the historic material as possible.

- The reconstruction should be guided by *The Secretary of the Interior's Standards for Reconstruction*.
- Historic masonry may be salvaged from non-primary façades, if appropriate, and reinstalled, otherwise a new compatible substitute material to match the historic material may be used to replace severely deteriorated masonry.

Cleaning

- Masonry should be cleaned to remove retardant deterioration (soiling materials that are potentially harmful to the masonry), to provide a clean surface for repairs, for masonry inspection, or to improve appearance.
- Cleaning masonry should be done using the gentlest effective means, avoiding the use of harsh acids.
- Cleaning products should be selected specifically for the type of masonry and type of soiling.
- Prior to cleaning a large area, smaller test panels should be undertaken to confirm that the selected cleaner is appropriate.
- Masonry should never be sandblasted or abrasively cleaned. Previously sandblasted masonry may require a protective coating.

Wood

Within the district, there are six wood frame buildings that historically were sided with horizontal wood clapboards. Today, these buildings are now sided with synthetic (aluminum or vinyl) siding. Additionally, wood trim is generally found on the cornices and at door and window frames of both frame and masonry buildings in the district.

The following specific guidelines advise on the repair, restoration, and replacement of wood siding and trim.

Repair and Restoration

- Narrow wood clapboard siding with four-inch exposure or wide wood clapboard siding with eight-inch exposure is appropriate for the district.
- Uncover and restore original siding and trim when possible.
- Use light paint colors for siding and trim as they will not conceal the shadow lines of the narrow clapboards and the decorative trim.
- Repair original trim, or if severely deteriorated and beyond repair, replicate original profiles and replace in-kind.

Replacement

- Avoid the installation of synthetic sidings on historic contributing buildings as they are not historically appropriate. For non-contributing structures, synthetic siding such as aluminum or vinyl are discouraged.

- Concealing decorative trim with synthetic siding and trim should be avoided.
- Removing the original decorative trim elements or replacing them with profiles of another historic or contemporary architectural style is not permitted.

Roofs, Skylights, Gutters, and Chimneys

- Replacement roofing, gutters, and chimneys should match the historic in the existing building in material and configuration.
- New or replacement roofs of built-up roofing for flat roofs is appropriate. Slate tiles or composite slate tiles, asphalt shingles that simple, flat, and smooth, and in an appropriate color, as well as painted, terne-coated metal also in an appropriate color, are suitable for pitched roofs (e.g., gable, Mansard, etc.) based on historic documentation.
- For new and replacement roofs, hand-split wood shakes, asphalt shingles with rough, thick texture made to replicate shakes, clay, synthetic tile, or wood shingles are inappropriate to the district and are not permitted.
- Skylights may be permissible if they are not visible from the public right-of-way.
- A distinctive architectural feature at the roof line of many of Stoughton's commercial buildings is an elaborate masonry,

wood, or metal cornice, sometimes crowned with a masonry shaped parapet or metal pediment. This unique character-defining feature should be preserved through repair and maintenance. If a cornice has been previously removed, it may be replaced in wood, metal, brick, or in modern materials like fiberglass and lightweight cements, using historic documentation as a guide (e.g., photographs and drawings).

- Gutters were typically half-round in profile. Gutters should be of a compatible profile; compatible material includes painted metal.
- For new or replacement chimneys, brick chimneys with a simple profile should be used. Brick and original profiles should be matched, if possible, for replacements.
- Existing brick chimneys should not be clad in siding or stucco.

Windows

Windows reflect the period, style, or regional characteristics of the building, and represent technological development. Existing historic and non-historic windows in the Stoughton Historic District include the following types:

Historic

- One-over-one, two-over-two, four-over-four, eight-over-eight, or twelve-over-twelve double-hung wood windows.
- Full-light and multi-light wood fixed windows.

- Multi-light wood fixed window with stained glass panes.
- Fixed wood fanlight windows.
- Wood cottage window with leaded glass upper sash and full-light lower sash.
- Wood cottage window with three-light upper sash and full-light lower sash.
- Sixteen-light fixed steel windows.
- Multi-light wood casement windows.
- Wood cottage window with an eight-light upper sash, each light has an “X” mullion design, and a full-light lower sash.

Non-Historic

- One-over-one, four-over-four, or six-over-six vinyl or aluminum double-hung replacement windows.
- Full-light vinyl or aluminum casement or awning replacement windows.
- Full-light fixed vinyl, wood, or aluminum replacement windows.
- Multi-light fixed wood or vinyl replacement windows.
- Glassblock.

The following guidelines advise on appropriate treatment methods for historic and new windows in the district. Guidelines for storefront windows are provided in a following section.

Deterioration

- Signs of window deterioration include paint failure, rough surfaces, UV damage, rot, and separation of sash and frame joints. With steel windows, metal may corrode and components may become misaligned or bow.

- Causes of deterioration may include structural settling, water, vandalism, deferred maintenance, or improper maintenance practices including lack of paint or paint build-up.

Repair/Restoration

- Preservation of historic windows and masonry openings is encouraged. If possible, historic windows or window components (e.g., sashes) should be retained and repaired.
- Conduct regular evaluations of the window including: window location, condition of the paint, condition of the frame and sill, condition of the sash, glazing problems, hardware, and the overall condition of the window to determine an appropriate restoration and maintenance plan.
- Conduct regular maintenance of windows in good condition or recently restored.
- Make necessary repairs in place, if possible, using stabilization and splicing techniques.
- If fully restoring historic windows, consider making the windows thermally efficient such as by adding a high-quality storm window. An additional layer of glazing in certain cases can be added to steel windows to improve the thermal efficiency of the existing window.
- If removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

- A significant character-defining feature of the windows in the district is the presence of window hoods. Made of brick, cast iron, sheet metal, wood, or stone, these highly decorative elements are designed to drain water away from the windows.

- o Window hoods should be preserved, maintained, and repaired as needed, per the guidelines for the material out of which is it made.
- o If restoring a missing window hood, historic documentation (e.g., photographs or drawings) should be consulted. The new window hood may be replicated in an appropriate material based on the original design.

Replacement

- The creation of new, non-historic masonry window openings on primary façades or alteration of historic window openings are not permitted.
- If historic windows are beyond repair, the window should be replaced with a similar window type, configuration, number of panes, dimensions, and profiles. Details such as arched tops, hoods, or other decorative elements should be included.
- Wood windows can be replaced with wood, aluminum-clad wood, or vinyl-clad wood. Steel windows should be replaced in kind with steel or aluminum windows.
- Though there are one-over-one aluminum or vinyl replacements and the single-light fixed window referenced

above in the district, they are considered inappropriate replacements for historic properties in the district. If an existing inappropriate window (aluminum or vinyl) is replaced on a historic building, an appropriate window, such as wood or wood-clad, should be used.

- Window openings that have been in-filled with siding, glass block, or masonry can be reintroduced or left as is. If restoration of the infilled openings is selected an appropriate window type should be re-installed.
- Interior dropped ceilings or soffits should be set back from the plane of the window glazing to minimize the appearance of the dropped ceiling.
- Glazing should be clear and not mirrored, reflective, or dark-tinted.
- Original/historic double-hung, fixed, or casement windows should not be replaced with any type of projecting window (e.g., bay, bow, or oriel).
- Shutters, balconies, or false balconies were predominately not historically found in the district and are not permitted unless verified by historic documentation (e.g., photographs or drawings).

Doors

Doors contribute to the character of the building through their size, placement, materials, and detail. A significant number of original doors in the district have been replaced. The following guidelines advise on the appropriate treatment methods for historic and new doors in the district. Guidelines for doors related to storefronts are provided in the following section.

Repair/Restoration

- Preservation of existing exterior historic doors including entrance doors to storefronts or upper floors is encouraged.
- Existing historic materials should be repaired rather than replaced. Historic materials that are damaged beyond repair should be replaced in kind.
- Missing historic elements may be reconstructed with appropriate new materials based on historic documentation (e.g., photographs or drawings).

Replacement/Alteration

- Building openings, including doors and transoms, should be maintained in their historic location. Openings should not be altered to be relocated or enlarged/reduced in size.
- Restoration of doors and transoms, to their historic configuration is encouraged.
- A new fenestration opening or the alteration of a historic opening should not be made on the primary façade.

- New security grilles should be located on the interior of the glass, if possible. Exterior grilles should be placed as inconspicuously as possible.
- If the doors will be replaced, install doors which have large glass panels and hardware appropriate to the style of the storefront. Options include salvaged doors, new wood doors to match the original, or new aluminum doors.
- Paint new aluminum replacement doors or use an anodized finish to blend with the existing architectural features of the storefront.
- Avoid solid doors, half-glazed doors, “colonial style” doors, and highly decorative doors that are not compatible with the historic architectural style of the building.
- Avoid mirrored glass and deeply tinted glass.
- Avoid storm doors because they make access difficult. If they are needed, they should either be authentic reproductions consistent with the style of the building, or clean-lined and unobtrusive.
- For security measures, consider simple metal grilles or acrylic or Lexan sheet glazing, such glazing can also be installed over existing doors to increase the energy efficiency of the building.

Storefronts

Throughout the Stoughton Main Street Historic District, storefronts are located at the first-floor level. Storefronts do not include secondary doors which provide access to other areas of the building, such as the rear of the first floor or the upper floors. Historic storefronts were made of wood, metal, or masonry, and glass elements. Storefronts are typically composed of a bulkhead (base), display windows, and an entry to one side or centered with a transom spanning the full width of the storefront. The entry historically may have been flush with the storefront or recessed. In the district, eight-four percent of storefront entrances are recessed.

General

- Before determining whether to repair/renovate or replace a historic storefront, the architectural features and condition of the storefront should be evaluated to determine the appropriate course of action.
- If the original or a historically significant storefront exists, repair and retain its historic and character-defining features including, but not limited to the storefront lintel or cornice, transoms, columns, windows and doors, bulkhead, and recessed entrance.
- If the original or historically significant storefront no longer exists or is too deteriorated to repair, undertake an accurate restoration based on historical research and physical evidence or undertake a contemporary design which is compatible with the rest of the building in scale, design, materials, color, and texture. Individual components of the storefront which are in repairable condition (e.g.,

columns, transom windows, etc.) should be salvaged, restored, and reinstalled.

- Where an original or significant storefront no longer exists and no evidence exists to document its early appearance, a contemporary storefront compatible with the surrounding buildings is appropriate. The contemporary design should be compatible with the architectural details of the building and not obscure any significant historic or character-defining features. The new storefront should include significant character-defining features found in historic storefronts including the storefront lintel or cornice, transoms, display windows, columns, bulkhead, and recessed entrance.
- Retain transparency of the storefront. Retail displays should not obstruct storefront windows.
- Dropped ceilings and soffits should be set back from the storefront glazing to minimize the visual impact of the dropped ceiling.
- The storefront should be preserved even if there is a new use on the interior.
- Choose paint colors appropriate to the building's style and setting or consider a paint analysis if an accurate restoration is desired. Do not coat surfaces that were not historically painted (e.g., masonry).
- Alterations to a storefront may be required for public safety, improved accessibility, and fire codes. These

alterations should be discussed with the appropriate officials to ensure that all applicable codes are being met while maintaining the historic character and significant architectural features of the building. Design guidelines for accessibility improvements in the district have been provided in a following section.

Repair/Renovation

- Existing historic storefronts should be retained and preserved.
- Historic materials that are damaged beyond repair should be replaced in kind. Missing historic elements may be replaced with compatible new materials if the original or historic design intent is unknown.
- When renovating a storefront remove inappropriate alterations that have been made in the past. Later storefronts, including mid-twentieth century designs, should be evaluated for historic significance prior to removal.

Replacement

- A new design should not replicate stylistically different details or features from neighboring buildings or other structures of the period, as it may create a false historical appearance that never existed on the building. Historical themes like "Colonial," "Chalet," or "Quaint Cottage" are not appropriate because they do not reflect the dominant architectural features in the district.

- New storefronts should be compatible with the building including: proportions; materials; cornice; frame; fenestration design (windows and doors); and secondary design elements such as graphics and/or awnings.
- Glazing should be clear and not mirrored, reflective, or dark-tinted.
- Avoid the use of materials that were unavailable when the storefront was originally built; this may include vinyl and aluminum siding, mirrored or tinted glass, artificial stone, and brick veneer.
- Avoid Mansard roofs, false gables, and shake shingles at new storefronts as they break the traditional pattern of solids and voids by covering up the large storefront opening.

Building Lighting

Historically, lighting in the district was not predominately mounted to the exterior of buildings. Owners are encouraged to work within these guidelines and *The Secretary of the Interior's Standards for the Treatment of Historic Properties* to develop an appropriate lighting plan for buildings in the district.

These guidelines are intended to promote a high quality of lighting in the district to assure that lighting installations are subtle, appropriate, and avoid over-lighting, glare, and light pollution from up-lighting. The lighting should maximize energy efficiency in new and replacement installations. New technology is encouraged to be aesthetically integrated into existing architecture.

Appropriate New Exterior Lighting for Buildings Includes:

- Concealed lighting to illuminate architectural features, storefronts, and signs.
- Integrate fixtures and wiring with architectural elements to the greatest extent. Avoid exterior surface-mounted transformer boxes, raceways, and conduit.
- Ground-level and/or first floor exterior lighting should enhance safety and security while adding a pedestrian-scale element to the public-way character.

Types of Lighting Not Permitted

- Industrial wall pack lights.
- Box lights.
- Lighting that creates glare.
- Animated, flashing, or “rope” lighting.

Awnings

While historically prevalent, awnings, mounted along buildings to protect individual storefronts and entrances, are not common in the Stoughton Main Street Historic District. Canopies, typically mounted above the masonry openings and extended to protect a main entrance, are not common in the district. Only the former Badger Theater (now the Stoughton Village Players Theater) located at 255 E. Main Street has a historic canopy, integrated into the marquee.

The use of awnings is encouraged in the district. As canopies were not historically prevalent in the district, their use should be restricted to corner buildings that have a residential entrance located off a north-south collector street.

Repair/Restoration

- Existing canopies or awnings should be evaluated to determine if they are appropriate to the age, style, and scale of the building. If so, the canopy or awning should be retained and preserved.

Replacement or New Awnings

- Comply with all applicable regulations under the *Stoughton, Wisconsin Code of Ordinances, Chapter 58 – Public Nuisances, Chapter 64 – Streets, Sidewalks, and Other Public Places, and Chapter 78 – Zoning.*
- For replacement awnings: if historically appropriate to the building and district, the existing awning should be used as a basis for selecting the replacement awning. When a historic awning is missing, owners should first look for evidence of a previous awning installation, as well as historic documentation (e.g., photographs or drawings).
- Fixed or retractable shed-type awnings should be mounted in a location that respects the design of the building. Awnings should be designed to project over individual masonry openings and not be a continuous feature across the storefront. Awnings should be mounted within masonry openings and should not obscure or overlap decorative features.

- Awning material was historically woven fabric. Plastic, vinyl, or rubber awnings are incompatible with the character of the district. “Standard” type awnings are permitted.
- Awnings should not project more than four to seven feet.
- Waterfall, concave, box, or other exaggerated shaped awnings or canopies are discouraged as they are not historically appropriate.
- Signage on awnings should be limited to the valance area.
- Internally illuminated awnings or canopies are discouraged in the district.
- Permanent sloped canopies of aluminum, shakes, or shingles are not appropriate unless evaluated and determined to be a character-defining feature based on historic documentation.

Signage

Signage contributes to the neighborhood character of the district. Existing historic and contemporary signage in the district includes hanging or projecting signs (any non-translucent sign which is affixed at a right angle to the building wall, which include fin, blade, and symbol signs), awnings, neon signs, fascia signs (any sign painted on or attached to an exterior building wall, or any other permitted structure, on which a two-dimensional representation may be placed), signs integrated into the storefront of a building, and masonry plaque signs incorporated into the primary façade of the building.

Rooftop signs are discouraged, as there is no evidence that they were historic to the district. Painted wall signs (a sign painted on or attached and parallel to the wall of a building) may have been used in the district, but were probably uncommon given that many buildings are close in proximity or abut each other.

In Stoughton, a municipal ordinance exists to regulate the size, scale, location, and lighting of signs on commercial buildings. This ordinance also allows the Commission to create special sign regulations for historic districts. All signage should comply with all applicable signage regulations under the *Stoughton, Wisconsin, Code of Ordinances, Chapter 10 – Buildings and Building Regulations, Chapter 14 – Businesses, and Chapter 78 - Zoning*.

Repair/Restoration/Maintenance

- Historic signs should be retained whenever possible.
- Maintain signage with periodic inspections for evidence of damage and deterioration.

Reusing Historic Signs

- If a building or business has changed hands, historic signs associated with the building should be reused and unaltered. The historic sign could be left as is and a new sign added elsewhere to the building.
- Leave the historic sign in its original location or move it to a historically appropriate location, if necessary, to accommodate a new sign. While less preferable, relocating the sign to a prominent interior space could also be an option.

- Design a new sign to be compatible, but differentiated from the historic sign.
- Modify the sign for use with the new business, if possible, without destroying essential features. For example, a historic sign may be painted with new text and contribute to the overall district character.
- If a historic sign cannot be reused or retained, consider donating the sign to a local museum, preservation organization, or other group.

New Signs

- Rooftop, wall billboards, flashing, and moving signs are not permitted.
- Signs should be integrated into the design of the building and should not obscure or extend over any significant or character-defining features.
- Illuminated signs or any sign which is lighted by artificially generated light, either directly or indirectly, with an opaque or non-transparent background and routed lettering (letter or logo cut out of a specified sign material) may be appropriate.
- Hanging signs, blade signs (a projecting sign mounted on a building façade or storefront pole or attached to a surface perpendicular to the normal flow of traffic), banner signs (any piece of fabric displaying a distinctive insignia,

identifying wording, and/or symbolic representation of a business, service, or activity) are compatible with the historic character and are encouraged.

- Lettering on storefront glazing and individual lettering is encouraged but should be proportional to the size of the storefront glazing.
- New signs should not damage any historic fabric. Fittings should penetrate mortar joints rather than masonry, for example, and sign loads should be properly calculated and distributed.
- Signage on awnings is permitted but must be located on the valance.
- New signs should respect the size, scale, and design of the historic building, as well as neighboring buildings, and should not shadow or overpower the adjacent structures.
- Materials for new signs should be inspired by the building's historic architecture or historic signs.

RETROFITTING A HISTORIC BUILDING FOR ENERGY EFFICIENCY

The following guidelines are to assist owners of historic buildings in the district who are seeking ways to make their buildings more energy-efficient and sustainable make informed decisions when considering energy efficiency improvements to their buildings.

This guidance is provided in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to ensure that the architectural integrity of the historic property is preserved. Achieving a successful retrofit project must balance the goals of energy efficiency with the preservation of the historic building's materials and features.

A comprehensive analysis of the entire building envelope, its systems and components, its site and environment, and a careful evaluation of prioritized upgrades and goals should be completed before undertaking a retrofit. Treatments common to new construction need to be evaluated carefully before implementing them in a historic building in order to avoid the alteration or loss of significant character-defining and architectural features.

Historic building construction methods and materials often maximized natural sources of heat, light, and ventilation to respond to local climatic conditions. The key to a successful rehabilitation project is to understand and identify the existing energy-efficient aspects of the historic building, as well as the identification of the building's character-defining features to ensure they are preserved.

These guidelines advise on minimal, non-intrusive treatments that can supplement the inherent sustainable qualities of a historic building to further improve energy efficiency. It is recommended that property owners interested in learning more about how to undertake an energy efficiency analysis or energy audit of a historic building, and additional information on minor energy efficiency upgrades or more extensive/major energy treatments, review the National Park Service's Preservation Brief # 3 *Improving Energy Efficiency in Historic Buildings*.

Operational Changes

Once an energy audit has established a baseline for the current energy use in a building, operational changes should be identified to control how and when the building is used to minimize the use of energy-consuming equipment. These changes may include:

- Installation of programmable thermostats.
- Close off rooms that are not in use and adjust the temperature in those rooms.
- Do not condition rooms that do not need to be conditioned, thereby reducing the thermal envelope.
- Use insulated shades and curtains at non-storefront windows to control heat gain and loss through windows.
- Use operable windows and awnings as originally intended to control temperature and ventilation.
- Take advantage of natural light.
- Install compact fluorescent lights (CFL) and light-emitting diode (LED) lights.
- Install motion sensors and timers for lighting and local ventilation.
- Reduce “phantom” electricity loads by turning equipment off when not in use.
- Clean and service mechanical equipment regularly.

Upgrade Equipment and Appliances

In addition to maximizing the energy efficiency of existing building systems, substantial savings can be achieved through upgrading equipment and appliances. A property owner should still consider the operational savings against the initial cost of the new equipment, particularly if the existing equipment is not near the end of its life. Recommendations for upgrading equipment and appliances may include:

- Upgrade the heating system. It is important to install new furnaces that utilize outside combustion air to reduce air drawn into the building through uncontrolled infiltration.
- Upgrade the air conditioning system.
- Replace the water heater. High-efficiency water heaters use far less energy than earlier models, and high-efficiency tankless water heaters heat water on demand, also resulting in a reduction of water use.
- Upgrade appliances to reduce electricity use and additional indoor heating loads.

Upgrade Building Components

In addition to operational and mechanical upgrades, it can be possible to upgrade many building components in a manner that is sensitive to the character-defining features of a building and cost-effective, while achieving a significant improvement in the thermal performance of a building.

The following guidelines include the most common and least intrusive or damaging measures proposed to improve the energy efficiency of a historic building.

Reduce air leakage.

Leakage of air into a building can account for five to forty percent of space-conditioning costs and can be especially problematic in historic buildings because it is closely linked to an increase in moisture infiltration into building systems. To reduce air leakage consider the following treatments:

- Seal or “draft proof,” as appropriate, any existing chases or shafts to the exterior.
- Install weatherstripping to doors and windows.

- Seal open cracks and joints at the base of walls and around windows and doors.

Install insulation in the attic or roof.

Heat loss and gain caused by increased interior/exterior temperature differentials are greatest at the top of a building. Subsequently, reducing heat transfer through the roof or attic, including access doors, should be one of the highest priorities in increasing energy efficiency in a historic building.

Insulate basements and crawlspaces.

Determine if a basement or crawl space is part of the conditioned space and, therefore, within the thermal envelope of the building. If these areas are outside the thermal envelope, insulating between the floor joists on the underside of the subfloor is generally recommended, and all gaps between the unconditioned and conditioned areas of the building should be sealed. If these areas contain mechanical equipment, or if high levels of moist air enter the areas through vents during the summer months, it is recommended to include the area within the thermal envelope. Subsequently, it may be recommended that all vents be sealed and access doors weather-stripped to reduce air leakage.

Install storm windows at non-storefront windows.

The addition of metal or wood exterior or interior storm windows is encouraged to increase the thermal performance and protect

historic windows. The following design aspects of a storm window should be considered:

- Use clear, non-tinted, low-e glass to increase the thermal performance of the window assembly without impacting historic material or character-defining features.
- For exterior storm windows, install a double-hung storm window with clear upper and lower sashes (e.g., no mullions) so the storm window does not obstruct the view of the existing prime window.
- For existing prime windows that open outward, install an interior storm window to improve energy efficiency.

Insulate window weight pockets.

Consider the removal of existing weights and pulley systems at historic windows. Infill weight pockets with insulation and install jamb liners, in lieu of the historic rope/chain system. This recommendation is only applicable for double-hung windows.

Install interior glazing rather than replacing windows at storefront windows.

Replacing the original glazing with insulated glazing for energy conservation may involve installation of new frames that may alter or damage historic architectural features of the storefront. If it is necessary to install new insulated windows, the design of the new storefront windows should follow the guidelines provided on pages **xx-xx** of this document.

Weather strip exterior doors and consider the use of insulated glazing for replacement doors.

Add exterior awnings and/or interior shades, where appropriate.

Awnings and other shading devices can provide a considerable reduction of heat gain through windows and storefronts. Keeping existing awnings, or replacing them if previously removed, is a relatively easy way to enhance the energy performance of a building. Awnings should only be installed when they are compatible with the building type and character. Additional information on the compatibility and the design of awnings in the district can be found on page xx of this document

A wide range of interior shades are available for use in all types of buildings to control heat gain or loss through windows, as well as lighting levels. When properly installed, shades are a simple and cost-effective means of saving energy, while maintaining the use of natural light.

Seal and insulate ducts and pipes.

As much as thirty-five percent of the conditioned air in an average central air conditioning system may escape from the unsealed or uninsulated ducts, resulting in a significant amount of wasted energy. Care must be taken to completely seal all connections in the duct system and adequately insulate the ducts, especially in unconditioned spaces, such as attics, basements, and crawlspaces as conditioned spaces.

Consider alternative energy sources.

Devices that utilize solar, geothermal, wind, and other sources of energy to help reduce the consumption of fossil fuel-generated energy can often be successfully incorporated in historic building retrofits. However, if the alterations or costs required to install these devices do not make their installation economically feasible or would damage or alter significant historic material or character-defining features, their installation is not recommended. The installation of such equipment should only be pursued after all other upgrades have been implemented to address energy efficiency.

In addition to the preservation of building elements and features which inherently feature a passive solar design, only the use of active solar collectors or photovoltaic panels are recommended in the Stoughton Main Street Historic District.

Only the installation of active solar devices is recommended due to the prevalence of large flat roofs with high parapets that allow solar panels to be installed without being prominently visible and impacting the historic and architectural integrity of the district and the individual buildings.

The feasibility of installing solar devices on buildings within the district will depend on installation costs, conventional energy rates, and available incentives.

HOW TO ADDRESS HISTORIC AND NON-HISTORIC CHANGES OVER TIME IN CONTRIBUTING BUILDINGS

When rehabilitating or restoring a contributing building within the district, it is encouraged to remove inappropriate alterations that have been made in the past. Changes that have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected, and will require evaluation prior to removal.

If a later alteration is evaluated and found to be historically or architecturally insignificant the restoration or reproduction of a missing architectural feature is encouraged. The repair or replacement of missing architectural features must be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence than on conjectural designs or availability or architectural elements on other buildings or structures.

All buildings, structures, and sites shall be recognized as products of their own time. Avoid alterations that have no historical basis and which seek to create an earlier appearance.

GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS

The following guidelines refer to vertical additions and rear additions to existing buildings. Additions can include both habitable and non-habitable structures such as rooftop additions, mechanical penthouses, and green roofs.

These guidelines are intended to advise on the contextually appropriate design of additions within the Stoughton Main Street Historic District.

Siting

Siting of additions should minimize impact to primary façades. Additions should be placed in the rear of the building as much as possible or any additional height above the primary façade, including rooftops, shall be set back a minimum of twenty-five feet for two-story mid-block buildings or sixteen feet for three-story mid-block buildings from the primary façade. For corner buildings, the setbacks at the second primary façade should be eleven feet and nine feet, for two-story and three-story buildings, respectively.

No rooftop additions should be constructed on one-story buildings within the district, as the visual impact to the primary façades cannot be minimized and/or an addition cannot be added without impacting the historic roof line/form.

Scale

- New additions should be smaller than the historic building and should be subordinate in both size and design to the existing building.
- The new addition should respect the scale of the district.

Design and Compatibility

- Additions must comply with the design guidelines outlined in previous pages for height, scale, massing, articulation, fenestration, roof forms, and materials, etc.
- Additions should be visually compatible but differentiated from the existing building. Designs that unify the historic building and a new addition are discouraged.
- The addition should be connected to the existing building in a way that does not alter, change, obscure, damage, or destroy any significant architectural features.
- Design of additions should occur in a manner that will not diminish the architectural character and integrity of the individual building or district. Distinctive materials, features, and finishes of the existing building should be retained or repaired. If deteriorated beyond repair, they shall be replaced to match a similar profile and finish.
- The size, pattern, and alignment of the new addition's windows and doors should be in keeping with the existing building.

Materials

- New materials should be compatible in character, color, and texture with the existing building and the district. Additions may use contemporary materials, such as glass, metal, and wood while maintaining a form and scale that is appropriate to the existing building.

- Materials that are not compatible with the district, including concrete block, rough wood, stucco, exterior insulation finishing system (EIFS), and vinyl siding, are discouraged.
- The use of color and texture as a finish should be appropriate to the building and not detract from the character of the district.

DEMOLITION OF A CONTRIBUTING BUILDING

Demolition of a contributing building in the Stoughton Main Street Historic District is only acceptable if the building is structurally deficient. Prior to demolition, the building should be comprehensively documented using architectural photography and other records, as available, and made available to the City of Stoughton Historic Preservation Commission, the Kvanme Local History Collection at the Stoughton Public Library, and/or the Stoughton Historical Society. Demolition of a non-contributing building in the district is acceptable. Non-contributing buildings should be re-evaluated on a regular basis for eligibility. Buildings may become contributing if they reach fifty years of age, retain sufficient integrity, and contribute to the historical and architectural significance of the district.

GUIDELINES FOR NEW CONSTRUCTION AND REPLACEMENT OF NON-CONTRIBUTING PROPERTIES

New construction should be compatible with the district's historic character. All new construction must comply with *Stoughton, Wisconsin, Code of Ordinances*.

Setbacks and Orientation

Buildings in the district predominately follow north-south axis and are oriented to Main Street which follows an east-west axis. There are approximately seven buildings (ten percent) which follow an east-west axis and are oriented to the north-south streets.

Additionally, all buildings are oriented to the adjacent street and approximately ninety-seven percent of buildings in the district have no setback from the public right-of-way (e.g., sidewalk). Buildings with setbacks include: Stoughton City Hall and the Post Office.

- To respect the character of the historic district and Main Street, new infill construction should not have front or side setbacks. Buildings should abut or be within five feet of the sidewalk.
- The primary façade and main entrance should be oriented to Main Street. The primary facade is the exterior facade or facades of a building that contains a principal pedestrian entrance and is oriented towards a street.
- New construction located on a corner site may take advantage of a corner entrance and may have two primary façades, both façades facing the streets along which the building is located. In designing corner buildings, consider providing greater visual emphasis with more architectural detailing, designing both street façades as “front” facades. Primary façade “A”, located on Main Street, should have a clear primary entrance. Primary façade “B”, located on a collector street, should be architecturally treated like a primary facade and may have secondary entrance.

Massing and Scale

- Massing in the district is predominately solid, in the shape of a rectangle or cuboid with slight deviations from the solid massing through the use of projecting bays/wings, bay or oriel windows, and towers/turrets. There is one instance of organic massing, the current Stoughton City Hall building at 207 S. Forrest Avenue/205 E. Washington Street which features a circular main footprint with a rectilinear section at the northeast corner that houses a bank drive-thru, and a square section which houses office space at the southeast corner of the building. New construction should maintain the rectangular massing of the district, and curved or angled building forms are discouraged.
- New construction should maintain the existing scale of the district. The historic development of the district has created a mixed-scale neighborhood. As the district was first developing in the mid-to-late nineteenth century, commercial and residential buildings were typically smaller one-to-two-story vernacular forms that created an intimate to human scale. At the turn of the twentieth century, new commercial buildings maintained a human scale, as well as a more monumental scale with the construction of prominent community and civic buildings. This mixed-scale development, with a focus on the human scale, has been followed and maintained by the limited new construction in the district.
- The height of new infill construction should be compatible with the surrounding buildings. Existing buildings in the district range in height from one to five stories with the

majority of buildings being two stories in height (sixty-six percent), followed by one-story buildings (twenty-eight percent) creating a low-density, pedestrian-friendly district.

Building Width

The average lot width along Main Street is a uniform twenty-five feet, creating a strong visual rhythm throughout the commercial corridor. Of the seventy buildings on Main Street, approximately forty are twenty-five feet wide. The next most-common building width is fifty feet or the space of two lots. About twenty buildings on Main Street fall into this category, including City Hall and the Stoughton Post Office.

There are few buildings in the district that are wider than fifty feet including the Hyland-Olsen Block and the Hotel Kegonsa. While each building was designed in the monumental scale, the façade maintains continuity with the adjacent buildings through the use of vertical breaks or “bays” that reflect the typical twenty-five-foot building width present on Main Street.

New construction should respect and seek to retain this visual rhythm by designing a rhythmic division of the façade to repeat this existing rhythm. New construction must take into consideration its context within the block and maintain the continuity of the block.

Expression of Verticality Through Structural Bays

In addition to the rhythmic visual created by the uniform widths in the district, visual continuity between buildings is achieved through the expression of the bays and structural system. Technology has an

impact on building design. The structural system of any architecture is based upon the technological limits of the structural materials. For example, wood timbers can safely span eight to twelve feet; masonry door and window lintels span three to four feet; steel beams can span longer distances.

The structural system used, and the distance it can span, is often expressed in the design of the building façade by the presence of windows. The size of the window is frequently dictated by the size of the structural bay.

The existing expression of bays at contributing buildings should be preserved, and should not be modified. Additionally, new construction should reflect the bay spacing of adjacent buildings, so that the rhythmic characteristic pattern found along the streetscape is maintained.

Expression of Horizontality

When similar buildings stand side-by-side, the group can reveal a pattern of horizontal bands created by the repetition of architectural elements. The most prominent horizontal element is the line created by the band of transoms or the storefront lintel at the tops of storefronts. Other prominent horizontal elements are cornice lines and the repetition of second-floor windowsills and hoods.

Wherever horizontal rhythms are found, new construction and rehabilitation of existing buildings should encourage retention of the horizontal elements that exist in buildings to either side of the subject building. New construction should employ the vocabulary of horizontal banding that exists in Stoughton’s Main Street historic buildings.

Design and Compatibility

- New construction should be consistent and compatible with design elements already found in the district.
- Replication of a specific architectural style can create a false historic appearance and should be avoided.
- Contemporary designs are acceptable when compatible in size, scale, color, material, and character of the district.

Fenestration Openings

Fenestration is the arrangement, proportioning, and design of window and door openings. Window and door openings may be provided in each facade of any new buildings, and shall be appropriately sized to the scale of the building. In the district, fenestration consists of first floor storefronts, upper floor windows, and first floor entrances to the upper floors.

- The primary entrance to the upper floors of any building should face Main Street. Entrances should be visible from the street. Primary entrances that are centered or offset are encouraged to match the existing entrance patterns of the district.
- New construction should maintain the existing proportions, rhythm, and spacing of windows currently within the district.
- New construction should maintain the rhythm of solids and voids. In the district, the existing and historic primary façades have a greater proportion of glass on the first floor

than in the upper stories due to the presence of the first floor storefronts which span the full width of the façade, that creates a large “void” and dominates the primary façade. The small upper-story windows are punched through walls of masonry, giving a repeated rhythm of solid, void, solid, void, solid. The resultant solid to void relationship is characterized by the lower floor having a majority of its surface as “void” or window, and the upper floors having a majority of their surface as “solid” punctuated by repeated “voids” or windows. New construction should maintain the rhythm of solids and voids as seen in the adjacent buildings by dedicating a majority of the first floor primary façade to be the window area of the storefront and the façade of the upper floors should feature a repeated solid-void relationship, with windows spaced evenly in the wall.

Additional design guidelines have been provided for storefronts at new construction below.

Storefronts

Storefronts in the district that retain their historic configuration feature bulkheads, recessed entries, display windows, storefront lintels, and transoms, while new construction is not required to incorporate these elements, including them would positively contribute to the character of the district. All new storefronts should comply with the applicable regulations under *Stoughton, Wisconsin, Code of Ordinances, Chapter 78 – Zoning*.

- If a bulkhead or transom is included in the design, its height should be comparable to the nearby historic buildings.

- Storefronts should be adjacent to the property line and with the primary entrance facing Main Street.
- Entrances to storefronts should be recessed and should not exceed more than one story in height.
- The design should be simple and contemporary and avoid exaggerated design motifs, replications, elements not found in the district, and blank walls lacking fenestration on primary façades.
- Primary façades should include storefront or display windows and provide visibility from Main Street.

Roof Lines

The majority of roofs of Stoughton’s commercial buildings are flat and hidden behind a low vertical extension of the façade called a “parapet” often decorated with special architectural elements that formally announce that this is the top of the building. These elements can be formed of the façade material itself, such as an intricate brick pattern, or can be applied to the façade, such as a wood or pressed metal cornice.

The design of roof forms for new construction should be compatible with and follow the flat roof form found on surrounding/adjacent buildings within the district, but should not mimic historic decorative elements (e.g., cornices).

Materials

- The use of masonry materials including red or cream brick and natural stone are encouraged.

- Materials that are not compatible with the district should not be used on façades visible from the public right-of-way. These include: split-face concrete block, concrete block, rough wood, EFIS, and vinyl siding.
- Limited color, texture, and material changes are encouraged and should be combined with changes in depth, height, or architectural articulations. Rhythm and accent lines, through material and color change, are also encouraged.

GUIDELINES FOR THE DISTRICT STREETScape

General Guidelines

The following streetscape principles apply to the district. The streetscape of the district is pedestrian-focused along the north-south collector streets which are narrower. Main Street, the primary east-west arterial, is focused on both vehicular and pedestrian traffic with the greatest roadway and sidewalk widths in the district and is landscaped with smaller trees to serve as buffer between pedestrian traffic on the sidewalk and vehicular traffic on the roadway and at street parking. The majority of roads are twenty-eight to thirty-six feet wide with only three deviations: Division Street is forty-two feet wide; Water Street is forty-five feet wide; and the main thoroughfare of Main Street which is forty-eight feet wide. All streets have on-street parking.

Sidewalk widths only vary throughout the survey area between five to ten feet wide. Most streets do not have a parkway to buffer vehicular and pedestrian traffic. Parkway are only located on Forrest and Fourth Streets. For Forrest Street the parkway has been removed on both sides of the street between Main Street and the

first alley to the south and at the west side of the street between Main Street and the first alley to the north. On Fourth Street, the parkway has been removed on the west side of the street between Main and Washington Streets, as well as on the west side of the street between Main Street and the first alley to the south and on the east side of the street between the alley and Jefferson Street. For both Forrest and Fourth Streets, the parkway has been replaced with on-street parking.

Landscaping in the district is limited. Along Main Street, west of Fifth Street, smaller, immature trees are planted at semi-regular intervals along the outer edge of the public right-of-way (e.g., sidewalk). There is no landscaping along Main Street west of Fifth Street. Landscaping is even less common on the north-south streets in the district and is predominately composed of older, mature trees and shrubs which are visible at the rear and side of private building lots.

A streetscape that incorporates pedestrian amenities such as lighting, landscaping, and street furniture tends to improve the desirability and walkability of the district.

Lighting

Streetscape lighting contributes to the area's sense of safety and provides a high-quality pedestrian experience. Based on historic photographs, there were three types of historic street light fixtures in the district area:

- Lighting Type No. 1: This lighting type spanned the length of Main Street through the district and featured a narrow, fluted cast iron post that tapered and terminated into an acorn-shaped globe. The lamp base, which holds the bulb, mimicked a classical column capital, and was manufactured

out of pressed metal ornamented with acanthus leaves. The base of the post was unadorned. These posts were common and the most historically prevalent along Main Street.

- Lighting Type No. 2: In historic photographs, this lighting type appears to only be located at the southwest corner of Main and Water Streets and may be closely associated with the development of the Hyland-Olsen Block. This type featured a narrow cast iron post that tapered and terminated at a spherical globe. Below the lamp base for the center globe, four crooks descend from the main post and each terminated at a spherical globe. The post and lamp base appear to be embellished with ornamental metal work, but the exact design is not visible in the historic photograph.
- Lighting Type No.3: Mid-twentieth century version of the mast-arm post. This lighting type had no additional ornamentation or stylistic details.

Lighting in the district today is reminiscent, but not an exact replication, of historic type No. 1. The existing streetlights feature a smooth concrete post, in lieu of the fluted metal post. It is recommended that the existing lighting be maintained as part of the streetscape.

Landscaping

Landscaping can provide an inviting and comfortable environment and enhance the corridor. Though vegetation was not historically part of the streetscape, it is recommended that historically compatible planters be used. Planter design should look to the existing built environment for inspiration in relation to shape, size, material, and color. Small trees are compatible with the district and

should be placed at regular intervals to provide a visual buffer between pedestrian and vehicular traffic on Main Street.

Outdoor Seating

When allowed, barriers, tables, and chairs required for outdoor seating should not detract from the streetscape or obstruct the sidewalk.

Pavement

Based on historic photographs, the paving for the district transitioned over time from dirt to wood blocks to asphalt for roadway elements, and wood planks to concrete for sidewalks. As asphalt and concrete were both historically used in the district and are the most resilient and functional materials, out of the known historic materials, it is recommended that these paving materials be maintained.

Screening of Parking Lots

As previously discussed, it is important in the blocks where a uniform setback exists that new construction maintains the alignment of façades along the sidewalk edge. This guideline also pertains to parking lots and unbuilt areas. The edge of the sidewalk should be emphasized with some visible barrier such as a decorative wall or plantings so that the setback is recognized.

Electric Vehicle Charging Stations

In the district, electric vehicle charging stations are located in the Stoughton City Hall parking lot at the northeast corner of Forrest and Main Streets. The location of the stations is appropriate to the district as it preserves the historic streetscape of the district. New charging stations should not be installed along primary roadways,

but only located within the district's existing parking lots. Within the existing parking lots, the stations should be setback along the side or rear lot lines to minimize visibility from the historic streetscape.

ACCESSIBILITY GUIDELINES

Historically, most buildings were not designed to be universally accessible. Due to the Americans with Disability Act (ADA) regulations, historic conditions that may require alterations to meet accessibility standards include: steps at storefront entrances; ramps at exterior or interior level changes; widening of doors; and power door operators. The following design guidelines advise property owners on how to complete accessibility improvements to historic buildings while maintaining the character-defining features.

General

Accessibility alterations should be installed to provide access, while retaining the building's historic features.

The National Park Service recommends the following three-step approach to identify and implement accessibility modifications:

- Review the historical significance of the property and identify character-defining features.
- Assess the property's existing and required level of accessibility.
- Evaluate accessibility options within a preservation context.

Modifications should then be based on the following priorities to improve accessibility:

- Make the main entrance and primary public spaces accessible, including a path to the entrance.
- Provide accessible access to goods, services, and programs.
- Provide accessible restroom facilities.
- Provide accessible access to amenities and secondary spaces.

Historic Entrances

- Automatic door openers connected to push plates can be used to make historic and contemporary entrance doors accessible.
- Offset hinges may be installed at historic doors to increase the clear opening width of an existing entry.
- Historic door hardware should be retained and retrofitted to meet accessibility standards.
- Historic thresholds that do not meet accessibility standards may be altered or replaced. A historic threshold can be adapted by adding a beveled element. Or a new, visually compatible threshold may be installed.
- If possible, ADA access should be provided through a primary public entrance. If this cannot be achieved without damage to character-defining features, an alternative

entrance may be made accessible. In the latter circumstance, directional signs should be installed to direct visitors to the accessible entrance.

- Additionally, if it is not possible to modify the existing entrance, it may be possible to create an entirely new opening or modify a secondary window to make a new entrance opening. This solution should only be considered after evaluating all other options.

Exterior Grading

- If it is necessary, construct a landing and ramp. It should be ADA-compliant and not obscure any architectural features.

Raised Interior Floor Levels

- If needed, interior entry halls or retail spaces can be ramped to provide access to a raised interior.
- If room permits, an interior platform lift may be installed to provide access to a raised interior.
- A temporary interior ramp may also be used to create an accessible path of travel between spaces that have a minor difference in floor levels.

Railings

- A path of travel that incorporates gently sloping (versus steep) walkways is encouraged as it may avoid the need for railings.

DESIGN GUIDELINE TREATMENTS BY BUILDING

The following map illustrates the applicable design guidelines for contributing and non-contributing buildings and sites to assist property owners when referencing this document.

5.0 EXISTING INCENTIVES AND PROGRAMS

20% FEDERAL REHABILITATION TAX CREDIT

Funding Request: 20% of Qualified Rehabilitation Expenditures

Funding Cycle: Continuous, No deadline

Website: <https://www.nps.gov/tps/tax-incentives.htm>

A 20% Federal Rehabilitation Tax Credit is available for rehabilitating an "income-producing" building such as offices, shops, hotels, or rental housing. The property must be listed individually on the National Register of Historic Places, as a contributing building in a National Register historic district, or eligible for the National Register. The minimum investment required is one hundred percent of the building's "adjusted basis". The tax credit can apply to commercial, agricultural, industrial, or rental residential buildings.

The rehabilitation must be in accordance with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Projects may initiate the tax credit application at any time, but prior to beginning work on the building.

The Federal Historic Tax Credit may also be coupled with the Wisconsin Historic Preservation Tax Credit Program.

This program returns twenty percent of the cost of rehabilitating historic buildings, up to three-and-a-half million dollars per parcel, to owners as a Wisconsin income tax credit.

JOHANNA FAVROT FUND FOR HISTORIC PRESERVATION

Funding Request: \$2,500 to \$15,000

Funding Cycle: Annually

Website: <https://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/favrot-fund>

In July 1994, the Johanna Favrot Fund for Historic Preservation was created in honor of Johanna Favrot's eightieth birthday. The fund aims to save historic environments in order to foster an appreciation of our nation's diverse cultural heritage and to preserve and revitalize the livability of the nation's communities.

Favrot Fund grants are awarded for planning activities and education efforts focused on preservation. Grants may be made for activities and projects such as:

- Obtaining the services of consultants with expertise in areas such as architecture, planning, economics, archeology, fundraising, media relations, education, or graphic design.
- Obtaining professional advice to strengthen management capabilities.
- Designing, producing, and marketing print and video communications materials.
- Restoration, rehabilitation, stabilization, and preservation of designated historic sites and structures, including bricks-and-mortar construction.
- Restoration, rehabilitation, stabilization, and preservation of archaeological sites or cultural landscapes.

The selection committee will place particular importance on the likelihood that the requested assistance will contribute to the preservation or recapture of an authentic sense of place. The committee will also consider the historic significance of the

property, timeline, the urgency of the project, community support, the long-term impact of the project, and the potential for the project to serve as a catalyst for other preservation projects within the community, among other evaluation criteria.

Public agencies and nonprofit organizations are eligible. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark.

Applicants that have received previous National Trust financial assistance are eligible provided that all grant requirements are current. Only one grant will be awarded per organization in any grant round. Only one grant will be awarded for a particular project phase.

NATIONAL TRUST PRESERVATION FUNDS

Funding Request: \$2,500 to \$5,000

Funding Cycle: Annually

Website: <https://forum.savingplaces.org/build/funding/grant-seekers/preservation-funds>

Grants from the National Trust Preservation Funds (NTPF) are intended to encourage preservation at the local level by supporting ongoing preservation work and by providing seed money for preservation projects. These grants help stimulate public discussion, enable local groups to gain the technical expertise needed for preservation projects, introduce the public to preservation concepts and techniques, and encourage financial participation by the private sector.

NTPF grants are awarded for planning activities and education efforts focused on preservation. Grant funds can be used to launch

new initiatives or to provide additional support to ongoing efforts, including:

- Hiring a preservation architect or landscape architect, or funding existing staff with expertise in these areas, to produce a historic structure report or historic landscape master plan.
- Hiring a real estate development consultant, or funding existing staff with expertise in this area, to produce an economic feasibility study for the reuse of a threatened structure.
- Sponsoring a community forum to develop a shared vision for the future of a historic neighborhood.
- Organizational capacity-building activities such as hiring fundraising consultants, conducting board training, etc.

The selection committee will place particular importance on the likelihood that the requested assistance will contribute to the preservation or recapture of an authentic sense of place. The committee will also consider the historic significance of the property, timeline, the urgency of the project, community support, the long-term impact of the project, and the project budget, among other evaluation criteria.

Applicants must be either a public agency, 501(c)(3), or other nonprofit organization to be considered eligible. Applicants that have received previous National Trust financial assistance are eligible provided that all grant requirements are current. No more than three grants will be awarded in any two-year period to a single grantee. Only one grant will be awarded per organization in any grant round. Only one grant will be awarded for a particular project phase.

An applicant must be an Organizational Level Forum member or Main Street America member of the National Trust to be eligible to receive funding from the National Trust Preservation Fund.

Organizations do not need to have an active Forum membership to apply for a grant, but selected grantees will be required to become members prior to the release of funds.

Applicants must be capable of matching the grant amount on a one-to-one basis. Due to the economic impacts caused by COVID-19, the National Trust is temporarily changing its matching fund requirement and allowing for both cash and in-kind donations to count toward the one-to-one required match. Other funding from the National Trust may not be used to match an NTPF grant.

STOUGHTON LANDMARK COMMISSION MINI-GRANT PROGRAM

Funding Request: N/A; A total of \$12,000 is available for the 2022-2023 Cycle

Funding Cycle: Annual

Website: <https://www.stoughtonlandmarks.org/>

The Stoughton Landmarks Commission awards matching grants to property owners and tenants of locally landmarked buildings for any planned changes, work, or repair to the exterior including: porch repair; installation of storm windows; exterior painting; Rear porch repair; gutter repair; door replacement; and brickwork.

Work must be reviewed and approved by the Landmarks Commission before commencing under the Certificate of Appropriateness procedure outlined on pages xx of this document.

WISCONSIN ECONOMIC DEVELOPMENT CORPORATION COMMUNITY DEVELOPMENT INVESTMENT GRANT

Funding Request: \$250,000

Funding Cycle: Continuous, No deadline

Website: <https://wedc.org/programs-and-resources/community-development-investment-grant/>

The Community Development Investment (CDI) Grant Program was established to incentivize primarily downtown community development in the state of Wisconsin. The program supports urban, small city, and rural community redevelopment efforts by providing financial incentives for catalytic, shovel-ready projects with an emphasis on, but not limited to, downtown community-driven efforts. Funded activities should lead to measurable benefits in job opportunities, property values, and/or leveraged investment by local and private partners in at least one of the following efforts:

- Development of a significant destination attraction.
- Rehabilitation and reuse of an underutilized or landmark building.
- Infill development.
- Historic preservation.
- Infrastructure efforts providing substantial benefits to downtown residents/property owners.
- Mixed-use development.

CDI Grant funds may be used for the following eligible activities:

- Building renovation
- Historic preservation
- Demolition
- New construction
- Infrastructure improvements

WISCONSIN ECONOMIC DEVELOPMENT CORPORATION MAIN STREET BOUNCEBACK GRANT

Funding Request: \$10,000

Funding Cycle: Continuous, No deadline

Website: <https://wedc.org/programs-and-resources/mainstreet-bounceback-grants/>

The Main Street Bounceback Grants program was established to provide financial support to businesses that move into existing vacant commercial properties, helping to create a foundation for long-term success for themselves and their communities.

The Main Street Bounceback Grants program provides \$10,000 to new or existing businesses and non-profit organizations moving into vacant properties in Wisconsin's downtowns and commercial corridors. Funds can be used to pay leases or mortgages, operational expenses, and other business costs related to the newly opened location.

The program is open to new or existing businesses opening a new location or expanding operations in a vacant commercial space where the lease commences, or the sales contract closes, on or after January 1, 2021, and on or before June 30, 2022. Grant funds are available as part of the American Recovery Plan Act and will be distributed by WEDC's regional partners. Businesses must apply through the partner organization for the region in which they are located.

6.0 SUGGESTED RESOURCES AND REFERENCE MATERIAL

The information provided is for general reference only; please check current requirements.

2010 ADA Standards for Accessible Design

<https://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.htm>

City of Stoughton – Landmarks Commission

<https://www.stoughtonlandmarks.org/>

Information and Technical Assistance on the American with Disabilities Act

www.ada.gov

Information and Technical Assistance on the Americans with Disabilities Act, State and Local Governments (Title II)

https://www.ada.gov/ada_title_II.htm

Information and Technical Assistance on the Americans with Disabilities Act, Public Accommodations and Commercial Facilities (Title III)

https://www.ada.gov/ada_title_III.htm

Madison Trust for Historic Preservation

<https://www.madisonpreservation.org/>

National Register of Historic Places

<https://www.nps.gov/nr/>

National Trust for Historic Preservation

<https://savingplaces.org/>

Preservation Briefs

<https://www.nps.gov/TPS/HOW-TO-PRESERVE/BRIEFS.HTM>

Preservation Tech Notes

<https://www.nps.gov/TPS/how-to-preserve/tech-notes.htm>

The Secretary of The Interior’s Standards for The Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

Stoughton, Wisconsin - Code of Ordinances Chapter 14 - Businesses Article XIX. – Sidewalk Cafes

https://library.municode.com/wi/stoughton/codes/code_of_ordinances?nodeId=MUCO_CH14BU_ARTXIXSICA_S14-481SICA

Stoughton, Wisconsin - Code of Ordinances Chapter 38 – Historical

https://library.municode.com/wi/stoughton/codes/code_of_ordinances?nodeId=MUCO_CH38HIPR_ARTIINGE

Stoughton, Wisconsin - Code of Ordinances Chapter 64 - Streets, Sidewalks, and Other Public Places

https://library.municode.com/wi/stoughton/codes/code_of_ordinances?nodeId=MUCO_CH64STSIOTPUPL_S64-10FMA

**Stoughton, Wisconsin - Code of Ordinances Chapter 78
- Zoning* Article VI. - Landscaping and Bufferyard
Regulations**

https://library.municode.com/wi/stoughton/codes/code_of_ordinances?nodeId=MUCO_CH78ZO_ARTVILABURE

**Stoughton, Wisconsin - Code of Ordinances Chapter 78
- Zoning* Article VIII. - Signage Regulations**

https://library.municode.com/wi/stoughton/codes/code_of_ordinances?nodeId=MUCO_CH78ZO_ARTVIIIISIRE

Stoughton Historical Society

<http://www.stoughtonhistoricalsociety.org/>

Uniform Federal Accessibility Standards

<https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-aba-standards/ufas>

Wisconsin Historical Society

<https://www.wisconsinhistory.org/Records/Article/CS2835>

**Wisconsin Historical Society - Tax Credits for Historic
Building Rehabilitation**

<https://www.wisconsinhistory.org/Records/Article/CS15322>

Wisconsin Trust for Historic Preservation

<https://wipreservation.org/>

