

## Frequently Asked Questions about Sheboygan's Historic Preservation Ordinance

**Q: What is the purpose of the Historic Preservation Ordinance?**

**A:** The purpose of the Historic Preservation Ordinance is to safeguard the City of Sheboygan's historic, prehistoric and cultural heritage and to stabilize and improve property values and enhance the visual and aesthetic character of historical buildings in the City.

**Q: What is the criteria for the designation of Historic Structures?**

**A:** Historic designation is granted to properties that are historically or architecturally significant and determined potentially eligible in the City of Sheboygan Architectural and Historical Intensive Survey Report prepared in 2002, 2004, & 2006. Public viewing of this report is available at the Department of Planning & Development, Mead Public Library, and the Sheboygan County Historical Research Center in Sheboygan Falls. Further details on the specific process can be found in the City of Sheboygan Zoning Code under Section 15.915(6)(a).

**Q: How is the ordinance administered?**

**A:** By the Historic Preservation Commission which consists of seven (7) members. Of the membership, if available in the community, one is a registered architect; one shall be a historian; one shall be a licensed real estate broker; one shall be an alderperson; and three shall be citizen members.

**Q: How are the City's historical and architectural resources preserved and safeguarded in this ordinance?**

**A:** The Historic Preservation Commission reviews work affecting the exterior appearance of a designated historic structure or site. Work affected under this ordinance includes, but is not limited to, alteration, rehabilitation, restoration, construction, reconstruction and demolition.

**Q: Does that mean that the Commission reviews paint colors?**

**A:** The Commission may make recommendations to the property owner on painting schemes, however painting is viewed as maintenance by the Commission and would not be reviewed.

**Q: What kinds of changes can I make to property that is listed as a landmark?**

**A:** There are fewer restrictions than you might think since the goal is to manage change, not to eliminate it. Protection is provided by review and approval of modifications to the exteriors. The following changes are included in the ordinance:

- Any change to the exterior of any building or structure
- New construction
- Demolition of any building or structure

**Q:** **How do I get approval to make a change?**

**A:** By obtaining a Certificate of Appropriateness from the Historic Preservation Commission. If the Historic Preservation Commission determines that the application for Certificate of Appropriateness and the proposed changes are consistent with the character and features of the property or district, the Certificate shall be issued.

**Q:** **What happens if I make a change without a Certificate of Appropriateness?**

**A:** Failure to comply with a Certificate of Appropriateness or failure to obtain a Certificate of Appropriateness shall be a violation of this section. In addition to other penalties and remedies, the City shall issue a stop work order, and all work shall cease on the designated property.