

**SEC. 15-5-3 POWERS AND DUTIES OF COMMISSION;
CONSTRUCTION REGULATION.**

(a) Regulation of Construction, Reconstruction, Alteration and Demolition.

- (1) No owner or person in charge of a historic structure, historic site or structure within a historic district shall reconstruct, alter or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless a Certificate of Appropriateness has been granted by the Plan Commission. Unless such certificate has been granted by the Plan Commission, the Common Council shall not issue a permit for any such work.
- (2) Upon filing any application for a Certificate of Appropriateness with the Commission, the Commission shall approve the application unless:
 - a. Proposed construction, reconstruction, exterior alteration, demolition or improvements fail to meet specific requirements outlined in Subsections (b) and (c) below.
 - b. In the case of a designated historic structure or historic site, the proposed work would detrimentally change, destroy or adversely affect any exterior feature of the improvement or site upon which said work is to be done;
 - c. In the case of the construction of a new improvement upon a historic site, or within a historic district, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site or within the district;
 - d. In the case of any property located in a historic district, the proposed construction, reconstruction, exterior alteration or demolition does not conform to the purpose and intent of this Chapter and to the objectives and design criteria of the historic preservation plan for said district;
 - e. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City of Galesville and state;
 - f. In the case of a request for the demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair.
- (3) If the Plan Commission determines that the application for a Certificate of Appropriateness and the proposed changes are consistent with the character and features of the property or district, it shall issue the Certificate of Appropriateness. The Commission shall make this decision within forty-five (45) days of the filing of the application.
- (4) Except as provided herein, the issuance of a Certificate of Appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the City of Galesville. A building permit or other municipal permit shall be invalid if it is obtained without the presentation of the Certificate of Appropriateness required for the proposed work.
- (5) Ordinary maintenance and repairs may be undertaken without a Certificate of Appropriateness, provided that the work involves repairs to existing features of a historic structure or site or the replacement of elements of a structure with pieces

identical in appearance, and provided that the work does not change the exterior appearance of the structure or site and does not require the issuance of a building permit.

(b) **Renovation of Existing Buildings.** The following guidelines apply only to the exterior of buildings located within the district:

- (1) Rehabilitation work on buildings shall not destroy the distinguishing qualities of the property and its environment. The removal or alteration of any historical material or architectural features should be held to a minimum, consistent with the proposed use.
- (2) Deteriorated features should be repaired, rather than replaced, whenever possible. In the event that replacement is necessary, the new material should match the material being replaced in visual quality. Repairs and replacements of missing features should be based on duplications of the original.
- (3) New additions or alterations to building within the district shall be done in a manner to enhance the overall appearance of the buildings. Additions shall have a like appearance to the building they are attached to.
- (4) No building within the district shall be razed without a Certificate of Appropriateness issued by the Plan Commission.
- (5) Existing brick or masonry surfaces shall not be covered by any type of siding, either natural or synthetic.
- (6) Original brick surfaces may not be painted. All other surfaces may only be painted or stained with a color or hue that does not detract from the period setting of the district.
- (7) Signs shall not dominate the building to which they are affixed. Signs that extend out from or are attached to the front of a building may not be of a neon type, may not move or flash, and should be kept as simple as possible to help maintain the period setting of the district. Nothing in this Chapter shall be construed as modifying, limiting or expanding the existing ordinances pertaining to signs.

(c) **Construction of New Buildings Within the District.**

- (1) New construction should maintain the continuity of existing rows of buildings or help to re-establish this continuity where it has been lost. New buildings joining a row of other buildings should not be placed in front or in back of the buildings adjoining it. New buildings shall be constructed to be not less than seventy-five percent (75%) nor more than one hundred twenty-five percent (125%) of the average height of existing adjacent buildings.
- (2) The exterior covering of new buildings shall be of brick or natural wood siding only. Bricks shall be of a color consistent with that of adjacent buildings and may not be painted. Natural wood sidings may only be stained or painted with a color or hue that does not detract from the period setting of the district.
- (3) The facades of new buildings shall be rectangular in shape with proportions compatible to the proportions of adjacent buildings. Facades must have a solid wall space above the top story and have a cornice with or without a parapet. This form of architectural organization will be most effective if aligned with similar elements on adjacent buildings. New roofs should not extend above the false fronts, cornices, or parapets. Accessory buildings shall be constructed in such a manner, and utilizing such materials, as are consistent with their primary structure and this Chapter.
- (4) Signs shall follow the rules outlined in the City of Galesville Code of Ordinances.

- (5) The interiors of new buildings shall be left to the discretion of the owner, as long as it does not interfere with the outward appearance of the building. The use of new buildings shall be governed by the regulations concerning commercial zones.
- (6) Plans for construction of a new building within the district must receive a Certificate of Appropriateness.
- (d) **Appeals.** Should the Commission fail to issue a Certificate of Appropriateness due to the failure of the proposal to conform to the guidelines, the applicant may appeal such decision to the Common Council within thirty (30) days. In addition, if the Commission fails to issue a Certificate of Appropriateness, the Commission shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a Certificate of Appropriateness within the guidelines of this Chapter.

SEC. 15-5-4 PENALTIES FOR VIOLATIONS.

Any person or persons violating any provision of this Chapter may be cited for the violation thereof with penalties consistent with Section 1-1-7 of the City of Galesville Code of Ordinances. Each and every day in which violations continue shall be deemed to be a separate offense. Citations hereunder may be issued either by the City of Galesville Building Inspector or the City of Galesville Police Department.

SEC. 15-5-5 LOCATION OF HISTORICAL DISTRICTS.

- (a) The Historic District known as the Downtown Historic District shall include the structures and boundaries shown on Schedule "A" incorporated by reference herein and on file with the Office of the City Clerk.
- (b) The Ridge Avenue Historic District shall include the structures, boundaries and legal descriptions shown on Schedule "B", incorporated by reference herein and on file with the Office of the City Clerk.