



## GUIDING INVESTMENTS

PART

# 4

### *Advisory Ideas for Future Private Improvements*

Over time, homeowners make changes to their houses that both improve them and adapt them to their individual needs. Indeed, this plan should help create an environment that encourages continued upgrading and reinvestment in the housing stock of these three important neighborhoods. In historic districts, the overall visual quality of the neighborhood is also an important determinant of value – the whole is more than the sum of the parts.



This section provides advisory recommendations that will be valuable to property owners as they contemplate home improvements. These ideas can help ensure that projects that improve individual properties also enhance the character of the entire neighborhood.

The North Broadway, Randall, and Michigan-Superior districts are listed on both the National Register of Historic Places and the Wisconsin state register. Both of these designations provide significant incentives for historically appropriate rehabilitation or improvements. Federal investment tax credits are generally limited to income-producing properties, while the State of Wisconsin offers a 25% investment tax credit against state income taxes for approved rehabilitation or improvement of owner-occupied houses. Projects seeking state tax credits require review and approval by the Wisconsin Historical Society's Division of Historic Preservation. While this section is not a comprehensive guide to historically appropriate reuse, it can offer valuable assistance and precedents to applicants for these important tax incentives.

This discussion divides recommendations into Site Recommendations, addressing the location of buildings, additions, and accessory buildings on a lot; and Building Additions, addressing issues that are part of the facades of buildings themselves. It is concerned entirely with exterior improvements, although building codes and other city ordinances may establish specific requirements for interior improvements, and internal plumbing, mechanical, and electrical work. This plan also includes a gallery of images from the neighborhood that owners can use as they consider alternatives for their own homes.

## SITE RECOMMENDATIONS

The character of a neighborhood can be assessed by the types of uses within it, then evaluating the architectural qualities of the buildings within each use type.

### SITE DEVELOPMENT PATTERNS

Relationships between buildings and between buildings and blocks can define neighborhood character. Style, setbacks, building spacing, and the scale of buildings, driveways, accessory buildings, landscaping, and accessory buildings should be considered. Homes built before 1960 often had detached garages, although some homes had attached garages. Figures to the right show different placements of garages found in the neighborhood, which in turn affect the amount of paving and location of driveways on the lot. Future developments in historic neighborhoods should be consistent with existing relationships of primary and accessory buildings such as garages on the lot.

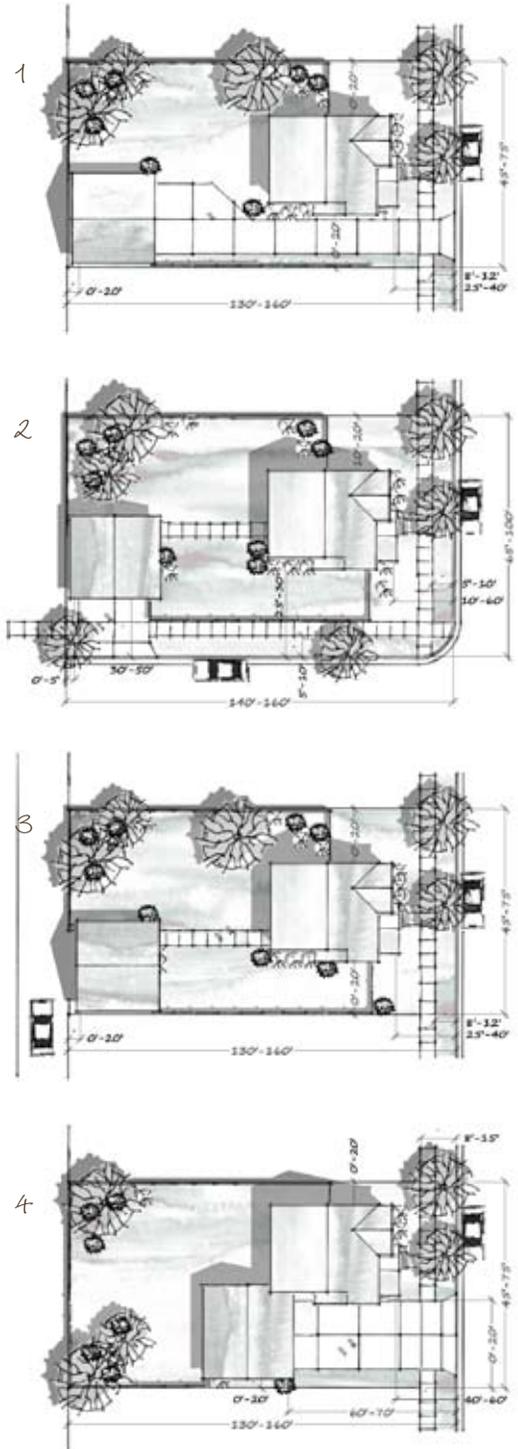
1. Single-family Detached (interior lot). An individual dwelling for one family located on a lot with a garage detached from the dwelling. The driveway is next to the primary dwelling.
2. Single-family Detached (with alley). An individual dwelling for one family located on a lot with a garage detached from the dwelling. Drive access is from the alley.
3. Single-family Detached on Corner Lots. An individual dwelling for one family located on a lot with a garage detached from the dwelling. Drive access is from the side street.
4. Single-family Attached. An individual dwelling for one family located on an independent lot with a garage attached to the dwelling.
5. Vacant Lot. A lot with no development.



## BEST PRACTICES FOR IMPROVEMENT

The following standards ensure desirable relationships between the home (principal use) and garage (accessory use). Figures to the right show the setback distance for typical lots in a historic neighborhood.

- **Infill Development and New Construction.** Future development should follow the existing development pattern found in the neighborhood and, more importantly, follow setbacks and street orientations established by neighboring properties.
- **Garage (accessory use).** The garage should be set back behind the face of the house by a minimum of ten feet. Many detached garages are 60-70 feet behind the face of the building. Design of accessory uses should clearly be secondary to the principal use. Materials and forms employed in the design of the accessory building should reflect the design of the primary structure. When possible, windows, doors, and dormers can be used to create architectural interest. Very large garages, accommodating three or more cars, are generally inconsistent with the scale of historic neighborhoods and should be avoided. As a general rule, detached garages should range from about 25 to 40% of the floor area of the principal structure. Exceptions may be very large lots with large houses.
- **Driveways.** No two side driveways should be placed next to each other. Generally, single lane drives should extend 20 feet into the property before opening to two lanes. Properties that have adequate alleys should use the alley for rear garage access.
- **Additions.** Additions to a building should respect the historic qualities of the building. Additions to the rear of the building do not influence the personality of the buildings relationship to the street and surrounding property. Generally, the façade facing the street should remain intact, and alterations should be consistent with the buildings existing style.
- **Landscaping.** Grass and shrubs should be maintained.



## BUILDING RECOMMENDATIONS

The North Broadway, Randall, and Michigan-Superior National Register Districts display a variety of architectural styles that, despite their diversity, achieve a high level of harmony. Some historic residential districts are marked by a consistent architectural theme (such as the Victorian architecture of the 19th century or Tudor-revival styles that characterized several landmark American residential districts of the first quarter of the 20th century). The diversity found in these three historic districts offers owners a great deal of freedom as well as significant challenges to achieve the right look and scale. It also makes it extremely hard to define specific standards or vocabularies that meet all conditions and needs. In considering building improvements to homes in the three neighborhoods, it is important to:

- Look carefully at your house design itself – its materials, doors, location and rhythm of windows, roof shapes, and porches – and, as much as possible, remain true to these materials, patterns, and proportions.
- Look at the rich architectural variety of the neighborhoods, and see what other homeowners have done over time. A very important part of this plan is its inventory of architectural forms found in the three neighborhoods.

Categories of home improvement projects that affect the exterior envelope of the building, the primary concern of this discussion, include:

- **Preservation.** Actions that save the existing form, integrity and materials of the structure.
- **Restoration.** Actions that accurately recover the form and details of the building and its setting as it appeared at a particular time by removing alterations or damaged sections.
- **Rehabilitation.** Actions that return a property to a state of utility or code compliance through repair or alterations that establish or retain a contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and/or cultural value.
- **New Construction.** Infill development, additions, and accessory buildings.

## BEST PRACTICES FOR IMPROVEMENT

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a building should be preserved, within the ability of homeowners to afford them. Often, contemporary, affordable materials can be used that simulate the general look and quality of historic structures. For example:

- Steel and vinyl sidings now are generally available with narrow profiles that have the same scale of traditional clapboard siding.
- Window inserts can be used that give windows the street appearance of small panes of glass at a more affordable cost.

Using historical materials and techniques is always preferable. However, in the real world, many of us do not have unlimited resources. Affordable restoration in an historic district often involves doing the best we can to respect the most important patterns and features of our architectural heritage.

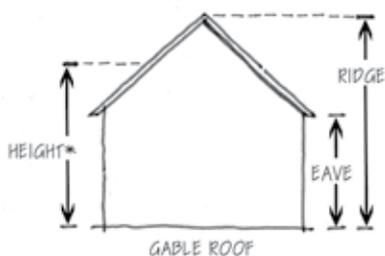
The following general guideline can assist owners in improving elements of their homes.

- **Interiors.** This Neighborhood Preservation Plan does not address improvements to the interior of the building.
- **Massing and Elevation.** In the street elevation of a building, the proportion between the width and height in the façade should be consistent with the patterns found in the surrounding neighborhood. For example, a three-story addition with direct street exposure in the urban-scale of the Michigan Superior district, and its relatively narrow, high-density homes, would be inconsistent with the existing quality of this historic district. Generally, height of a building equals the average of the ridge height and eave height for gable and gambrel roofs.
- **Siding.** Narrow profile clapboard siding was typical of historic, wood-frame structures. Post 1950 houses typically used a wider profile siding, achieving a more horizontal elevation. While original materials are preferable, contemporary vinyl and steel siding products have narrow profile options that can achieve a more “historic” look. The profile should be sloped rather than stepped for greater consistency with the appearance of clapboard siding.



Top: Good example of vinyl siding.

Bottom: Dutch Lap profile is discouraged in historic neighborhoods.





- **Windows and Doors.** The proportions and relationships between doors and windows in the street façade should be visually compatible with the buildings and neighborhood. The images above and the Gallery of Homes, beginning on page 36, shows the styles and types found in the neighborhood. Other considerations include:
  - *Type.* Hinge doors should be used on front elevations, and sliding glass doors, if used, should be reserved for rear and side yard elevations. Most 1950 houses used double-hung windows, and window replacements should use consistent styles. As in most cases, exceptions exist. For example, Frank Lloyd Wright was famous for introducing casement windows to his great prairie houses of the late 19th and early 20th centuries. Casements and picture windows were more typical of houses built after 1950, and are consistent with homes of that historic period. It is important to look at the neighborhood surroundings for traditional precedents and to try to emulate these patterns to the greatest degree possible.
  - *Materials.* Painted or stained wood, hardboard, or metal doors are preferred. The color of the door should be consistent with building's existing paint scheme or materials.
  - *Placement.* The height of windows match the door height. Windows on upper levels have similar profiles.

*Quality examples of windows and doors used in the historic neighborhoods, including examples of double, triple, and quadruple windows arranged together.*



- **Roof.** The design of the roof should be visually compatible with the surrounding buildings and neighborhood. The Gallery of Homes Tour identifies the various styles and roof shapes found in the area.
  - *Form.* Buildings should attempt to have one primary roof form. Secondary roofs for additions and porches, dormers, bays, gables and hips should be consistent with the principal structure. Roof forms associated with modern architecture such as shed roofs or flat roofs are generally not consistent with the character of these three specific historic districts, although some modern homes are found along Glenwood Avenue north of the Randall Historic District.
  - *Material.* A variety of roof materials are found in the historic districts, and recommended precedents include composite shingles, slate or simulated slate tiles, clay tiles, and other compatible roof materials. Shingle colors should be relatively muted, although there are exceptions to this general recommendation. Typically, prefinished metal roofs are not consistent with De Pere's historic architecture, although continued product development can continue to change the range of recommended materials. Additionally, coarser roof materials such as shake shingles are not compatible with neighborhood precedents and should not be used.
  - *Gables and Sheds.* Gables or shed dormers should not be mixed together.

Good examples of roof form being consistent between primary and secondary roofs.

1. Gable with dormers
2. Hip roof with dormers
3. Gambrel with shed dormers
4. Gable with dormers
5. Gable with attached building
6. Gable roof

- **Color.** House color is a highly individual preference. Most houses in the three historic neighborhoods are painted in relatively neutral palettes of white, grays, blue-grays, tans and earth tones, light yellows, and light greens. Some houses use more saturated accents. Published color palettes and paint families for period architecture, available through leading paint stores, provide excellent color choices that add variety while remaining consistent with neighborhood quality. Also visit the National Trust for Historic Preservation website at [www.preservationnation.org/about-us/partners/corporate-partners/valspar](http://www.preservationnation.org/about-us/partners/corporate-partners/valspar) for more information.
- **Brick and Stone.** Many of the homes of the three historic districts include brick and stone as principal exterior materials. Typically, brick should not be painted unless it has been previously painted or has been damaged by previous treatments. Brick should never be sandblasted, because sandblasting removes the fired surface of the exterior and weakens the integrity of the brick. If brick is cleaned, cleaning should be done by the lowest impact method available.
- **Porches.** Homes in the three districts used porches frequently and included a number of forms. Some porches are ornamental, while others were intended to provide outdoor living rooms, providing a view of the passing street scene. Some porches used classical columns to support their roofs while others are much more utilitarian. If porches or porch structures are added, compatibility with the structure of the house is paramount. The porch should look like it was part of the original design of the structure. Thus, a gable roofed porch on a gable-roofed home is appropriate, but a flat-roofed porch, while potentially inexpensive, is unlikely to harmonize with the form of the house. Enclosing porches, although practical for living space, detracts from the historic quality of the porch being the primary design element and is not advisable. Again, references to precedents in the neighborhoods will be very helpful. Note the consistencies between roof forms and materials, and work to repeat these patterns.



*Top: The open porch is the primary design feature for many historic homes.*

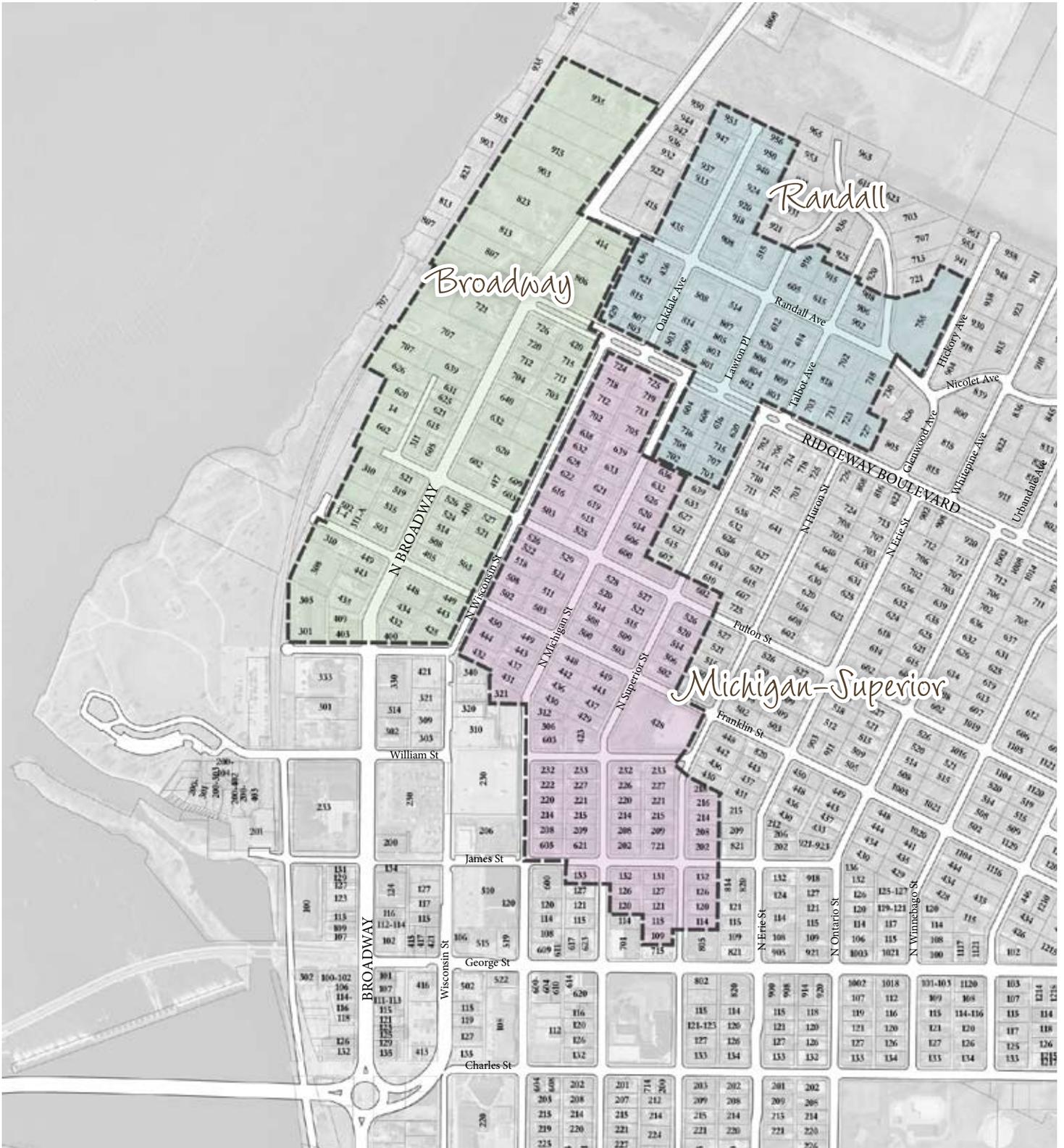
*Bottom: Good examples of color. Also refer to the National Trust for Historic Preservation's website for suitable colors.*

In some cases, people will enclose open porches. While this can provide additional weather-protected space at relatively low-cost, it often compromises the appearance of the house. Great care must be taken in the design of enclosed porches that affect the front elevation of homes.

## “GALLERY OF HOMES”

The following gallery will provide guidance to property owners in considering precedents and options for their own homes. Map 4.1 displays an address key to the three neighborhoods, while the gallery includes photographs of each of the homes in the study area. The best practices in appropriate design are found in the existing neighborhood environment. We hope that this gallery helps people see their neighborhood in new ways, and investigate its architectural forms in greater detail.

Map 4.1: Gallery of Homes Tour



*North Broadway Neighborhood*



400 N. Broadway  
National Style



403 N. Broadway  
Greek Revival



409 N. Broadway  
Greek Revival



432 N. Broadway  
Italianate



434 N. Broadway  
Foursquare/Prairie



435 N. Broadway  
Period Revival



448 N. Broadway  
National Style



449 N. Broadway  
Craftsman



503 N. Broadway  
Colonial Revival

North Broadway Neighborhood



508 N. Broadway  
Folk Victorian



514 N. Broadway  
Prairie/Foursquare



Example color mix between trim and siding.

515 N. Broadway  
Queen Anne



519 N. Broadway  
Craftsman



521 N. Broadway  
Dutch Colonial



524 N. Broadway  
Folk National



526 N. Broadway  
Garrison Colonial Revival



602 N. Broadway  
Queen Anne



605 N. Broadway  
Tudor



615 N. Broadway  
American Foursquare



620 N. Broadway  
Second Empire



621 N. Broadway  
Queen Anne

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North Broadway Neighborhood

Example windows



625 N. Broadway  
Italianate



631 N. Broadway  
National Style



632 N. Broadway  
Neo Classical Revival



639 N. Broadway  
Stick Style



640 N. Broadway  
Folk Victorian



704 N. Broadway  
Italianate



707 N. Broadway  
Greek Revival



712 N. Broadway  
Eclectic Modern Craftsman



720 N. Broadway  
Eclectic Colonial Revival



721 N. Broadway  
Queen Anne



726 N. Broadway  
National Style



806 N. Broadway  
Victorian Shingled

*North Broadway Neighborhood*



807 N. Broadway  
English Tudor



813 N. Broadway  
Queen Anne



823 N. Broadway  
Colonial Revival



903 N. Broadway  
Neoclassical



915 N. Broadway  
Modern Minimalistic Traditional



935 N. Broadway  
Greek Revival



405 Franklin St.  
Colonial Revival/ Modern



310 Fulton St.  
Italianate



311 Fulton St.  
Ranch

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410 Fulton St.  
Greek Revival



417 Fulton St.  
National Style



425 N. Wisconsin St.  
Queen Anne



443 N. Wisconsin St.  
Tudor



449 N. Wisconsin St.  
Colonial Revival



503 N. Wisconsin St.  
Vernacular



521 N. Wisconsin St.  
American Foursquare



527 N. Wisconsin St.  
Dutch Colonial

*Example door/windows and  
retained open porch.*

Randall Neighborhood



801 Lawton Place  
Tudor Revival



802 Lawton Place  
Side Gable



803 Lawton Place  
Side Gable



804 Lawton Pl.  
Side Gable



805 Lawton Pl.  
Side Gable



806 Lawton Pl.  
Colonial Revival



820 Lawton Place  
Tudor Revival



916 Lawton Place  
Neo-Classical



702 N. Michigan St.  
Colonial Revival



708 N. Michigan St.  
Colonial Revival



716 N. Michigan St.  
Colonial Revival



755 Nicolet Ave  
Georgian Revival

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Randall Neighborhood

Example door/ windows



803 Oakdale Ave.  
Front Gable



807 Oakdale Ave.  
Colonial Revival



814 Oakdale Ave.  
Colonial Revival



815 Oakdale Ave.  
Front Gable



821 Oakdale Ave.  
Colonial Revival



908 Oakdale Ave.  
Tudor Revival



918 Oakdale Ave.  
Colonial Revival



920 Oakdale Ave.  
One-story Cube



924 Oakdale Ave.  
Colonial Revival



933 Oakdale Ave.  
Colonial Revival



937 Oakdale Ave.  
Colonial Revival



940 Oakdale Ave.  
Tudor Revival

Randall Neighborhood



947 Oakdale Ave.  
Colonial Revival



950 Oakdale Ave.  
Dutch Colonial Revival



953 Oakdale Ave.  
Contemporary



956 Oakdale Ave.  
Colonial Revival



435 Randall Ave.  
Dutch Colonial Revival



436 Randall Ave.  
Colonial Revival



414 Randall Ave.  
Contemporary



508 Randall Ave.  
Colonial Revival with additions



514 Randall Ave.  
Dutch Colonial Revival



515 Randall Ave.  
Colonial Revival



605 Randall Ave.  
Colonial Revival



612 Randall Ave.  
Colonial Revival

DE PERE NEIGHBORHOOD PRESERVATION PLAN

*Randall Neighborhood*



614 Randall Ave.  
Colonial Revival



615 Randall Ave.  
Colonial Revival



702 Randall Ave.  
Neo-classical



718 Randall Ave.  
Contemporary



429 Ridgeway Blvd  
Colonial Revival



503 Ridgeway Blvd.  
Colonial Revival



509 Ridgeway Blvd.  
Colonial Revival



604 Ridgeway Blvd.  
Colonial Revival



608 Ridgeway Blvd.  
Colonial Revival



616 Ridgeway Blvd.  
Colonial Revival



620 Ridgeway Blvd.  
Colonial Revival



703 Ridgeway Blvd.  
Gable Ell

*Randall Neighborhood*



713 Ridgeway Blvd.  
Colonial Revival



723 Ridgeway Blvd.  
Colonial Revival



727 Ridgeway Blvd.  
Colonial Revival



703 N. Superior St.  
Gable Ell



707 N. Superior  
Side Gable



715 N. Superior St.  
Colonial Revival



803 Talbot Ave  
Colonial Revival



809 Talbot Ave  
Colonial Revival



817 Talbot Ave.  
Colonial Revival

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*Randall Neighborhood*



818 Talbot Ave.  
Colonial Revival



902 Talbot Ave.  
Colonial Revival



906 Talbot Ave.  
Colonial Revival



908 Talbot Ave.  
Colonial Revival



915 Talbot Ave  
Colonial Revival

*Example doors/windows*

Michigan-Superior Neighborhood



503 Fulton St.  
Folk National



525 Fulton St.  
Folk National/Ranch



109 N. Huron St.  
Side Gabled



114 N. Huron St.  
Contemporary



115 N. Huron St.  
Side Gabled



120 N. Huron St.  
Gable Ell



121 N. Huron St.  
Colonial Revival



126 N. Huron St.  
Dutch Colonial Revival



127 N. Huron St.  
Colonial Revival



131 N. Huron St.  
Dutch Colonial Revival



132 N. Huron St.  
Side Gabled



202 N. Huron St.  
Queen Anne

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Michigan-Superior Neighborhood

Example enclosed porch



208 N. Huron St.  
Front Gabled



209 N. Huron  
Bungalow



214 N. Huron St.  
American Foursquare



215 N. Huron St.  
Queen Anne



216 N. Huron  
Ranch/Folk National



218 N. Huron St.  
Gable Ell



221 N. Huron St.  
Gable Ell



227 N. Huron St.  
Side Gabled



233 N. Huron St.  
Front Gabled



605 James St.  
Colonial Revival



621 James St.  
Queen Anne



721 James St.  
Gable Ell

Michigan-Superior Neighborhood



208 N. Michigan St.  
Gable Ell



214 N. Michigan St.  
Bungalow



220 N. Michigan St.  
American Foursquare



222 N. Michigan St.  
Dutch Colonial Revival / Cross Gable



232 N. Michigan St.  
Front Gabled



306 N. Michigan  
Colonial Revival



312 N. Michigan St.  
Italianate



321 N. Michigan St.  
Front Gabled



430 N. Michigan St.  
American Foursquare



431 N. Michigan St.  
Front Gabled



436 N. Michigan  
Dutch Colonial Revival



437 N. Michigan St.  
Queen Anne

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*Michigan-Superior Neighborhood*



442 N. Michigan St.  
Gable Ell



443 N. Michigan St.  
Queen Anne



448 N. Michigan St.  
Queen Anne



449 N. Michigan St.  
Bungalow



500 N. Michigan St.  
Front Gabled



503 N. Michigan St.  
Queen Anne



508 N. Michigan St.  
Bungalow



511 N. Michigan St.  
Queen Anne



514 N. Michigan St.  
Gable Ell



520 N. Michigan St.  
Queen Anne



521 N. Michigan St.  
Queen Anne



528 N. Michigan St.  
Gable Ell

Michigan-Superior Neighborhood



529 N. Michigan St.  
French Provincial



600 N. Michigan St.  
Queen Anne



606 N. Michigan St.  
Contemporary



614 N. Michigan St.  
Contemporary



615 N. Michigan St.  
Queen Anne



619 N. Michigan St.  
Contemporary



620 N. Michigan St.  
Side Gabled



621 N. Michigan St.  
Queen Anne



626 N. Michigan St.  
Colonial Revival



632 N. Michigan St.  
Contemporary



633 N. Michigan St.  
Colonial Revival



636 N. Michigan St.  
Contemporary

DE PERE NEIGHBORHOOD PRESERVATION PLAN

*Michigan-Superior Neighborhood*



639 N. Michigan St.  
Contemporary



705 N. Michigan St.  
Bungalow



713 N. Michigan St.  
Bungalow



719 N. Michigan St.  
Bungalow



725 N. Michigan St.  
Bungalow



120 N. Superior St.  
Bungalow



126 N. Superior St.  
Contemporary



132 N. Superior St.  
Dutch Colonial Revival



133 N. Superior St.  
American Foursquare



202 N. Superior St.  
Side Gabled



208 N. Superior St.  
Gable Ell



209 N. Superior St.  
Queen Anne

*Michigan-Superior Neighborhood*



214 N. Superior St.  
Gable Ell



215 N. Superior St.  
Bungalow/ Front Gabled



220 N. Superior St.  
Gable Ell/ Queen Anne



221 N. Superior St.  
Gable Ell



226 N. Superior St.  
Queen Anne



227 N. Superior St.  
Queen Anne



232 N. Superior St.  
Gable Ell



233 N. Superior St.  
Queen Anne



423 N. Superior St.  
Craftsman/ Bungalow



428 N. Superior  
Collegiate Gothic



429 N. Superior St.  
Contemporary



437 N. Superior St.  
American Foursquare

DE PERE NEIGHBORHOOD PRESERVATION PLAN

*Michigan-Superior Neighborhood*



443 N. Superior St.  
Colonial Revival



449 N. Superior St.  
Dutch Colonial Revival



502 N. Superior St.  
Contemporary



503 N. Superior St.  
Queen Anne



506 N. Superior St.  
Colonial Revival



509 N. Superior St.  
Bungalow



514 N. Superior St.  
Front Gabled



515 N. Superior St.  
American Foursquare



520 N. Superior St.  
Craftsman/ Colonial Revival



521 N. Superior St.  
Front Gabled



526 N. Superior St.  
Colonial Revival



527 N. Superior St.  
Front Gabled

*Michigan-Superior Neighborhood*



601 N. Superior St.  
Gable Ell/ French Provincial



602 N. Superior St.  
Front Gabled



603 William Street  
Italianate



432 N. Wisconsin St.  
Queen Anne



444 N. Wisconsin St.  
Front Gabled



450 N. Wisconsin St.  
Front Gabled



502 N. Wisconsin St.  
Gable Ell



508 N. Wisconsin St.  
Queen Anne



518 N. Wisconsin St.  
Queen Anne



522 N. Wisconsin St.  
Tudor Revival



526 N. Wisconsin St.  
Queen Anne



616 N. Wisconsin St.  
Italianate

DE PERE NEIGHBORHOOD PRESERVATION PLAN

*Michigan-Superior Neighborhood*



622 N. Wisconsin St.  
American Foursquare



628 N. Wisconsin St.  
Italianate



632 N. Wisconsin St.  
Dutch Colonial Revival



638 N. Wisconsin St.  
Gable Ell



702 N. Wisconsin St.  
Queen Anne



712 N. Wisconsin St.  
Dutch Colonial Revival



718 N. Wisconsin St.  
Bungalow



724 N. Wisconsin St.  
Side Gabled

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