



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: RACK  
From: Adrienne Nelson, Associate Planner  
Date: 1/3/2025  
Re: Certificate of Appropriateness – 319 Lawe Street (322040500)

The owners of 319 Lawe Street are requesting an updated Certificate of Appropriateness for the replacement of the façade of their building. The proposal approved on November 14<sup>th</sup>, 2024, was as follows: “approval for the brick and siding as presented, without the 25% masonry requirement, due to the vinyl or LP smart board siding being more of a fit than masonry for the character of the general area”. The presented proposal is shown below. The materials to be used were brick (remaining from the removal of the original façade) as well as vinyl or LP smart board siding.



The brick and vinyl are still being utilized for the façade, but some updates were made to the proposal without prior consultation of RACK. The black band separating the cream and dark gray vinyl was moved further up at the recommendation of the contractors to prevent a seam that would ultimately require maintenance sooner/visually less appealing. Additionally, the cream color was replaced with a gray, and the dark gray color was replaced with a blue. This was done because the original colors would have been on back order for an estimated three to six months, while the new colors were readily available.

The updated proposal is shown below.



[Section 17.48](#) describes the process for a Certificate of Appropriateness. Before granting a Certificate of Appropriateness, the Redevelopment Authority City of Kaukauna shall find that to the maximum extent practicable:

- a. The historic or cultural significance of buildings or structures affected is maintained or enhanced.
- b. The architectural style, value and significance, and general design arrangement, texture, material, and color of the architectural features of buildings and structures are visually and functionally coordinated with other buildings and structures in the area.
- c. Principal entrances are visually and functionally related and coordinated with other buildings and pedestrian ways.
- d. Activity nodes, such as plazas and arcades, are created, retained, and coordinated.
- e. Building facades and other appurtenances, such as fences, walls, and landscaping, are coordinated to form cohesive walls of enclosure along streets or other public ways and, further, that no such fences or walls shall be permitted to contain any barbs or sharp points.
- f. The scale, orientation, and directional expression of buildings and structures are visually and functionally coordinated with other buildings and structures in the area.
- g. Views are protected, created, or enhanced.

[Section 17.53](#) delineates the façade standards. The following standards shall apply to uses within the Commercial Core District and help to promote a historic and attractive district:

- a. In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade.
- b. Facades shall have a minimum of 25% masonry on sides that face a public street.
- c. All façade alterations, excluding basic maintenance, painting, or in-kind replacement, require a Certificate of Appropriateness from the Redevelopment Authority City of Kaukauna.