

CITY OF WHITEWATER DESIGNATED LANDMARK ALTERATION CHECKLIST
(Pursuant to Chapter 17.16 of Municipal Code)

LANDMARK LOCATION	Completed	Date
Application for Building Permit and Application for Landmarks Commission Approval form Received by Neighborhood Services.		
Within two weeks of receipt of building permit application, (exterior changes), building inspector shall refer to Landmarks Commission		
Commission sets meeting date, keeping in mind they (Commission) have 30 days from date of filing of application with Building Inspector to make determination / recommendation		
Publication of Class 1 Notice notifying Public of Alteration, creation of agenda, and notification of property owner (this is only if it is merely a building permit - would have to be handled differently if a conditional use or variance were requested)		
Code does not require notification of neighbors within 300' when merely a building permit, however notification would be beneficial.		
Commission must meet and make a determination within 30 days.		
If denial appears possible, Commission must work with property owner in an effort to resolve the problem amicably.		
If denial occurs, matter must go before the Common Council.		
If approval occurs, building permit may be issued.		
Notification to City Clerk		
Notification to Building Inspector		

APPLICATION FOR LANDMARKS COMMISSION APPROVAL

Chapter 17 of the City of Whitewater Municipal Code requires Landmarks Commission approval prior to any act of alteration or demolition of any property designated as a Landmark in the City. These requirements apply to exterior portions of a structure or building. All applications go before the Landmarks Commission for approval.

PETITIONER INFORMATION:

Name	Delta Zeta Sorority - Geri Kratz	Phone	414-469-9112
Address:	604 W Main St, Whitewater		
Location of Landmark Property:	604 W Main St, Whitewater		
Historic Name / Information / Background of property (if applicable):			
	George Esterly House, Delta Zeta Sorority		
Local Register Date:	1989	National Register Date:	1989
Current Use of Property:	multi resident Sorority Greek Housing		
Detailed description of work to be completed:			
	1. Ramp on west side of house: replace deteriorating cement board siding with steel railing.		
	2. Back of house exterior door: replace deteriorating screen door		
	3. Replace deteriorating screen/storm windows on some windows.		
Description of how this work will meet the goals and standards of preservation:			
	1. Ramp: steel railing will be less noticeable than existing siding allowing more of house to show		
	2. New exterior door to match style of another door and painted in trim color of house		
	3. New storm/screens built by a company specializing in historical preservation & will be look historically accurate		

The applicant shall submit an Electronic Copy of the following information:

1. A complete description of the proposed work with drawings and dimensions.
2. Photographs showing all elevations of property.
3. Photocopy of historical photograph(s) showing the exterior of the property, or other documentation of the building's original appearance.
4. Any applicable background information on the history/status of the affected structure.

The Commission may require additional information. Please check with the Neighborhood Services Director staff prior to completing the application to review rehabilitation guidelines.

Proposed product samples (i.e. roofing material, siding, windows, paint colors, brackets, balusters, product information, etc.) are not required, but would greatly assist the Commission when considering an application.

The applicant hereby acknowledges and understands the following requirements:

1. No Application will be presented to the Landmarks Commission for review until the applicant has submitted all requested information to the Neighborhood Services staff.
2. If the owner(s) of record do not intend to appear in person before the Landmarks Commission, the owner(s) must submit a letter to the Neighborhood Services staff authorizing an agent to apply for the Certificate of Appropriateness for the proposed rehabilitation prior to the public meeting scheduled to consider said application.
3. The applicant is hereby advised and agrees that no work affecting the exterior of the structure and requiring a city permit may proceed until the Landmarks Commission has approved said work.
4. Applications shall be reviewed using the Secretary of Interior's Standards. The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order. (Further information can be found at the link following each standard)

Preservation, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

http://www.nps.gov/history/hps/tps/standguide/preserve/preserve_index.htm

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

http://www.nps.gov/history/hps/tps/standguide/rehab/rehab_index.htm

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

http://www.nps.gov/history/hps/tps/standguide/restore/restore_index.htm

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

http://www.nps.gov/history/hps/tps/standguide/reconstruct/reconstruct_index.htm

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to treatment. As noted, while the treatment Standards are designed to be applied to all historic resource types included in the National Register of Historic Places--buildings, sites, structures, districts, and objects--the Guidelines apply to specific resource types; in this case, buildings.

The Standards, revised in 1992, were codified as 36 CFR Part 68 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*.

5. Landmarks Commission approval does not relieve the applicant from applying for and receiving all appropriate City permits. The applicant must contact the Neighborhood Services Department at 312 W. Whitewater Street, Whitewater, Wisconsin, to apply for all necessary permits prior to beginning any work at 262-473-0540.
6. If the Landmarks Commission denies the Applicant, the applicant may file a written appeal to the Common Council within 30 calendar days of notification of denial. Appeals should be directed to the City Clerk.
7. In the event work has been completed without the required approval, the applicant and persons performing such work may be charged pursuant to Chapter 17 of the City of Whitewater Municipal Code.

Geri L Kratz

(Applicant or Authorized Representative)

Date: 11/11/2025

CITY OF WHITEWATER LANDMARKS COMMISSION

Plan review

PROPERTY ADDRESS:

DESCRIPTION OF WORK:

DATE ISSUED:

In accordance with Chapter 17 of the City of Whitewater Municipal Code, the Landmarks Commission has approved for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply:

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate is issued. Landmarks Commission must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations.

If building permits are required, you are responsible for obtaining them from the Neighborhood Services Office, 312 W. Whitewater Street, Whitewater, Wisconsin

Chairperson, Whitewater Landmarks Commission