

# Downtown Development Guidelines

## City of Spooner

“A city’s downtown district embodies the heritage of a community. A city’s very image is often identified with the look and vitality of its main street. The downtown district usually contains many of the oldest and most significant buildings ... The most effective way to maintain and enhance a strong sense of place in downtown is to preserve the historical character that makes downtown distinctive and unique compared to other environments.”

*-- Kent Robertson  
Professor of Community Studies, St. Cloud (MN) State University  
in “Let’s Talk Business”*

### GOAL

The goal of these guidelines is to create and preserve a compact, high density, and pedestrian-friendly downtown core by preserving the historic integrity of Spooner’s downtown area. These guidelines strive to protect Spooner’s unique qualities and strong sense of place.

### DESIGN CONSIDERATIONS

Each individual building facade plays an important role in the makeup of the downtown district.

Storefronts, window displays, signage, color, canopies, and architectural details all play an integral part in the successful design of individual buildings. But rehabilitating your building – or designing a new one – can be mind-boggling:

- What materials should I use?
- What colors are best?
- Is an awning appropriate?
- What kind of sign would look best?
- Property owners or tenants who wish to improve their buildings should begin by assessing the current visual condition of the entire facade.
- How could storefront improvements relate to the entire visual impact of the building?
- How does the building relate to neighboring buildings?
- How does a storefront improvement relate to the historic upper portion of the building?
- What changes are needed to improve the appearance and integrity of the upper portion of the building?

These design guidelines serve as a guide for various improvement projects. They are intended to suggest ways in which property/business owners can take advantage of downtown Spooner’s unique charm and history.

Exterior materials will be addressed more extensively than those of the interior, as interiors are often dictated by business related items such as image, display, and theme. However, it is recommended that considerable attention be given in inviting the original building design to work both inside and out.

## **DESIGN ISSUES**

### **Traditional Facade**

The traditional commercial storefront can be considered the most important element that sets apart and gives historical significance and character to downtown Spooner. Many of our historical buildings date from the early 1900s. When originally constructed, our downtown buildings shared a consistency in design and proportion that was key to creating a strong visual image. This consistency was and is still important in conveying how our downtown is perceived by the customer who seeks goods and services here.

A visually unified downtown can go a long way in attracting people to our downtown as well as to the individual shops and businesses that are located here.

Changes have occurred to our buildings over the years in response to various merchandising trends, technology, and changing tenants. In most cases the changes affected the storefront area while the upper facade remained intact. Most revisions to the storefront areas are superficial, leaving the structural integrity of the original storefront design intact. In some of these cases the original storefronts may still be in place but covered over or in need of maintenance and repair.

The basic commercial facade consists of three parts:

1. the storefront with an entrance and large window displays,
2. the upper brick/masonry facade with regularly spaced windows, and
3. the decorative cornice that caps the building.

These components may appear in various shapes, sizes, and styles but the result is essentially the same facade. In downtown Spooner, the typical building facade is a two-story brick/masonry construction.

### **Storefront Design**

The traditional Spooner building facade has a well-defined opening that the original storefront filled. The opening is bounded on each side by piers which were usually constructed of masonry. It is bounded on the top by the storefront cornice which is the structural member supporting the upper facade, and bounded below by the sidewalk.

The storefront is composed almost entirely of windows. The large glazed opening of the storefront serves to display goods the business has to sell as well as to allow natural light deep into the store thus minimizing the need for artificial light sources.

The visual openness of the storefront is also important because it is part of the overall proportion system of the facade. The proportion of window to wall areas in the traditional facade calls for more glass and less wall at the storefront level, balanced by more wall and less glass on the upper facade.

When these buildings were built, their owners recognized the importance of maintaining these proportions so that the downtown would maintain a consistent theme, thus making it an attractive place for its customers to do business.

### **Storefront Improvement**

In considering improvements to the storefront it is very important that the original opening be recognized and maintained. The remodeled storefront should be designed to fit inside the original opening and not extend beyond or in front of it.

The basic storefront design should include:

- large windows with thin framing members,
- recessed entrance with overhead transom,

- a storefront cornice, exposed structural element or a horizontal sign panel at the top of the storefront to separate it from the upper facade,
- low bulkheads at the base to protect the windows and act as a platform for window displays.

The basic configuration can be constructed from traditional or contemporary material, achieving the same results.

### **Key features to consider:**

- The storefront should be composed almost entirely of glass. Consider that tinted glass, and even low-E glass makes it more difficult to see into the storefront and defeats the purpose of having a display window. If glass is not appropriate for the business, consider the use of window treatments as a solution.
- The entry should be maintained and restored in its original location and configuration. If the original entry is gone, the new entry should be designed and placed considering traditional design themes and its relationship to the overall building facade and symmetry.
- Transom windows that are covered or blocked should be reopened and restored.
- Storefront bulkheads should be restored or renovated.
- Original elements such as cast iron columns, storefront cornices, entry doors, and lighting fixtures should be restored.
- Signage should be integrated into the storefront design.
- Lighting should be integrated into the storefront design.
- Awnings should be integrated into the storefront design.
- The storefront design should be true to the time period in which the building was constructed. Renovating buildings of the early 1900s with colonial motifs and mansard roofs is certainly inappropriate, for instance.
- When planning the renovation of a storefront, it could be very helpful to contact the Washburn County Historical Society to see if there are historic photographs available. Old photographs can be a valuable tool to help determine original design, materials, and signage used on the buildings.

### **Entryways**

**INTENT:** Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. These standards identify desirable entryway design features.

**GUIDELINE:** Each principal building on a site should have clearly defined, highly visible customer entrances featuring no less than three of the following:

- Canopies or porticos
- Overhangs
- Recesses/projections
- Raised corniced parapets over the door
- Arches
- Outdoor patios
- Display windows
- Architectural details such as tile work and moldings which are integrated into the building structure and design
- Integral planters or wing walls that incorporate landscaped areas and/or places for sitting

## **Storefront Materials**

When designing a new storefront or renovating an existing storefront, remember that the goal should be a transparent facade. Keeping the storefront materials simple and unobtrusive will help you achieve this goal.

There is no need to introduce additional types of building materials to those that originally existed on your building. Whether building new or renovating existing storefronts, use materials that perform their intended function well and use these materials consistently throughout the design. By doing so you accomplish simplicity in the design and uniformity in the overall storefront appearance.

Always try to utilize existing materials. It is better to repair them than to replace them.

### **Typical examples of materials and their location on the Spooner storefront:**

- Storefront Frame - wood, cast iron, anodized or factory-painted aluminum
- Display Windows - clear glass
- Transom Windows - clear, tinted, stained, or etched glass
- Entrance Door - wood, anodized or factory-painted aluminum with a large glass panel
- Bulkheads - brick, wood panels, natural stone, glass, tile, metal clad plywood parts
- Storefront Cornice - wood, cast iron, sheet metal
- Side Piers - should be same material as upper facade (typically brick)

Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they should be aesthetically pleasing and compatible with materials and colors used in adjoining buildings.

Predominant exterior building materials should be high quality materials. These include, without limitation:

- Brick
- Wood
- Sandstone
- Other native stone
- Tinted, textured, concrete masonry units

The use of certain materials on the traditional commercial building is highly discouraged because they have no relationship to the original building's design themes and therefore flaw the consistency of appearance of the building and the downtown area. Such inappropriate materials include:

- Cultured stone
- Fake brick
- Rough textured wood siding
- Wooden shingles on mansard roofs
- Gravel aggregate materials
- Stucco materials
- Smooth-faced concrete block
- Tilt-up concrete panels
- Pre-fabricated steel panels

## **Color**

As with materials, the color scheme chosen for the facade should be sensitive to the time period in which the building was built. To determine the color scheme to be used, consult a

professional or go to the local paint store and ask to see color cards for historic paint colors and their combinations.

- Facade colors should be low reflectance, subtle, neutral, or earth tone colors.
- The use of high intensity colors, metallic colors, black or fluorescent colors is discouraged.
- Building trim and accent areas may feature brighter colors, including primary colors.

If you have a masonry facade that is already painted and the paint seems to be holding, paint it again. If masonry is to be painted, the colors used should be within the natural color range of the material to be painted.

Colors should accentuate the architectural details of the building – but don't overdo it!! The levels of coloration might be broken down as follows:

- Base Color
- Major Trim Color
- Minor Trim Color
- Accent Color

## **MAINTENANCE AND REPAIR**

Many of Spooner's existing downtown structures contain two favorable qualities.

1. They are structurally sound. Modifications that may have been done were basically superficial, affecting features such as windows, doors, and facades.
2. The building's survival of original design features and materials. It is fortunate that we can easily see what the original structure's appearance was. Alterations usually consist of materials that are attached to existing walls rather than involving reconstruction and demolition. With a few exceptions, we can transform Walnut Street into an accurate semblance of what was.

Before considering any repair or remodeling, materials should be examined by an architect or contractor as to their actual condition and potential for cleaning or repair. Once evaluated, cleaning and repair may proceed.

All work should be professionally done, as proper equipment, working experience, and basic knowledge can be utilized.

We briefly describe repair and maintenance in APPENDIX A for the store owner's basic familiarity.

## **AWNINGS**

The canvas awning was an important design element in the traditional storefront. It provided shelter for pedestrians from sun and rain, added color, and acted as a transition between the storefront and the upper facade. The awning can also be used as a location for building signage.

If an awning is to be used, its shape should reinforce the frame of the storefront opening. It should be attached below the storefront cornice or sign panel and should not cover the piers on either side of the storefront. The standard street level awning should be mounted such that its valance is approximately seven feet from the building.

The awning can also be a useful tool to disguise inappropriate storefront alterations while maintaining the proportions of the traditional storefront.

Awnings are available in several materials and colors of varying cost and durability. They are also available in a variety of profiles. However, the traditional commercial awning material is

canvas and its profile is the watershed design. Other profiles tend to be too contemporary when placed on a traditional facade.

Awning color should be selected to ensure compatibility with your building and with the color of adjacent buildings.

## **SIGNAGE**

The city of Spooner's City Code of Ordinances [Sec. 13-1-140 thru 13-1-159; "Article H: Signs and Billboards"] governs signs in the city. However, the following exceptions and/or extraordinary guidelines are recommended:

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## **SIDEWALKS**

While buildings and storefront facades are a major part of the downtown streetscape, so, too, are the sidewalks an integral part of the street's character. Store owners are encouraged to:

- a. Maintain any built-in planters, providing care for trees planted therein, and planting daylilies in either the sidewalk planters and/or in pots as part of Spooner's mission to become "The Daylily City."
- b. Keep sidewalks clear of snow in winter.
- c. Keep sidewalks passable for pedestrian traffic.

## **ALLEYS**

INTENT: The rear or sides of buildings often present an unattractive view of blank walls, loading areas, storage areas, HVAC units, garbage receptacles, and other such features. Architectural and landscaping features should mitigate these impacts.

Further, due to the one-way structure of Spooner's downtown area, alleys are used more than in a typical city with two-way traffic. Therefore, alleys require serious attention.

Store owners should:

- Keep alleys at their back tidy.
- Use them efficiently and widely.
- Provide a back store entrance.
- Provide parking at the back of the store, if possible.
- Promote and clearly mark these back entrances and parking areas.
- As with storefront facades, back-entrance facades should also conform to those of "the neighbors." Carry color themes through from the storefront facade and preserve the historical integrity of the back portion of the building.

## **Outdoor Storage, Trash Collection, and Loading Areas**

Loading areas and outdoor storage areas exert visual and noise impacts on pedestrians. These areas, when visible from adjoining properties and/or public streets, should be screened, recessed, or enclosed.

While screens and recesses can effectively mitigate these impacts, the selection of inappropriate screening materials can exacerbate the problem. Appropriate locations for loading and outdoor storage areas include areas between buildings, where more than one building is located on a site or on those sides of buildings that do not have customer entrances.

- a. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses should not be visible from public or private rights-of-way.
- b. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions should be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.

## **STORE INTERIORS**

Interiors are often dictated by business related items such as image, product display, and theme. However, when possible, it is advised that as much of the building's original interior and charm as possible be preserved and enhanced. Consideration should be given to:

- Restoring antique lighting
- Preserving "creaks" in the floors that pose no dangers
- Restoring and preserving original tin ceilings.
- Developing upper floors to provide residential housing or office space. The more effective utilization of upper floors makes buildings more valuable, increases downtown activity levels and densities, and can add to the amount of affordable housing in the city.

## **Empty Storefronts**

As window displays and storefronts are virtual tourist attractions, it is advised that owners allow their empty storefronts to be used for local community/business/tourism promotion and displays, giving function to the empty space, even though the building may be "inactive" or for sale or rent.

## **INFILL OR NEW STRUCTURES**

New construction on vacant lots in the central business district should be encouraged. The success of these buildings can be enhanced by recreating the original rhythm of existing building facades. It is important that individual buildings act as part of the entire street facade. When a building is missing (due to fire, etc.) and a parking lot or park takes its place, the streetscape is disrupted when these "holes" exist.

The design of new buildings should be appropriate and compatible with neighboring buildings.

Infill structures should take design cues from existing architectural parameters already established in the district.

## **Proportion**

The height and width of infill structures should be determined by the proportions of buildings immediately adjacent. Height should be the same as adjacent buildings. Width should fill the entire void between buildings. If the void is very wide, the facade should be broken up into discernible bays which mimic the rhythm of facades on the streetscape.

## **Composition**

The organization of elements of new facades should be similar to that of surrounding facades. Storefront cornice heights, bulkhead heights, rhythms of architecture that exist throughout the block should be carried out in the new facade.

Existing window opening patterns of the upper facade and existing window openings of the lower storefront should be acknowledged in the new design. The ratio of window opening to solid wall should also be in keeping with nearby buildings.

### **Building Setback**

Infill structures should align their facades flush with the adjacent buildings to reinforce the rhythm and consistency of the streetscape.

### **Materials**

The most dominant building material in downtown Spooner is brick. Infill facades should be constructed with materials similar to the material in adjacent facades. New buildings should not stand out from the others. Material color should be chosen that is compatible with adjacent facades.

### **BUILDING CODES**

Remodeling of existing buildings or the construction of new structures must comply with building codes.

The City of Spooner Building Code, and the State of Wisconsin Department of Commerce Building, Heating, Ventilating and Air Conditioning Code are two that will always apply.

The State of Wisconsin Historic Building Code is available to certified historic buildings. Its use may save historic elements that the regular codes may require to be changed.

Eating establishments must also comply with the Wisconsin Department of Health.

As structures over 50,000 cubic feet in volume require state approval with plans prepared by an architect or engineer, with some exceptions, it is these professionals responsibility to insure code compliance. However, it is beneficial for the store owner to become aware of several regulations which affect floor layout and material.

### **Fire Restrictions**

The Spooner city inspector and fire department will inspect the premises for the presence of fire extinguishers, unobstructed exit paths, illuminated exit lights, and other items related to fire safety. General configuration of the store and construction type may require sprinkler installation.

## **APPENDIX A**

### **Masonry**

A large number of Spooner's buildings consist of brick masonry. There also exist some structures consisting of stone and concrete block. It should not be an assumption that all masonry needs cleaning. Minor staining or discoloration can sometimes add character to a structure, or simply remain as an acceptable condition.

If, however, the masonry is unacceptable, several cleaning methods may be used.

Please note: graffiti should be removed as soon as possible by the most gentle means before it has had a chance to "set." (As paint dries, the pigment and solvent penetrate the porous material and hardens over time. The longer it is on, the more likely it will be visible no matter what you do.)

## **Water Cleaning**

Washing with water and a detergent is the simplest of all methods and is successful on lightly soiled masonry. This method is probably the easiest for the amateur, but also time consuming.

Water cleaning involves two steps.

The first is spraying to presoak the masonry, removing dirt deposits not tightly bonded to the surface. The second is time consuming and more difficult as it involves scrubbing with a hand or power brush. Whether done by an amateur or professional, care should be taken to use water efficiently.

Cracks in walls or around openings can lead to interior water damage. Brick cleaning should be done before finishing the interior of that particular wall. Water cleaning should be avoided in cold weather, absorbed water can freeze and fracture surfaces. Test washing a small area of the wall will determine how long it takes and who will finish the job.

## **High Pressure Water Cleaning**

A newer method is to use special equipment that develops enough hydraulic pressure to “force spray” masonry. High amounts of pressure actually injects water into the surface of the masonry, forcing out dirt and staining.

Even though less water is used in this process, interior water damage is still a concern as pressure can force water into openings. High pressure water cleaning should be done only be professionals and should not exceed 1000 p.s.i.

## **Chemical Cleaning**

Due to the large variety of chemicals, potential toxicity, clean-up, and specialized equipment, professional help should be seriously considered.

Chemical cleaning is best utilized for paint removal and elimination of deep stains. Care should be taken in the use of acids. Even in a diluted solution, acids can harm limestone and marble.

## **Sandblasting**

Not for the amateur, sandblasting is the most effective method of removing paint, stains, and deposits. It is also the most detrimental, especially when considering brick.

Sandblasting removes the outer surface of the brick, exposing the softer inner surface. This leaves the brick more susceptible to weathering. Sandblasting also pits the surface, leaving horizontal areas and pockets for moisture and dirt to collect. It is illegal in the State of Wisconsin to sandblast buildings listed on the State and National Register.

We strongly recommend sandblasting not be used on masonry unless it exists in an interior area protected from weather. The pitting and roughness it creates can then be used to an aesthetic advantage without the potential of premature weathering damage.

A free test cleaning of a small area of the wall is usually done by a reputable contractor, as they can observe results and better determine a cost estimate.

## **Tuckpointing**

Weathering of masonry also involves the mortar joints. If masonry is to be cleaned, the addition of new mortar to the joints is necessary.

This is called tuckpointing. The joints are first thoroughly cleaned out to existing sound mortar. Then, the new mortar is filled in and finished to match the depth and style of the intended original joint. Mortar can be pigmented to match any existing color.

The recommended mortar formula is two parts lime, one part white Portland cement, and eight to ten parts natural aggregate (sand).

The best color match can be achieved by matching the sand color to the sand used originally in the historic mortar. Add color pigment if needed to match existing mortar, but do not exceed 10% of total weight. After tuckpointing, the surrounding masonry should be cleaned as it is impossible to fill joints without touching them with mortar.

### **Toothing**

An occasion may arise when an opening must be cut into or enlarged in an existing masonry wall. As the opening is cut into the wall, every masonry unit is cut back to the adjacent vertical joint. This allows new masonry units to be set in such a way as to blend in with existing masonry while creating a stronger joint.

### **Wood**

Spooner's existing buildings use wood on the exterior primarily for window and door framing, trim, cornices, bracing and brackets.

Although masonry dominates storefronts, maintenance and repair of wood is essential in restoring original building design and integrity.

Wood accents the masonry, and is the material people actually put their hands on.

If wood is found to be in need of repair, replace or patch that particular piece of wood. Replacing the wood frame, for example, is not necessary if just one section of the frame is damaged. Replace with the same species of wood if possible for uniform finishing.

Conversely, refinishing wood should not be a patch job. Rather, the entire frame, as an example, should be refinished. Paint or stain can be removed by several methods. Among these are sanding, melting or dissolving with chemicals. Sandblasting should not be used as it pits and separates the grain.

### **Architectural Metals**

Architectural metals such as cast iron, galvanized steel, aluminum, copper, zinc, and tin, are used sparingly at roof parapet and flashing. Aluminum is also used for flashing, but mainly for window frames and doors.

Any metal encountered can be cleaned. As with masonry, care should be taken to avoid damage by using gentle methods.

Sandblasting should be avoided with cast iron being the only exception. Softer metals can be cleaned with solvents or sanding.

Ferrous metals (metals with an iron content), such as steel door frames, should be painted. Copper, stainless steel, or other similar metals, were meant to be exposed. Aluminum can be left unfinished, painted, or factory finished with a baked coating.

Most metals in need of repair can be fabricated and replaced. Metals damaged beyond repair are replaced by wood, fiberglass, epoxy, or other metal. Dissimilar metals should be insulated from each other to avoid electrolysis, a naturally occurring reaction.

### **Windows**

Windows are one of the most prominent and important features of storefronts. Unfortunately, they are often the most altered and neglected of the storefront materials.

If the historic windows are still in place, they should be repaired if at all possible. If irreparable or altered, new replacements should be based on the window's historic appearance. Window replacement can be expensive, but worth the cost when replaced with the proper unit.

### **Good windows contain several attributes.**

- 1. Energy Conservation.** Modern units contain insulated glazing and "thermally broken" frames. Both glazing and frames contain an air space and gasketing to eliminate frost and moisture penetration. If original units are repaired, custom fabricated storm units can be installed to achieve the same result.
- 2. Light Quality.** Proper sizing of the storefront window can enhance the amount of natural light entering. Glass can also be rated to control the type of light entering through, such as E-rated glass which prevents discoloring of merchandise. This can be valuable to the store owner for merchandise display.
- 3. Aesthetics.** Window manufacturers offer a wide variety of color, shape, and style of standard units. With additional cost, custom units can be made to fit any opening or building style. Properly designed windows will enhance the original character of the buildings.

If windows are completely replaced, the new units should contain the same proportions as the original. (This is not to be confused with replacement units that may be presently installed.)

Consideration should be given to horizontal and vertical mullions that provide design continuity throughout the building. Always use the entire original window opening, even if the opening was partially filled in from previous remodeling.

## **APPENDIX B**

### The Secretary of the Interior's "Standards for Rehabilitation" -- Historical

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking to consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired, rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## APPENDIX C

### Tax Credits

Owning a historic property in Wisconsin carries with it several benefits.

One of these is the ability to participate in federal and state income tax incentive programs for rehabilitating historic properties. Currently there are three programs available to owners of properties that are listed in national or state registers of historic places, or that may be eligible or listing in the national register.

These programs are:

#### **Federal 20% Historic Rehabilitation Credit.**

A property owner may receive 20 percent of the cost of rehabilitating their historic income-producing building as a direct reduction of their federal income taxes.

#### **Wisconsin 5% Supplement to Federal Historic Rehabilitation Credit.**

An additional 5 percent of the cost of rehabilitation may be returned to owners as a direct reduction of their Wisconsin income taxes. Owners that qualify for the Federal Historic Preservation Credit automatically qualify for the Wisconsin supplement if they get approval before they begin any work.

#### **Wisconsin 25% Historic Rehabilitation Credit.**

Homeowners receive 25 percent of the cost of rehabilitating their homes as a direct reduction of their Wisconsin income taxes. Owners must get approval before they begin any work.

There is also a program available to owners of properties which are not listed in the national register:

#### **Federal 10% Non-Historic Tax Credit.**

A 10 percent federal investment tax credit (ITC) for persons who rehabilitate income-producing buildings which were built before 1936.

The rules for applying for these programs vary; furthermore, they are subject to change. A complete recitation of the rules governing these programs is beyond the scope of this summary. If you own or plan to own property built before 1939, the Spooner Area Chamber of Commerce and the Division of Historic Preservation will be happy to assist you in participating in these programs.