



Historic Preservation Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Agenda

Monday, September 17, 2018

6:00 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Historic Preservation Commission** of the City of De Pere will be held on **September 17, 2018** at **6:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on TW Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the minutes of the August 20, 2018 Historic Preservation Commission meeting.
3. Discussion to evaluate if the Historic Preservation Commission should ask the De Pere Park Board to consider establishing a National and State Historical Site designation status for the Legion Park Bathhouse at 1212 Charles Street (Part of Parcel ED-81). Submitted by Gene Hackbarth, Historic Preservation Commission member.
4. Future Agenda Items.

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Joe De Rose, Wisconsin Historical Society

City of De Pere, Wisconsin



Request For Historic Preservation Commission Action

MEETING DATE: September 17, 2018

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the August 20, 2018 Historic Preservation Commission meeting.

ATTACHMENTS:

- HPC_Aug2018_Minutes_Draft (PDF)



Historic Preservation Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Draft Minutes

Monday, August 20, 2018

6:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 6:00 PM by Chairperson Mike Fleck

Attendee Name	Title	Status	Arrived
Scott Crevier	Alderpersion	Present	
Mike Fleck	Chairperson	Present	
Gene Hackbarth	Commissioner	Present	
Brian Netzel	Vice Chairperson	Present	
Sue Sands	Commissioner	Present	
Adam Turriff	Commissioner	Present	
Joanne Vomastic-Muka	Commissioner	Present	

Also present: City Planner Peter Schleinz.

2. Approval of the minutes of the June 18, 2018 Historic Preservation Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Crevier, Alderpersion
SECONDER:	Gene Hackbarth, Commissioner
AYES:	Crevier, Fleck, Hackbarth, Netzel, Sands, Turriff, Vomastic-Muka

3. Twelfth Annual 2018 Local History & Historic Preservation Conference in Elkhart Lake, WI on October 26-27, 2018.

City Planner Peter Schleinz reviewed the remaining funds left in the 2018 budget for conferences and travel expenses, which is approximately \$625. He stated that the costs for the spring conference were a bit higher than normal, which is why there is less money left in the budget. Registration for the conference is \$100 per person for the two day conference with the early bird registration discount, which expires on Friday, August 24. Mike Fleck and Gene Hackbarth both indicated that they would like to attend the conference, which leaves approximately \$425 for hotel and travel expenses. Gene added that he would be willing to ride-share to save on mileage expenses. Gene Hackbarth moved, seconded by Scott Crevier, to approve two HPC members attending the conference, not to exceed \$625.15 in reimbursement. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Hackbarth, Commissioner
SECONDER:	Mike Fleck, Chairperson
AYES:	Crevier, Fleck, Hackbarth, Netzel, Sands, Turriff, Vomastic-Muka

4. Future Agenda Items.

Gene Hackbarth remarked that the pool building at Legion Park is historically significant and potentially eligible to be listed as a historic building. He would like to consider the nomination of the building to be added to the sub-grant submittal for 2019. Scott Crevier suggested that staff check with Marty Kosobucki, the Parks Board Director to see if his department could attend the HPC meeting. City Planner Peter Schleinz added that this action should possibly be initiated by the Parks Board since Legion Pool is part of the

Parks Department. Adam Turriff asked if the Parks Board is even aware of the building showing up on the Intensive Survey. Gene replied that they were made aware of it at the Parks Board meeting on August 16. Scott Crevier suggested putting this item as a discussion item at the next HPC meeting. Peter added that the Council's actions at their August 21 meeting regarding a possible referendum could impact this item. It was decided to wait and see what the outcome of the Council's vote was before proceeding with this item.

RESULT:	DISCUSSED
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Adjournment

Scott Crevier moved, seconded by Brian Netzel, to adjourn the meeting at 6:10 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin



Request For Historic Preservation Commission Action

MEETING DATE: September 17, 2018

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion to evaluate if the Historic Preservation Commission should ask the De Pere Park Board to consider establishing a National and State Historical Site designation status for the Legion Park Bathhouse at 1212 Charles Street (Part of Parcel ED-81). Submitted by Gene Hackbarth, Historic Preservation Commission member.

ATTACHMENTS:

- Historic Designation Proposal - Legion Park Poolhouse - HPC Report (DOCX)

- ITEM 3:** Discussion to evaluate if the Historic Preservation Commission should ask the De Pere Park Board to consider establishing a National and State Historical Site designation status for the Legion Park Bathhouse at 1212 Charles Street (Part of Parcel ED-81). Submitted by Gene Hackbarth, Historic Preservation Commission member.

SITE MAP



SITE HISTORY:

The site was originally part of the residential subdivision of "Barrow's Addition", which was recorded on June 4, 1877. Year 1938-2017 air photographs identify the area as having various recreational uses including baseball, fields, and swimming. The bathhouse becomes visible in air photo sets from 1978-2017.

The Legion Park bathhouse was built between 1961 and 1962, shortly after the construction of the VFW Park bathhouse. The attached excerpt from the 2017 Historical & Architectural Resources Survey includes more detailed information building history.

STAFF REVIEW:

When reviewing a site for National and State Historical Site designation status there are three general criteria that must be met.

The federal and state criteria must strongly address one of the following criterion and be listed in the City's Historical & Architectural Resources Survey:

Criterion A – History

The bathhouse was not the first built in the City, but it is the less altered of the two and was originally designed for year-round use. Although the future of the bathhouse is uncertain, the bathhouse is potentially eligible under Criterion A.

Criterion B – Significant persons

No information was found to substantiate potential eligibility for the bathhouse.

Criterion C – Architecture

The bathhouse is a very good and largely intact example of 1960s Contemporary architecture with concrete supports and clerestory windows; however, it does not meet the requirements necessary to substantiate potential eligibility for the bathhouse.

Survey Reference

The site is referenced in the 2017 survey. It was known and referenced in the survey that the future of the facility is uncertain.

Past history with property owners and the Common Council have the following expectations when properties and sites are targeted for federal, state or local designation:

Proposal initiator – Property owner

The Historic Preservation Commission may make request considerations for federal, state, and local designations. It is recommended that those requests be done with the property owner's awareness, and preferably support or initiation of the request. The city of De Pere, via the Park Board or Common Council has not initiated this request.

The Park Director is aware that the topic may be discussed by the Historic Preservation Commission. The Director stated that the topic should not be discussed by the Historic Preservation Commission as the property is under the control of the Park Board and such a status request should be petitioned to the Historic Preservation Commission from the Park Board first.

Funding – Grant or Donation

The proposal needs to be funded by the petitioner or other sources. Designation project costs are not within the Historic Preservation Commission budget for 2019. Grants may be available through the State

Historical Society; however, project cost estimates and interest from the property owner should be in place to ensure a viable grant project prior to requesting grant dollars.

An insufficient amount of the above criteria, and other information, exists to build a strong federal and state designation project.

REVIEW PROCESS:

For federal and state designations, the Historic Preservation Commission typically receives a property owner request to nominate the property. Any City endorsement of a nomination is shared with the State Historic Preservation Office. For National Historic Landmarks approval the national staff reviews and recommends nominations to the Secretary of the Interior for a final decision – a two-five year process. For National Register approval the State Historic Preservation Office approves and forwards the nomination to the National Parks service for a final decision within 45 days. With research and preparation needs, a specific start-to-finish timeline estimate for an entire project is unknown.

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Commission not forward a request to the De Pere Park Board to designate the Legion Park bathhouse as a federal and state historic site for the following reasons:

1. National and State designation requests should originate from the property owner.
2. While one of the three criteria have been met, it is not listed as a strong example of that criterion.
3. The Common Council has approved a binding referendum for the fall election that will impact the future of both the VFW and Legion Park pools.

Excerpts from the 2017 Historical & Architectural Resources Survey:

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Address	AHI#	NRHP Evaluation
1212 Charles Street, Legion Park	233589	Potentially Eligible
Description and Statement of Significance		

Faced with brick, this one-story bathhouse is topped with a flat roof with a wide, overhanging eave. Exposed pre-cast concrete supports vertically articulate much of the building's exterior; narrow, clerestory lighting is located immediately beneath the roof overhang. Two pair of steel doors are located along the rear (south side) of the building, while glass double doors are found along the pool-facing elevation. A standard pool and decking is located to the north of the bathhouse, while a wading pool is located to the northwest. West of the bathhouse is an open pergola. A metal fence encloses the pool facilities, with the bathhouse forming the rear enclosure.



1212 Charles Street: Legion Park Bathhouse and Pool.

The Legion Park Bathhouse and Pool was built between 1961 and 1962. Consideration for the construction of swimming pool facilities began in De Pere as early as 1948; however, serious advancement towards the goal did not occur until 1955, when annual tax monies from a mill were set aside for it. As of March 1957, the city council provided the necessary authorization to the Board of Public Works to request bids for the construction of not just one but two outdoor pools (measuring 35 feet x 75 feet); one to be built in Legion Park on De Pere's east side and the other in VFW Park on the west side. This decision followed consideration toward building one larger pool; however, its potential location presented issues. In January 1958, the city council voted for the construction of a pool and bathhouse in VFW Park. The concrete block bathhouse and pool were completed by July, with an anticipated opening on the 4th of July. Poor weather, however, delayed its opening until the following day.²⁰

Plans for an east side swimming pool in Legion Park were reintroduced in late 1960. Following the appropriation of \$150,000, as well as \$34,000 from the De Pere War Memorial fund, the new pool facility was to include an enclosed bathhouse that included a heating plant so that the facility would be usable year-round (for skaters in the winter). Council members met with J. L.

²⁰ "Two Swimming Pools Ordered for De Pere," *Green Bay Press-Gazette*, 13 March 1957, 31; "VFW Park is Voted Swimming Pool Site," and "Pool to be Ready About July 1," *Green Bay Press-Gazette*, 29 January 1958, 22; "City Council Meets Tonight on Pool Bids," *Green Bay Press-Gazette*, 25 February 1958, 25; "Water Delays Opening at De Pere," *Green Bay Press-Gazette*, 5 July 1958, 12.

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City of De Pere, Brown County, Wisconsin*

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Donaghue of Ralph H. Burke Inc. (engineers-architects), of Chicago to discuss the plans and the potential for some modifications to cut costs. Donaghue indicated that the cost-saving measures would likely not provide any ultimate savings when paired with the proposed concessions that were under consideration. As a result, the council voted to approve the original plans, which also included accommodations for concessions, as well as a wading pool. The cost for the pool and bathhouse, including architect/engineering fees, amounted to over \$186,000.²¹

Construction of the pool by local contractor Theodore Brozyna began in late 1961; in fact, later than anticipated. As a result of the delays, as well as additional state building code requirements (which required design changes), an additional \$5,000 was added to the overall construction tab. The pool ultimately opened on the 4th of July 1962, under the direction of Pool Director Charles Smith. Like the VFW pool, season tickets were available to De Pere city residents. Non-city residents could also use the facility at the following single-day prices: 15 cents for ages 11 and under; 25 cents for ages 12 to 18; and 35 cents for adults.²²

By the early 1980s, both pool facilities were in poor condition. Updates were made first to the Legion Park pool in 1986. The following year, renovations to the VFW pool were completed, which included a substantial upgrade to the bathhouse that incorporated walls of ribbed concrete. In 2014, an evaluation of the pool facilities was undertaken, at which time it was determined that both pools were, again, in very poor condition. Cost estimates to bring both facilities back to an acceptable level were estimated at \$1.2 million. Although that cost was, in fact, less than building a new, single aquatics center, the amenities associated with the latter (including a zero-depth pool entry and water slides) would far outweigh the former. In 2016, studies were completed in order to determine the best location for such a facility—one that was accessible from both sides of the river. In February 2017, the De Pere Park Board voted 5-1 to support the future construction of a new aquatics center facility in VFW Park on the city's west side.²³

No information was found to substantiate potential eligibility for the Legion Park Bathhouse and Pool under Criterion B: Significant Persons. Regarding Criterion C: Architecture, the bathhouse is a very good and largely intact example of 1960s Contemporary architecture; however, it does not meet the requirements necessary for listing in that regard. Finally, however, the pool building is significant under Criterion A: History and its association with De Pere's parks and recreation. Although not the first pool facility built in the city, it followed within just a few years of the VFW pool facility and it stands as the lesser altered of the two. Furthermore, the Legion Park

²¹ "Mayor Proposes New Main Office Site," *Green Bay Press-Gazette*, 14 December 1960, 30; "Council Meets With Designer of Swimming Pool," *Green Bay Press-Gazette*, 24 June 1961, 18; "Original Swim Pool Plans Win Approval," *Green Bay Press-Gazette*, 27 June 1961, 8; "Pool Contract Talks Slated This Evening," *Green Bay Press-Gazette*, 20 September 1961, 20.

²² "Extra Cost For Swim Pool Set at \$5,000," *Green Bay Press-Gazette*, 11 January 1962, 15; "July 4 Opening Set for Pool in Legion Park," *Green Bay Press-Gazette*, 2 July 1962, 12; "Swimming Pools Set Records; End Seasons," *Green Bay Press-Gazette*, 1 September 1962, 7.

²³ Karil Van Boxtel, "De Pere Will Follow One Design for Pool Renovations," *Green Bay Press-Gazette*, 5 April 1985, 4; "2014 Aquatics Facility Evaluation for City of De Pere, WI," Prepared by MSA and WTI (2014), Available online at <https://deperecitywi.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1413&Inline=True>, Accessed August 2017; Todd McMahon, "De Pere Looks to ID Site for New Pool," *Green Bay Press-Gazette*, 3 February 2016; Todd McMahon, "Park Board favors VFW Park for De Pere Aquatic Center," *Green Bay Press-Gazette*, 17 February 2017.

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facility was built for year-round use (as a warming house for winter activities such as skating and ice hockey), whereas the VFW Park bathhouse was only for seasonal use. Although it seems clear that the future for both pool facilities is uncertain, the Legion Park Bathhouse and Pool is recommended as potentially eligible under Criterion A: History (Recreation).

City of De Pere, Wisconsin



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DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Future Agenda Items.
