



Historic Preservation Commission

Regular Meeting

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

Final Minutes

Monday, December 16, 2019

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	Aldersperson	Present	
Mike Fleck	Chairperson	Present	
Gene Hackbarth	Commissioner	Present	
Brian Netzel	Vice Chairperson	Excused	
Sue Sands	Commissioner	Excused	
Adam Turriff	Commissioner	Present	
Joanne Vomastic-Muka	Commissioner	Excused	

Also present: City Planner Peter Schleinz and Ald. Jonathan Hansen.

2. Approval of the minutes of the September 16, 2019 Historic Preservation Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Hackbarth, Commissioner
SECONDER:	Scott Crevier, Aldersperson
AYES:	Scott Crevier, Mike Fleck, Gene Hackbarth, Adam Turriff
EXCUSED:	Brian Netzel, Sue Sands, Joanne Vomastic-Muka

3. Discussion and possible action regarding changes made by the federal Tax Cuts and Jobs Act (Public Law 115-97), related to transfers of Wisconsin's supplemental to the federal historic rehabilitation tax credit.

Gene Hackbarth reported that there has been a change in how tax credits are paid out to homeowners. Homeowners are now able to get 20% paid out each year over a 5 year period. It used to be paid out at 100% after the final project was approved.

RESULT:	NO ACTION
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4. Discussion and possible action regarding the procedure for de-listing properties that are state and federally recognized as historic.

Gene Hackbarth requested this item be added to the meeting agenda in order to discuss the de-listing process, which was initially discussed at the September 16, 2019 HPC meeting. At that meeting, the HPC discussed the possible de-listing of the following three properties:

- 106 S Broadway Street
- 502 N Wisconsin Street
- 520 N Michigan Street

Gene noted that the requirements for de-listing a property include before & after photo documentation and a recommendation from the HPC which is sent to the Wisconsin Historical Society. Gene proposed that the HPC bring this item back to the January 2020 meeting for possible de-listing of these three properties, after notifying the property owners. Adam Turriff asked if there was already a procedure in place for de-listing. Gene replied that the HPC would utilize the same procedure that is currently used at the

state level. Scott Crevier asked what the timeframe is for de-listing a property. Gene replied that he is not sure since the HPC has never de-listed a property, but that it would be a quicker process than the time it takes to list a property. Once the HPC makes the recommendation, it is submitted to the state historical society and then the National Parks Department. City Planner Peter Schleinzi noted that after the HPC makes the recommendation, it should go to Council for final review and approval. Discussion followed and it was decided that the method for reaching out to the property owners would be a letter mailed by staff. Scott Crevier suggested that staff prepare a draft letter to discuss at the January meeting and then vote on the de-listing of the three properties at the February meeting. Gene Hackbarth made a motion to approve the de-listing procedure as discussed, seconded by Adam Turriff. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Hackbarth, Commissioner
SECONDER:	Adam Turriff, Commissioner
AYES:	Scott Crevier, Mike Fleck, Gene Hackbarth, Adam Turriff
EXCUSED:	Brian Netzel, Sue Sands, Joanne Vomastic-Muka

5. Discussion and possible action regarding a request to consider the nomination and designation of three properties as local historic structures and or sites in year 2020.

Ald. Jonathan Hansen made a proposal to the HPC to consider nominating the following properties as local historic structures:

-380 Main Avenue (former public library)

-416 George Street (former post office)

-200 N Broadway Street (Union Hotel)

He explained that there are only three properties currently listed as local historic structures in the City of De Pere. He added that a local designation gives the property owner more protection than just being listed on the state and national registers. He suggested that the HPC start with up to three properties to focus on in 2020. The first step would be to reach out to property owners of the three buildings and explain to them how the listing process works and see if they would be interested. Adam Turriff asked if any of the property owners reached out to Ald. Hansen with the desire to be listed. Ald. Hansen replied no. Gene Hackbarth noted that a local designation transfers from one property owner to the next, which is an important element. Scott Crevier explained that, from a property owner's standpoint, a local designation adds restrictions. He wants to make sure a designation is done in conjunction with the wishes of the property owner. If the property owner is not interested, the HPC will have to decide if they want to go ahead with the listing without the owner's consent. Adam Turriff suggested that a letter be sent to potential candidates to notify them of the possibility of a local designation of their building. Scott Crevier suggested that the HPC create a template letter to send out to potential property owners. Gene Hackbarth added that the letter should be an invitation. He noted that he will reach out to a few other commissions to find out what their procedure is for local designations. Discussion followed and the following procedure was created:

1. The HPC would send out a letter asking the property owner to call Planning staff if interested in a local designation.
2. If interested, the property owner would submit their request to the HPC.
3. The listing request would be added as an agenda item at a future HPC meeting.

City Planner Peter Schleinz asked for guidance regarding the timing to prepare an invitation letter. Scott Crevier suggested that staff prepare the draft letter for the HPC to review at either the January or February meeting, depending on timing. Gene Hackbarth added that the HPC maybe focus the actual designation in May, which is National Historic Preservation month.

RESULT: NO ACTION

6. Discussion regarding the potential preservation of old and historic buildings, such as the Century and Old Journal Buildings.

Mike Fleck stated that he would like the HPC to discuss the preservation of both the Century building and the old Journal building, which are located on the 100 block of Broadway Street. The entire block was purchased by a development company except the Journal building, and the plan is to demolish the entire block for future redevelopment. Adam Turriff asked if any of the buildings are listed as contributing and the answer was no. Scott Crevier stated that the Council has plans for this redevelopment and we may need to wait and see what the plans are before making a possible decision. Gene Hackbarth motioned, seconded by Scott Crevier, to open the meeting. Upon vote, motion carried unanimously. Bryan Kaster addressed the commission. As the previous owner of the Century building, he is opposed to having restrictions placed on what could be developed on the site. Scott Crevier moved, seconded by Gene Hackbarth, to go back to regular order. Upon vote, motion carried unanimously. Scott Crevier noted that ultimately, the City Council has final approval of the fate of these buildings. But perhaps Peter can keep the HPC updated on any developments for this block. Gene Hackbarth added that some of the historical information that was researched could be distributed to the property owners as an educational resource.

RESULT: DISCUSSED

Adjournment

Adam Turriff motioned, seconded by Gene Hackbarth, to adjourn the meeting at 7:02 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker