Historic Preservation Commission

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

Regular Meeting

Agenda

Monday, December 16, 2013 | 6:00 PM | De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a Regular Meeting of the **Historic Preservation Commission** of the City of De Pere will be held on **December 16, 2013** at **6:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

Call to Order

1. Roll Call
2. Approval of the minutes of the November 18, 2013 meeting.
3. Sign at the fountain on James Street update.
4. Plaques for National Register properties in business districts update.
5. Historic Preservation Division - 2012-2013 sub grants.
6. Maps on City website.
7. Assembly Bill 147 - Historic Property tax credits report.
8. Report on changes to Chapter 54-8 of De Pere Municipal Code for the moving or razing of buildings.
9. Programs and community education.
10. Report on properties and status.
11. Future agenda items.

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Administrator's office at 339-4044 to make arrangements.

AGENDA SENT TO:
Commission Members
City Planner
Mayor
Alderpersons
City Administrator
City Attorney
De Pere Chamber of Commerce
Kress Family Branch Library
TV, Newspapers, & Radio Stations
Joe De Rose, Historic Preservation Division

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Historic Preservation Commission**
FROM:	**Mary Jane Herber**
SUBJECT:	**Approval of the minutes of the November 18, 2013 meeting.**

ATTACHMENTS:

- HPC_Minutes_Nov_draft (PDF)

Historic Preservation Commission

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

Regular Meeting

Draft Minutes

Monday, November 18, 2013 6:00 PM De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 6:00 PM by Committee Member Mary Jane Herber

Attendee Name	Title	Status	Arrived
Scott Crevier	Alderperson	Present	
Mike Fleck	Commissioner	Present	
Gene Hackbarth	Commissioner	Present	
Mary Jane Herber	Committee Member	Present	
Tom Monahan	Commissioner	Absent	
Brian Netzel	Commissioner	Present	
Carla Nicks	Commissioner	Present	

Also present: Building Inspector David Hongisto and members of the public.

2. Approval of the minutes of the October 21, 2013 meeting.
Mike Fleck motioned, seconded by Gene Hackbarth, to approve the minutes of the previous meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mike Fleck, Commissioner
SECONDER:	Gene Hackbarth, Commissioner
AYES:	Crevier, Fleck, Hackbarth, Herber, Netzel, Nicks
ABSENT:	Tom Monahan

3. Main Street Program Design Guidelines.
City Planning Director Ken Pabich was unable to attend tonight's meeting and asked Building Inspector David Hongisto to represent him. Dave pointed out the changes to the draft of the updated Main Street Program Design Guidelines; he reported that this draft, as well as the sign ordinance draft, will be going before the Plan Commission at its December meeting. The board had no further changes or input.

4. Update on the sign at the fountain on James Street.
Gene Hackbarth obtained the price quote he was waiting for from Orde Sign and Graphics, which brings the total cost of the project to $1575.61; this is slightly higher than the amount approved by the board at last month's meeting. He also reported that Fossil Industries has requested a 60% down payment at the time of order placement. The time frame from order placement to receipt of product is 60 days. Gene motioned, seconded by Brian Netzel, to approve the project in the amount of $1575.61, as well as the down payment to Fossil Industries. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Gene Hackbarth, Commissioner
SECONDER:	Brian Netzel, Commissioner
AYES:	Crevier, Fleck, Hackbarth, Herber, Netzel, Nicks
ABSENT:	Tom Monahan

5. Update on plaques for National Register properties in business districts.

Attachment: HPC_Minutes_Nov_draft (1702 : Approval of the minutes of the November 18, 2013 meeting.)

Carla Nicks reported that the letter to property owners was mailed on November 8th; the owners were given a deadline of November 27th to return the signed indemnification clause with payment. To date, ten have been received.

6. Historic Preservation Division - 2012-2013 Sub Grants.
Nominated properties will be reviewed this Friday, November 22nd in Madison. Mary Jane Herber and Gene Hackbarth plan to attend the meeting. The two properties are the John Baeten Building, 622 George St (currently That Covers It) and the Juliuis Krause Building , 106 S. Broadway (currently Turba Photography). Baeten Building owner Kathryn Royle plans to attend the meeting; Jerry Turba is out of state and will not be able to attend. Gene has requested a digital copy of the nominations from Tim Heggland to provide to the property owners.

7. Historic Preservation Division - 2014-2015 Sub Grants.
Since the October meeting, the Commission has learned that the State Bank property at 127 N. Broadway is not eligible for nomination, due to internal architectural changes. A member of the state Historical Society was on site and physically reviewed the property to make that determination. Therefore the decision was made not to submit the grant application for this property. Gene Hackbarth stated that he plans to inquire about this at Friday's review board meeting in Madison. Mary Jane Herber spoke to Jim Draeger about the Polo Resto; according to the National Park Service, a building is not eligible if it has been moved from it's original location, even if it was saved by so doing. Therefore, there will be no submissions for the 2014-2015 cycle. Discussion followed regarding potential eligibility of several buildings on the St. Norbert campus for the 2015-2016 cycle.

8. Assembly Bill 147 - Historic Property Tax Credits.
Gene Hackbarth reported that the Wisconsin Historic Commercial Building Income Tax Credit Bill has passed. The Assembly vote was 88-4, and the Senate was 31-2. It is now awaiting Governor Walker's signature in early December. The bill applies to commercial buildings that are listed on the National Register of Historic Places, with qualified expenses of $50,000 or more. The state income tax credit was raised from 10% to 20%. This is coupled with the federal income tax credit of 20%.

Scott Crevier motioned, seconded by Mike Fleck, to open the meeting for public comments.

Jim O'Rourke stated that he is a realtor with a commercial listing on N. Broadway that is just over 100 years old; he inquired whether there are any tax credits available for renovations to this type of structure. Gene Hackbarth stated that according to the current statute as well as the new bill, no state tax credits are available for buildings not listed on the National Register. However, there is a 10% federal income tax credit for buildings built prior to 1936, for qualifying expenses related to the maintenance of the building. He recommended directing questions to Mark Buechel, senior architect with the state Historical Society.

Mike Fleck motioned, seconded by Scott Crevier, to go back to regular order.

9. Update on salvage of materials from 129 S. Broadway.
Gene Hackbarth reported that Pat Drury served as salvage contractor in cooperation with the developers. Drury removed the iron columns from the face of the building, as well as some interior woodwork that was historic to the building. The cream city brick was salvaged as much as possible by a De Pere commercial building owner. Gene expressed

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his appreciation to Drury and the developers for serving in that capacity. He also recommended that the Commission notify the State Historical Society that the building has been razed, because it was listed as a contributing structure in the South Broadway District.

10. Review draft code changes to Chapter 54-8 of De Pere Municipal Code for the moving or razing of buildings.
Dave Hongisto pointed out that the draft of Section (1)(a)(3) states that permits shall NOT be required for the razing of detached garages and sheds. Dave expressed his opinion that a permit should be required for garages, both to create a history of the property, and also to flag it for the assessor. The committee discussed procedures for notification when a razing permit is applied for. Gene Hackbarth motioned, seconded by Mike Fleck, to recommend that the draft be amended to require a razing permit for detached garages. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Gene Hackbarth, Commissioner
SECONDER:	Mike Fleck, Commissioner
AYES:	Crevier, Fleck, Hackbarth, Herber, Netzel, Nicks
ABSENT:	Tom Monahan

11. Membership Renewals.
Carla Nicks motioned, seconded by Brian Netzel, to request payment of membership dues for the following organizations: the Wisconsin Trust for Historic Preservation; the Brown County Trust for Historic Preservation; the Fox-Wisconsin Heritage Parkway; the National Trust for Historic Preservation, and the Wisconsin Association for Historic Preservation Commissions. Upon vote, motion carried unanimously.

12. Discussion of Urbandale plat - eastern portion.
Mary Jane Herber consulted with Joe DeRose from the State Historical Society, who recommended undertaking the next intensive survey in 2016-17. At that point, they could look at whether the Urbandale plat would be eligible for historic subdivision status. Gene Hackbarth stated that he agrees with this recommendation as it pertains to the creation of a new historic district; however it would not preclude a homeowner with a home 50+ years old from applying individually. This board could act as a resource to a homeowner in such a case.

Brian Netzel motioned, seconded by Scott Crevier, to open the meeting for public comments.

Jim O'Rourke stated that he is involved with history groups studying the east side of the Fox River, and he feels that the Urbandale subdivision is one of the most interesting farmsites in the state, and does comply with federal regulations in regards to significant subdivisions. A portion of this subdivision was studied in the initial intensive survey, and he encouraged the commission to review that survey and look specifically at the Urbandale plat. That particular farmsite has a history from the 1820's through the 1960's and has a combination of significant midcentury homes and pre-war homes. Carla Nicks stated that the intensive survey only mentioned two homes in the subdivision, and it does not say whether they are contributing or not. O'Rourke stated that because De Pere is a Certified Local Government, he feels the commission has the skill set to evaluate the community on a subdivision basis. Discussion followed about the age of the subdivision, and Dave Hongisto provided a copy of the plat map dated 7/7/1913. Mary Jane and Gene

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stated that the Historic Preservation Commission works in terms of historic districts and individual existing structures. Mary Jane stated that the board will continue to focus on the 2001 intensive survey and the existing structures it identified. By the time those are completed, it will most likely be time for the next intensive survey.

Mike Fleck motioned, seconded by Scott Crevier, to go back to regular order.

Mary Jane stated that she has heard rumblings over the past couple of years that the Commission is dissatisfied with the intensive survey as it was presented. She would like it on record that the Commission is very pleased with the intensive survey and the product they received, and they have been able to proceed through most of the work as Tim Heggland suggested. Gene proposed that the Commission should calculate the total number of buildings, residential and commercial, that are listed on state and national registers. This should include contributing houses within the historic districts. He feels this is important information to share with the public. Carla Nicks volunteered to work on this project.

13. Programs and Community Education.
Carla Nicks suggested approaching the local media to interview a building owner that is participating in the plaques project. The interview could include information from the intensive survey and old photographs.

14. Report on Properties and Status.
Gene Hackbarth reported that the property at 121 S. Broadway has been sold. It is the site of the old Majestic Theatre, and the new owner is Tony Gillis. It is not a contributing structure because of exterior changes, but there are tin ceilings that are being preserved.

15. Future Agenda Items.
None.

Adjournment

Mike Fleck motioned, seconded by Scott Crevier, to adjourn the meeting at 7:45 PM.

Respectfully submitted,
Carey Danen

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City of De Pere, Wisconsin

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MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Historic Preservation Commission**
FROM:	**Mary Jane Herber**
SUBJECT:	**Sign at the fountain on James Street update.**

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Historic Preservation Commission**
FROM:	**Mary Jane Herber**
SUBJECT:	**Plaques for National Register properties in business districts update.**

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Historic Preservation Commission**
FROM:	**Mary Jane Herber**
SUBJECT:	**Historic Preservation Division - 2012-2013 sub grants.**

City of De Pere, Wisconsin

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MEETING DATE:	**December 16, 2013**
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FROM:	**Mary Jane Herber**
SUBJECT:	**Maps on City website.**

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Historic Preservation Commission**
FROM:	**Mary Jane Herber**
SUBJECT:	**Assembly Bill 147 - Historic Property tax credits report.**

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Historic Preservation Commission**
FROM:	**Mary Jane Herber**
SUBJECT:	**Report on changes to Chapter 54-8 of De Pere Municipal Code for the moving or razing of buildings.**

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Historic Preservation Commission**
FROM:	**Mary Jane Herber**
SUBJECT:	**Programs and community education.**

City of De Pere, Wisconsin

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MEETING DATE:	**December 16, 2013**
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FROM:	**Mary Jane Herber**
SUBJECT:	**Report on properties and status.**

City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE:	**December 16, 2013**
DEPARTMENT:	**Historic Preservation Commission**
FROM:	**Mary Jane Herber**
SUBJECT:	**Future agenda items.**