

PUBLIC NOTICE OF MEETING

Pursuant to Wisconsin Statutes Section 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 at **6:00 p.m., June 17, 2013** in the **De Pere City Hall Council Chambers, 335 S. Broadway, De Pere, Wisconsin 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.

AGENDA

1. Roll Call.
2. Approve minutes of the May 20, 2013 regular meeting.
3. Update on demolition of building at 129 S. Broadway.
4. Main Street Program – Gene Hackbarth.
5. “Preserve America Community” street signs progress.
6. Plaques for National Register properties in business districts – Carla Nicks and Mike Fleck.
7. Legislation to increase the tax credit on historic commercial properties by the State of Wisconsin.
 - A. Update - Assembly Bill – 147
8. De Pere Neighborhood Preservation Plan and Local Landmarks Designation.
 - A. Lockkeeper's District - Local Landmark Designation – Harlan Kiesow
Fox River Navigational System Authority
 - B. Residential property - 707 N. Broadway – Randall Wilcox House
9. Guidelines for Building Inspector – Mary Jane Herber and Carla Nicks.
 - A. City website showing historic buildings/district boundaries
 - B. Print materials
 - C. Razing permits – historic documentation
10. Programs and community education – reports.
 - A. Program for real estate brokers
11. Historic Preservation Division – 2012-2013 sub grants.
 - A. Tim Heggland
 - B. Subgrants 2014-2015

12. Report on properties and status.
13. Future agenda items.
14. Adjournment.

Mary Jane Herber, Chair
De Pere Historic Preservation Commission

Notice is hereby given that a majority of the members of the Common Council of the City of De Pere may attend this meeting to gather information about a subject(s) over which they have decision-making responsibility.

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

AGENDA SENT TO:

Commission Members

Mayor

City Administrator

De Pere Chamber of Commerce

TV, Newspapers & Radio Stations

Joe De Rose, Historic Preservation Division, 816 State Street, Madison, WI 53706

City Planner

Alderspersons

City Attorney

Kress Family Branch Library

**De Pere Historic Preservation Commission Meeting Minutes
City of De Pere, Wisconsin – May 20, 2013**

A regular meeting of the Historic Preservation Commission was held on May 20, 2013, at 6:00 p.m. at De Pere City Hall, 335 S. Broadway, De Pere, Wisconsin.

1. Roll Call.

Chair Mary Jane Herber called the meeting to order. Members present: Mike Fleck, Gene Hackbarth, Carla Nicks, Brian Netzel and Mary Jane Herber. Members excused: Scott Crevier, and Tom Monahan. Also present: Mayor Mike Walsh and Ken Pabich.

2. Approve Minutes Of The April 15, 2013 Regular Meeting.

Chair Mary Jane Herber asked for approval of the minutes of the April 15, 2013 regular meeting. Mike Fleck motioned and Carla Nicks seconded. Motion carried.

3. Update of the demolition of 129 S. Broadway.

The discussion focused on the time frame of when the property at 129 S. Broadway will be torn down for the Walgreens project. Ken Pabich will initially be the contact with the developers who had previously agreed to cooperate with the Historic Preservation Commission in the salvaging of interesting architectural pieces from the building. Gene Hackbarth had discussed with Nick Backhaus of Heritage Hill State Historical Park what might be of interest; cream city brick, woodwork, old glass from the old windows. Ken Pabich said that he didn't know about a time frame for demolition of the property at 129 S. Broadway however, it would be tied into the demolition of the property to the south and that the developers have received a "brown field grant" for the southern property because of the previous building which was on this site, which housed a dry-cleaning business.

4. Main Street Program.

Gene Hackbarth reported that Joe Lawniczak, Design Specialist to the Main Street Program from the Wisconsin Economic Development Corporation will be in the city on May 29 at 10:00 a.m. to discuss and review the new design and review guidelines. Ken Pabich said that 20 business owners and 20 building owners were involved in a survey of the new guidelines. A question was asked if any residents were part of the survey, no resident survey was included.

5. Discussion on Moving Historic Preservation Commission Meetings To City Hall.

No discussion.

6. "Preserve America Community" Signs.

Mary Jane Herber reported that she had talked with United Sign Company and that the signs had been ordered the week before the meeting and they should be ready early this week. They probably could not be installed before Celebrate De Pere because the City staff is involved with that project. There should be seven signs placed with this order. It was also discussed if the Historic Preservation Commission will look to put up the next seven "Preserve America" signs. The signs in this first purchase of signs are \$61 each; it may be possible with future funding.

7. Plaques For National Register Of Historic Places Properties.

Mary Jane Herber reported that she had stopped at Titledown Brewing in Green Bay to see the plaques that were marking the National Register of Historic Places designation for the property. She reported that the markers that they had were the generic type with, "This building has been placed on the National Register of Historic Places". There was not a specific plaque of the "Chicago, & Northwestern Railroad Depot" being on the national register. An additional plaque from the Packer Heritage Trail is on the property but not attached to the building.

Carla Nicks reported that she has reviewed the buildings in the Main Avenue Historic District and that most of them will be able to accommodate the 10 x 7 format. The cost of these plaques will be \$178.00. As of now it is thought that the cost of the plaques will be split between the funds from the Historic Preservation Commission of \$100 per sign and \$78 per sign from the property owner. There

was some discussion about some of the properties on Main Avenue. It is confusing that the businesses at 339-341 and 365-367 have changed their building numbers. This will be clarified before proceeding with the plaques.

Mike Fleck reported that in the South Broadway Historic District many of the properties will accept the 10 x 7 plaque format. He is continuing to work on his part of the project. He is also checking street numbers for discrepancies.

Additional discussion focused on maximizing orders by ordering many of the plaques at the same time. This should keep the price per plaque lower.

8. Membership In Preservation Organizations.

Membership in the Wisconsin Association of Historic Preservation Commissions was made prior to Gene Hackbarth attending the conference on April 27 in Janesville. Gene Hackbarth reported that Chip Brown and Rick Bernstein of the Historic Preservation Division of the Wisconsin Historical Society both made excellent presentations. There were 5 separate programs, round tables and about 75 in attendance.

9. Legislation To Increase State Tax Credits On Commercial Property.

It was reported that the proposal to give a larger state tax credit on commercial projects for buildings which are on the National Register of Historic Places has now been given a number AB147. The Assembly Bill 147 would increase the project minimum to \$50,000. The Assembly Bill would increase the state tax credit from 5% to 20%. When added to the current Federal tax credit of 20% it increases the tax credit on commercial property to 40%. Gene Hackbarth said that he thought it is important to get this information out to property owners and that the support of property owners is important for this legislation to proceed.

10. De Pere Neighborhood Preservation Plan.

Mary Jane Herber said that connecting with Harlan Kiesow has been hard to do. She is hoping that the Local Landmark designation which the Fox River Navigational System Authority is interested in receiving for the De Pere Lock & Dam Historic District.

No report on 707 N. Broadway.

11. Guidelines for Building Inspector.

Carla Nicks said that work is progressing on the mapping of the buildings that are currently on the National Register of Historic Places. She reported that she is continuing to work on the listing of properties. The most important part of this mapping is in the districts, to identify which buildings are on the National Register and which properties are non-contributing to the residential and commercial districts. In reviewing the map currently on the city's website several of the singular structures need to be added to the online mapping. Once the process of mapping is complete, print materials which will explain the tax credit programs that are available will be developed. It is anticipated that there will be a set of materials for commercial/income generating property and another set for residential property.

Discussion about razing permits was brought up again. The City of Green Bay is looking at having a 15 day waiting period after a razing permit is issued. In discussion the consensus was that it would be difficult to have a waiting period of that length. The continued concern of the Commission is the historic documentation of properties which are approved to be razed. The Commission would like to see a reasonable amount of time between the issuing of the permit and the actual teardown. Rick Bernstein at the Wisconsin Historical Society may know of other communities and how they handle razing of properties.

12. Programs and Community Education.

Gene Hackbarth reported that the May 4 dedication of the Riverwalk was attended by about 400 people. Adam Steuck, Gene Hackbarth, Christine Williams and three locktenders acted as tour

guides. The De Pere Historical Society had the Polo-Resto open for tours and were pleased with attendance.

13. Historic Preservation Sub-Grants 2012-2013.

Mary Jane Herber reported that Tim Heggland is going to Ireland and will be working on the De Pere nomination project on his return.

14. Report On Properties.

There are no reports on water meter transfers this month.

15. Future Agenda Items.

- A. The October 11-12, 2013 Local History & Preservation Conference will be held in Wisconsin Rapids.
- B. Progress of the demolition of the building at 129 S. Broadway.
- C. Assembly Bill 147 – keeping up to date on progress

16. Adjournment.

Motion to adjourn made by Gene Hackbarth to adjourn the meeting, Seconded by Carla Nicks.
Motion carried and the meeting adjourned at 7:50 p.m.