



Historic Preservation Commission

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Agenda

Monday, April 21, 2014

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 **April 21, 2014** 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 March 17, 2014 meeting.
3. Update on sign at the fountain on James Street.
4. Update on plaque installation for National Register buildings.
5. Razing permits - procedure for notification.
6. Preserve America signs.
7. Review of City of De Pere website.
8. 2013/2014 budget review.
9. Local landmark status request - De Pere Historical Society.
10. Programs and Community Education - report on meeting for Historic Building Tax Credits on March 27th.
11. Potential Historic Preservation Month activities.
12. Report on property sales within Historic Districts.
13. 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: April 21, 2014

DEPARTMENT: Historic Preservation Commission

FROM: Mary Jane Herber

SUBJECT: Approval of the minutes of the March 17, 2014 meeting.

ATTACHMENTS:

- HPC_Minutes_March2014_draft (PDF)



Historic Preservation Commission

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Monday, March 17, 2014
6:00 PM
De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 6:10 PM by Committee Member Mary Jane Herber

Attendee Name	Title	Status	Arrived
Scott Crevier	Alderson	Excused	
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: City Planning Director Ken Pabich.

2. Approval of the minutes of the February 17, 2014 meeting.

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

3. Update on the sign at the fountain on James Street.

Gene Hackbarth reported that Fossil Industries has revised their ship date to March 19th. He will do a visual inspection upon arrival and then release the payment for the remaining balance. Gene provided Mary Jane Herber with a copy of the invoice from Orde Advertising for \$390.61. Gene motioned, seconded by Brian Netzel, to approve payment upon completion of their work. Upon vote, motion carried unanimously.

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

4. Update on plaques for National Register properties.

Carla Nicks reported that all plaques have now been delivered. Carla hand delivered the plaque for St. Norbert College Main Hall and the college has already installed it. Carla will coordinate installation of the remaining plaques with Reinhold Sign. Carla motioned, seconded by Gene Hackbarth, to approve the revised invoice total for Reinhold in the amount of \$910 instead of the original quote of \$875, because a 26th plaque was added later. Upon vote, motion carried unanimously.

Attachment: HPC_Minutes_March2014_draft (2075 : Approval of the minutes of the March 17, 2014 meeting.)

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

5. Preserve America signs.
Brian Netzel reported that he obtained a new quote for seven additional Preserve America signs; there was no change in the price. He displayed a map of population signs for the group, showing the placement of the signs that were erected last year, as well as potential locations for additional sign placement. Ken Pabich reported that the department of Public Works, in conjunction with the Parking/Traffic team (made up of Engineering/Planning/Police), is interested in developing a policy for roadside signs. Their intent is to set a limit on the quantity of each type of sign to prevent overload. Public Works has requested that the Commission hold off on this project until a policy is created. Mary Jane Herber inquired how many citizen members are on this road sign team; it is composed of city staff only. Discussion followed. Mary Jane requested a count of all types of existing signage, which Ken will provide.
6. Review of City of De Pere website.
The group discussed potential changes to Historic Preservation-related website content, and decided to request that the following keywords be added to the website's A-Z index: National Register of Historic Places; Tax Credits, Historic Properties; Historic Districts/Structures; Maps, Historic Properties. Ken Pabich recommended that the Commission ensure in advance that content is available on the website to link to the new keywords. The committee requested paper copies of the Historic Preservation website pages to use for reference in reviewing current content.
7. 2013/2014 budget review and requests for carryover.
The group reviewed the budget report. Ken Pabich reported that the committee's carryover request is being presented to the Finance Committee next month.
8. Local landmark status request - De Pere Historical Society.
Mike Fleck presented a letter from the De Pere Historical Society requesting that the Historic Preservation Commission begin the process of designating the Polo Resto as a local landmark. Mary Jane Herber and Gene Hackbarth will work on this project and respond to the Historical Society.

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

9. Reconstruction of WI Highway 32 from Third St - Ash St: historic significance.
Mike Fleck reported that the De Pere Historical Society received a request from Himalayan Consultants LLC, on behalf of the Wisconsin Department of Transportation, for comments or feedback pertaining to historical significance, archeological impact, etc. in the area of this project. Mike stated that the Historical Society is not aware of any impacts. Ken Pabich reported the reconstruction of Eighth St from Oak to the Ashland

roundabout is scheduled for 2016. The section of Main Av from the Claude Allouez bridge to Eighth St is tentatively slated for 2019-2020. The DOT has done an inventory of affected properties; Ken will provide a copy to the group. Gene Hackbarth suggested that the Commission could reach out to property owners about the historic building tax credit program if any of them would require necessary foundation repair.

10. Riverwalk donation summary for WI Historical Society.
Gene Hackbarth reported that Marty Kosobucki, city Parks Director, has provided the Wisconsin Historical Society with the figures they needed for the Department of Interior report. No further action required.
11. Historic Preservation Review Board meeting on February 28th.
Mary Jane Herber reported that both residential nominations (Heyrman and Guthnecht houses) were accepted by the State Review Board. They will now proceed on to the Department of the Interior for the final step, which should occur sometime in late summer. Once the properties are confirmed, the Historic Preservation Commission would like to hold a certificate presentation at the beginning of a city council meeting.
12. Programs and community education.
The group reviewed information about the March 27th Historic Tax Credits presentation which was announced at the February meeting. The decision was made to generate a mailing to commercial property owners who qualify. Gene reported that on Friday, March 28th, Zimmerman Architectural Studios in Milwaukee will be holding a similar presentation; it will include two developers as well as a CPA who have experience working on these types of projects.
13. Historic Preservation Month.
Mary Jane Herber has tentatively scheduled Mark Buechel to do a presentation on May 15th. Discussion followed on potential location and time for the meeting.

Gene Hackbarth will contact the owners of the Lockkeeper's House to determine if they are interested in offering a tour the weekend of May 31st. This could include a tie-in with Kavarna and the locks as well.

An east side and west side dedication of National Register plaques was also discussed.

The group discussed creating a photographic scavenger hunt by posting picture clues of local landmarks on the city's website. Citizens could submit guesses and a winner would be drawn from correct entries. Mary Jane has spoken with a Green Bay Press Gazette representative who felt they may be interested in participating. Gene will contact Definitely De Pere to discuss their potential involvement.
14. Report on meeting with the Village of Allouez Historic Preservation Commission.
Mary Jane Herber was a guest speaker at a recent Village of Allouez Historic meeting. She reported that she shared information about how De Pere's Commission operates, as well as projects and grants that have been undertaken, and it was very well received.
15. Report on properties and status.
No reports.
16. Future agenda items.
None.

Adjournment

Mike Fleck motioned, seconded by Brian Netzel, to adjourn the meeting at 7:57 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: April 21, 2014

DEPARTMENT: Historic Preservation Commission

FROM: Mary Jane Herber

SUBJECT: Update on sign at the fountain on James Street.

On James Street next to the Union Hotel, there is a sign that provides the overview and history of the Fox River lock system. The Historic Preservation Commission has updated this sign and is working to have the new version installed.

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: April 21, 2014

DEPARTMENT: Historic Preservation Commission

FROM: Mary Jane Herber

SUBJECT: Update on plaque installation for National Register buildings.

The Commission has worked with the two local commercial historic districts (101-129 S Broadway and 301-377 Main Av) to add historic plaques to each building. The plaques were completed in March and installation started in April.

City of De Pere, Wisconsin**Request For Historic Preservation Commission Action**

MEETING DATE: April 21, 2014

DEPARTMENT: Historic Preservation Commission

FROM: Mary Jane Herber

SUBJECT: Razing permits - procedure for notification.

The City of De Pere updated its ordinance on Moving and Razing Buildings (Chapter 54-8) to include a 10 calendar day waiting period from the time a razing application is received to the time the permit is issued. This period will allow the Commission time to determine the historical significance of the proposed building to be removed.

The ordinance currently states that the completed application shall be forwarded to the Chair once the complete application is submitted (current application attached). The Building Department is interested in clearly defining the procedures that will be followed as part of this process. One of the ideas that has been discussed includes the modification of the existing form or creation of a new form.

ATTACHMENTS:

- Small Permit Application (PDF)



City of De Pere

Small Permit Application

Project Address:			
Basement SF	Building/Living SF	Garage/Acc. Bldg. SF	Total Square Footage

Total Cost of Construction:	\$
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Owner Name:	
Address:	Phone:

General Contractor:			
Address:		Phone:	
Dwelling Contractor Credential		Dwelling Contractor Qualifier Credential	

Brief Job Description: _____

Additional Information: _____

Please enter below the names and phone numbers of subcontractors:

_____	_____
_____	_____
_____	_____

Please include a sketch where applicable. Show all setback measurements as required for project.

Signature of Applicant: _____ Date: _____

Building Inspection Department
335 S. Broadway, De Pere, WI 54115
Phone: (920) 339-4053 Fax: (920) 330-9491

Attachment: Small Permit Application (2081 : Razing permits - procedure for notification.)

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Signature

Date

Attachment: Small Permit Application (2081 : Razing permits - procedure for notification.)

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: April 21, 2014

DEPARTMENT: Historic Preservation Commission

FROM: Mary Jane Herber

SUBJECT: Preserve America signs.

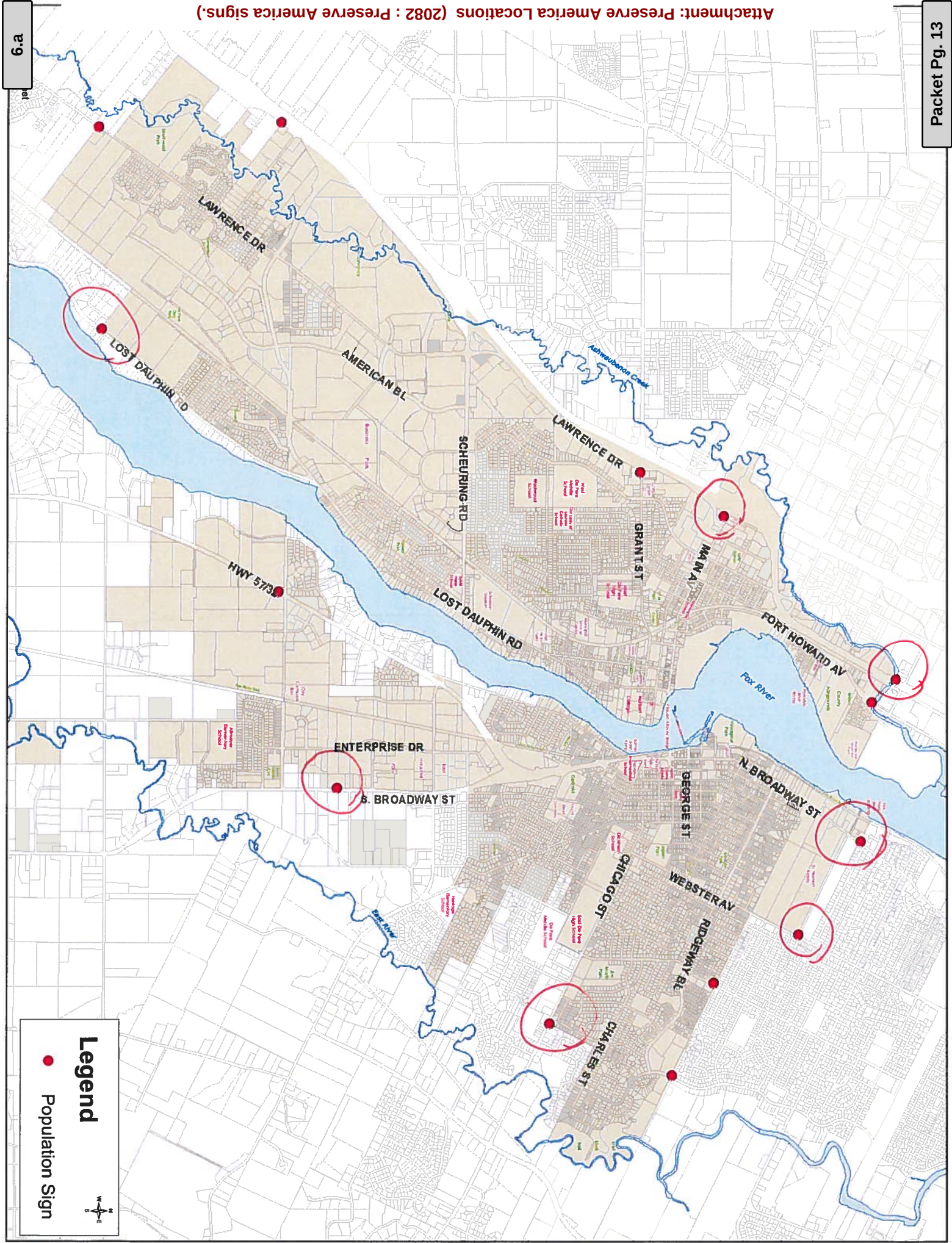
The Commission is interested in adding additional Preserve America signs at key entry points to the City. Currently there are (7) seven Preserve America signs that have been added and there is interest in adding possibly 7 more. At the last meeting, staff had reported that the City is working on a policy to limit the overall number of signs. As part of the discussion, the Commission requested a count of each type of road sign posted in the City related to community groups or achievements. Staff reviewed current signage and reported the following totals:

- 2 - Historic Home District
- 2 - Tree City
- 1 - Welcome to a Main St. Community
- 2 - Kiwanis Club (welcome to De Pere)
- 1 - West De Pere High School State Champions
- 1 - West De Pere High School State Marching Band Champions
- 1 - Welcome to De Pere - De Pere Monday Noon Optimist Club
- 1 - Welcome to De Pere - with local community organizations
- 15 - Population signs
- 7 - Preserve America Signs

There was a suggestion that at least one more sign should be added at the entry to the City on HWY 57; however the Commission wanted to wait until information on current signage was researched.

ATTACHMENTS:

- Preserve America Locations (PDF)



City of De Pere, Wisconsin**Request For Historic Preservation Commission Action**

MEETING DATE: April 21, 2014

DEPARTMENT: Historic Preservation Commission

FROM: Mary Jane Herber

SUBJECT: Review of City of De Pere website.

At the last meeting, the committee proposed that the following keywords be added to the City website's A-Z index:

Historic Districts/Structures
Maps, Historic Properties
National Register of Historic Places
Tax Credits, Historic Properties

The committee also requested copies of the Historic Preservation website pages, which are attached. The goal of the review is to make sure the content is correct and is presented in a way that is easy for the user to understand and find.

ATTACHMENTS:

- Historic Preservation website (PDF)

Overview

The purpose of the Committee is to affect and accomplish the protection, enhancement, perpetuation, and use or improvement of sites, which represent or reflect elements of the City's cultural, social, economic, political or architectural history. The committee serves to foster civic pride in the notable accomplishments of the past.

Commission Members

Chair - Mary Jane Herber
Aldersperson Scott Crevier
Mike Fleck
Carla Nicks
Brian Netzel
Gene Hackbarth
Tom Monahan

Meeting Information

Historic Preservation Commission meetings are held at 6:00 p.m. every 3rd Monday of the month at City Hall in the Council chambers.
All submissions are due 2 weeks in advance.

Historic Districts

North Broadway
Randall
Superior-Michigan
101-129 S Broadway
301-377 Main

For more information on these districts and their preservation, please refer to the Historic Neighborhood Preservation Plan document.

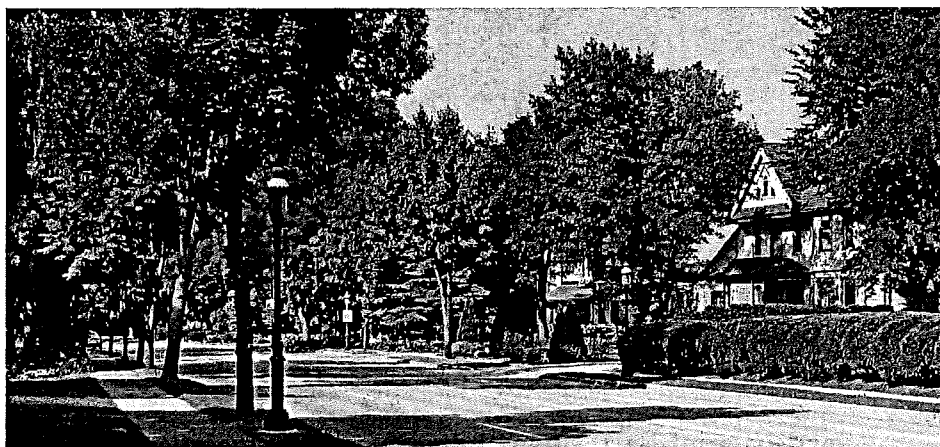
Historic Sites

De Pere Lock and Dam
De Pere Public Library - 380 Main Av
Otto & Hilda Gretzinger House - 992 N Broadway
Steckart & Falck Double Block - 112-118 N Broadway
Union Hotel - 200 N Broadway

More Links

Architecture and History Inventory
Wisconsin Historical Society Division of Historic Preservation
National Trust for Historic Places
State and Federal Historic Preservation Tax Credits

North Broadway Historic District^{back}



The North Broadway historic district is a gateway to the city with its location at the north edge of De Pere along a major metropolitan corridor paralleling the Fox River. It boasts a variety of residential architectural forms, including high styles along this portion of De Pere's "gold coast." Most of the North Broadway frontage is Nineteenth and early 20th Century development, with contributing historic structures that were built between 1836 and 1923.

Significance:

The North Broadway Street Historic District is a distinct residential neighborhood of De Pere, whose houses represent a spectrum of historic periods of construction from 1836-1923. The five-block area north of the east De Pere business district and paralleling the Fox River has historically been the community's premier residential neighborhood, whose original and subsequent owners have made significant contributions to the settlement and growth of this oldest community in northeast Wisconsin. Despite variations in scale, materials, and proximity of buildings, the district is unified by its wide lawns and yards, and by careful maintenance of property. Of the fourteen pivotal buildings, all but one are architecturally significant; four of those thirteen, and the Chase residence, are significant for their associations with locally-important individuals. The boundaries also include four moved structures and a small church; all contribute positively to the character of the area.

North Broadway Historic District Map

Randall Historic District^{back}



Randall Av Historic District contains a mix of architectural styles; it is the district's Colonial Revival houses, all built between 1928 and 1955, that form the core of its architectural identity. The most notable of the district's houses is the superb Georgian Revival style Elmer Stone residence at 722 Nicolet Ave., built in 1949. It was one of the last houses designed by Madison, Wisconsin architect Frank M. Riley, one of the state's finest period revival style specialists.

Significance:

The Randall Avenue Historic District is an architecturally significant residential district. The district is located one-half block to the east of the North Broadway Street Historic District. The Randall Historic District is comprised of 62 contributing resources and 3 non-contributing ones; it is believed to be of local architectural significance because it contains the finest collection of Period Revival style residential buildings to be found within the corporate boundaries of the city of De Pere. The two earliest buildings in the district were built in 1908 and are vernacular form buildings. The great majority, however, were built in the years between the World Wars and just after World War II and are examples of the Period Revival styles, most notable and numerous examples being examples of Colonial Revival. These Period Revival residences comprise almost all of the buildings built in the district and while they are mostly of medium size, many have very fine designs and several are the known work of the best architects that practiced in the greater Green Bay and De Pere area. Collectively, the district's resources are also of considerable importance because their large numbers and their very high degree of integrity make it possible to study some in depth. The range of stylistic evolution that occurred as the Colonial Revival style was adapted to the changing needs of the middle class in the years between and just after the two world wars.

Randall District Map

Superior-Michigan Historic District^{back}



The North Michigan-Superior Historic District has 114 houses and a school building that make up the Historic District and constitute the oldest residential neighborhood in the city of De Pere, one of Wisconsin's oldest communities. Jesuit priests first settled this location as early as 1670, but the city got its start in 1835 with the construction of a dam across the river to create waterpower for industry. The original plat of De Pere was recorded in the same year and part of that plat is included within the boundaries of the District. Little was built here until 1850, when a bridge was built across the dam, linking the two sides of the river. Once the bridge was in place, commercial districts quickly evolved at both ends of the bridge and many of the houses in the neighborhood were built for persons who worked in the commercial area on the east side of the river. Most of the houses in the District are small to middle-sized examples of the various architectural styles and vernacular forms popular in De Pere during the period. The oldest houses are Italianate examples that date from the 1860s and the early 1870s, but there are also numerous smaller Queen Anne, Bungalow, American Foursquare, and Colonial Revival and Dutch Colonial Revival houses throughout the neighborhood.

Michigan-Superior Historic District Map

South Broadway Historic District^{back}



Dates of construction of contributing buildings: 1882-1888

The city of De Pere is situated on both the east and west sides of the Fox River and is one of Wisconsin's oldest communities. Catholic priests first settled this location as early as 1670, but the city of today got its start in 1835 when a dam was built across the river at this point creating waterpower for industry. Little was built here, though, until 1851, when a bridge constructed across the dam linked the two sides of the river. Once the bridge was in place, commercial districts quickly evolved at both ends of the bridge. The one on the east side centered on the blocks surrounding the intersection of Broadway, whose route parallels the river, and George Street, which divides Broadway into north and south halves.

The South Broadway Historic District contains the most intact concentration of nineteenth century commercial buildings on the east side of the river. By 1882, small, mostly wooden commercial buildings lined the 100 and 200 blocks of N. and S. Broadway. On the night of April 23, a devastating fire destroyed all of the buildings on both sides of the 100 and 200 blocks of S. Broadway. Work on their replacements began almost as soon as the ashes were cold and by the end of the year, five of the District's six contributing buildings were ready for their first occupants. These consist of one and two-story cream brick-clad buildings that all face west onto the 100 block of South Broadway. The unusual circumstances surrounding their construction can still be discerned by the way the facade of one building blends seamlessly with the one adjacent to it. Normally, buildings like these display clear dividing lines that show where one building ends and the other begins, but in this case, since almost all of these buildings were under construction at the same time and their builders were all using the same cream brick to build them, the results were buildings whose main facades have no visible edges.

The district remains a visually coherent and architecturally distinct collection of historic commercial buildings in the city of De Pere.

S. Broadway District Map

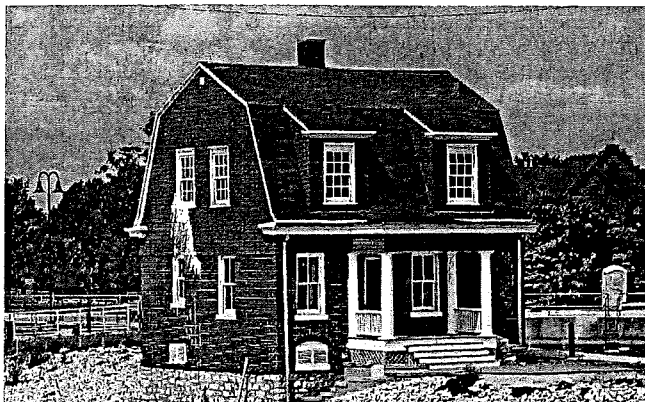


The city of De Pere is divided into east and west portions by the north-south flowing Fox River. The Main Avenue Historic District is located on the west side of this river and it contained the most intact concentration of nineteenth and early to mid-twentieth century commercial buildings that are located in the historic downtown commercial district of this portion of the city. The district consists of eighteen buildings, fourteen of which are considered to be contributing resources and more of them were built between 1883-1950 as masonry replacements for earlier buildings on the same sites. The other four buildings are considered to be non-contributing because of either their late date of construction or because they have now been greatly altered.

Of the district's fourteen contributing buildings, three were built prior to 1883; one was built in 1887; one was built in 1900; six were built between 1910 and 1920; one was built between 1920 and 1930; one was built between 1930 and 1940; and one was built between 1940 and 1950. The contributing buildings range from one to two stories in height, all of them are either rectilinear or square in plan, and all are of masonry construction. In addition to the older Commercial Vernacular Queen Anne style, and Twentieth Century Commercial style, buildings that make up the bulk of the district's resources, the district also includes a fine Neoclassical Revival style building.

As is typical of the older commercial buildings in other Wisconsin cities, most of the district's original first story storefronts have been lost to subsequent modernization, although three of them still retain their original cast iron supporting post and lintels. The upper floors of these facades are still largely intact and most also retain their original masonry cornices. The buildings all have concrete sidewalks in front of them that are edged with concrete curbs and gutters.

The Main Avenue Historic District was part of a larger historic commercial area that once extended for two blocks along both sides of the 300 and 400 blocks of the east-west running Main Avenue. This commercial district came into being because the east end of Main Avenue originally ended at the west end of the first bridge that was built across the Fox River in De Pere in 1851. This bridge was the only means itself around this point. This district grew along with the rest of the city and it continued to be the principal hub of economic activity on the west side of De Pere in the second half of the nineteenth century and throughout much of the early mid-twentieth century as well.



De Pere Lock and Dam Historic District

Located at in the Fox River at the end of James Street, De Pere. The historic district includes the Locktender's House on Government island.

De Pere Lock and Dam History

The first dam in De Pere was built by the Fox River Hydraulic Company in 1837 and included a small 100-foot long by 20-foot wide lock. Little else is known about this lock and dam. In August of 1846, the United States made its first attempt to improve the Fox River via an Act of Congress granting land to the State of Wisconsin to provide a canal between the Fox and Wisconsin Rivers. Around 1849 or 1850, a second canal was started, just north of the 1835 canal, and in 1850, a 140-foot long by 35-foot wide lock was built at the present lock location. However, the canal was abandoned again due to problems between the state and the contractor.

A July 1853 charter by the Wisconsin legislature created the Fox and Wisconsin River Improvement Company to complete the canal. Efforts to improve river navigation were made including dredging, construction of locks to carry vessels through the rapids, and construction of dams to maintain adequate water levels. Within three years time, a navigable canal was completed so that the small steamer, the Aquila, voyaged from Pittsburgh via the Ohio River to the Mississippi River and then through the Wisconsin and Fox rivers to Green Bay. In August 1866, the Fox and Wisconsin River Improvement Company was sold to the Green Bay & Mississippi Canal Company, and the De Pere lock was lengthened to 165-feet in 1869.

Inland water transportation soon faced stiff competition from the railroads which had extended through the Fox River Valley to Green Bay by 1862. While some freight and passenger service was diverted, river traffic along the Lower Fox River persisted as a result of the area's expanding grain, woolen mills, and wood-related industrial bases.

Through an initial Act of Congress in July of 1870 and a final Act of Congress in September of 1872, the United States government bought out the Green Bay & Mississippi Canal Company and took control of the improvements along the Fox River. However, water rights remained with the State of Wisconsin. The River & Harbor Act of March 1873 outlined the United State's first improvement plan for the Fox River which authorized repair and replacement of existing improvements along the Fox and appropriated funds for the construction of additional locks and dams to further improve its navigational system; this work was completed in June 1876. A one and one-half story front gabled house was built in 1879 on the east side of the canal to house the government's local lockmaster.

As river navigation was improved, river traffic grew. The steamboat became a prominent means of freight and passenger transportation on Wisconsin waterways, particularly in areas where timber was available to build them.

Excursion steamboat trips became popular on many of Wisconsin's inland lakes and rivers during the 1870s and 1880s. A completely new lock, 170-feet long by 35-feet wide, was built in De Pere in 1896. A new two-story Dutch Colonial Revival style house was built on the dyke between the canal and the river in 1912; the former lockmaster's house was converted into the extant lockshack and housed the administrative functions of the lockmaster.

Economic activity along the Fox and Wisconsin rivers steadily declined after World War I as commerce turned to other transportation means such as railroads, automobiles, trucks, and planes. Bustling lake and river ports, particularly in the Fox River Valley, declined in importance. Despite this, the existing dam was rebuilt between 1929 and 1930, and the lock was rebuilt shortly thereafter. The upper half of the extant lock was rebuilt from 1934-1935, and the lower half was rebuilt from 1935-1936, creating the 36-foot wide by 146-foot long chamber which exists today. This work included cutting away of the bedrock floor to lower it, pouring concrete chamber walls, and widening the backing of the chamber walls with rock taken from the chamber floor.

In these days, commercial boating traffic along the Lower Fox River, which connected the Bay of Green Bay to Lake Winnebago, was still a vital link for industries in all the communities in between. While the locks at De Pere and Neenah were the most used facilities along the Lower Fox River, commercial traffic, mostly boats containing coal to power upstream industries, began to decrease in the 1950s, causing the federal government to close the Upper Fox River to navigation in 1951. As a first step in their move to eventually abandon the Lower Fox River system, the Corps of Engineers began making changes to operate more efficiently and save money. In 1955, a system of roving locktenders, headquartered in Kaukauna, was implemented to service the locks between Menasha and De Pere when the resident lockmasters were off duty. The coal boats stopped running between 1959 and 1962, and the system's primary use was for recreational purposes.

However, the Lower Fox River's system of lockkeeper's houses, including the De Pere Lockkeeper's House, was abandoned by the Corps of Engineers in October 1983. Gradually, the remains of Wisconsin's inland water transportation history fell into disrepair. In an effort to document the site and promote its future preservation, the De Pere Lock and Dam Historic District was listed in the National Register of Historic Places in 1993, along with seven other lock and dam sites along the Lower Fox River, for their significance as a complete and operable example of a river/canal, slack water transportation system dating from the mid-nineteenth century. While initially operated as part of a much larger Fox-Wisconsin Waterway, the Lower Fox River portion is the only remaining system in the State. Not only is this system significant for its role in the State's transportation and engineering history, but also in its evolution in nineteenth century constitutional and political history.

Architectural Significance

The De Pere Lockkeeper's House, a contributing resource within the District, is an example of the Dutch Colonial Revival style, which is less formal than its Colonial and Georgian Revival predecessors. Examples of the style are most easily identified by a gambrel roof, occasionally ending with flared eaves. Clapboard, shingles, brick, and stone materials are commonly used in combination on the exteriors to give a picturesque quality. On larger homes, the symmetry of the style is often

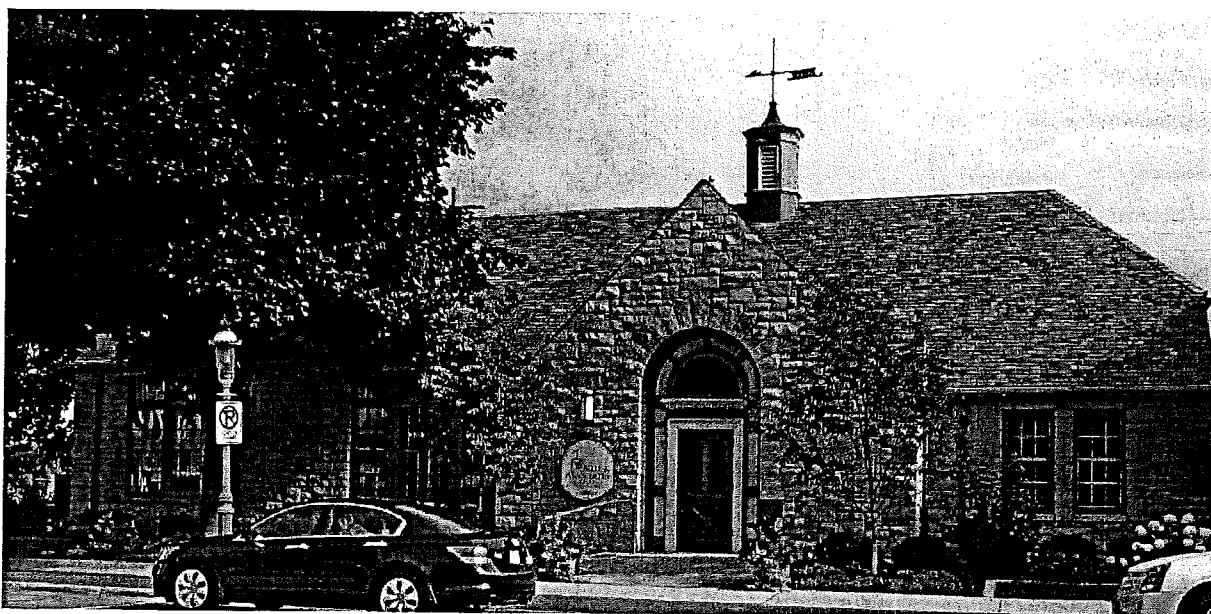
offset by a small wing on either or both sides of the gabled ends. The style was especially popular for small-scale residences in early twentieth century suburbs.



The De Pere Lockkeeper's House features the character-defining gambrel roof with flared eaves. Exterior materials are used in combination, including cream colored stone at the foundation and basement; red brick at the first floor; and green painted wood shingles at the front and back porches, second floor gambrel ends, and dormers.

Period of significance is the length of time a property is associated with the important historic activities which qualify it for National Register listing. As the house is an integral component of the overall site, the period of significance for the De Pere Lockkeeper's House begins with its construction in 1912 and ends in 1936 when the lock was rebuilt for the last time, signifying the last major improvement to the site by the U.S. Army Corps of Engineers.

Information found in the "Historical Structures Report" provided by the Fox River Navigation System Authority



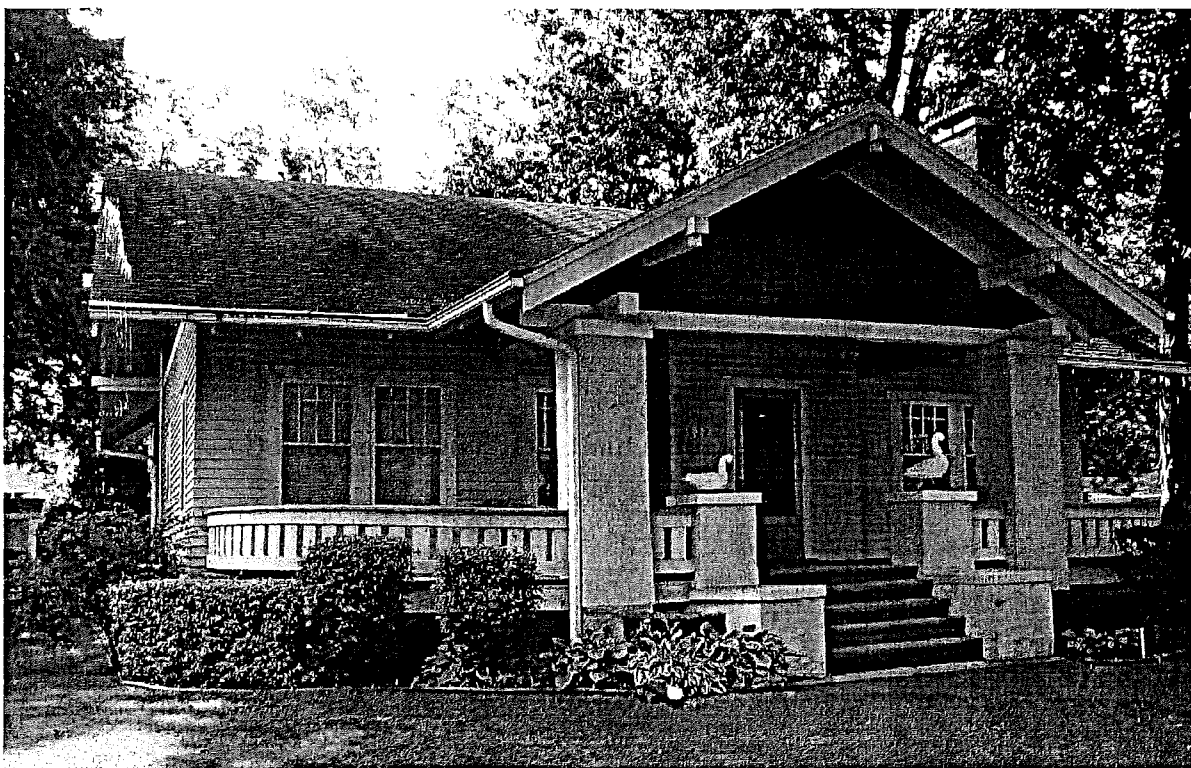
History:

The Great Depression of the 1930s was a period of enormous growth for public facilities due to federally funded work-relief programs. The De Pere Public Library was built through the assistance of the Public Works Administration, which aided the construction of public buildings such as schools, post offices, and libraries.

Foeller, Schober & Berners, a regionally prominent firm out of Green Bay, designed the library and it was erected in 1936 but because of some delays it wasn't opened until 1937. The library was designed in a Tudor Revival manner, commonly called "Cotswold Style". This style is typically used in residential buildings and therefore lends the building a domestic feel found in many small town public libraries. The library represents all of the characteristics of the Tudor Revival style. This is shown through a steeply sloped roof that has a cross-gable to accentuate the front facade and main entrance. The entrance is recessed into an arched opening. Tudor Revival also includes the use of massive chimneys and tall, narrow windows with small panes. The slate-covered roof and locally quarried limestone used on the exterior of the building was a distinctive building practice in the Cotswold region of England.

The library also includes Classical Revival characteristics, a mix that was typical of 1930s period revival architecture. A classical denticulated entablature surmounts the entrance door and is topped with a semi-circular arched fanlight. The one story structure was originally designed in an L-plan but an additional wing was added to form a U-plan that encloses a central courtyard.

The building of the library played an important role as the first and only purpose-built home of the city's public library. Prior to this location the library was housed above the firehouse and served as a private facility for the Young Men's Reading Association until 1896. It is now located in the heart of the commercial development in downtown De Pere.



Otto and Hilda Gretzinger House

History:

The Otto and Hilda Gretzinger house is located at the north end of a National Register-listed residential neighborhood situated on both sides of N. Broadway in De Pere. Otto Gretzinger was the manager of the Central Lumber Company in De Pere when he married Hilda Dedrick, a local school teacher, early in 1915. Soon thereafter the Gretzingers purchased a large lot on Broadway, which at that time had a street car line that ran directly in front of their home site, and by early 1916 their new house was ready for occupancy.

The Gretzingers' rectilinear plan house is an excellent, quite large, side-gabled example of the Bungalow style and its design was heavily influenced by the Craftsman Style also popular at the time. The house sits on a large lot and its first story is clad in clapboards and its gable ends are clad in wood shingles, this combination is one frequently found on Craftsman Style and Bungalow style houses built in this period. These house's very wide overhanging eaves, supported by extended beams, shelter the exterior walls. Of special note is the large front porch that covers the main entrance to the house. This porch includes a raised terrace that spans the full width of the house and the ends of this terrace are both curved, a very unusual feature for a house designed in this style. In addition, the house contains a fine, highly intact and characteristic Bungalow style interior that is notable for its fine built-ins and for the high quality of the materials used.

Steckart and Falck Double Block^{back}



History:

The Steckart and Falck Double Block has always been an important visual landmark in De Pere. Joseph LeClair built the High Victorian Italianate style commercial building in 1888 for John Steckart, Sr. and Jacob Falck, after a large fire earlier in the same year had destroyed their buildings. Each of the two halves of the building originally contained two stores in the first story and five apartments in the second. John Steckart operated a meat market in one of the stores in his half, while Jacob Falck operated a saloon and liquor store in one of the stores in his half.

The High Victorian Italianate style is a later manifestation of the Italianate style. Detailing is heavier than that found on earlier Italianate structures; cornice brackets, when found, are over scaled, and window moldings are more highly articulated. One of the hallmarks of the best and most typical examples of this style is the use of materials of differing colors and textures to create a polychromatic appearance, which in this case was achieved by the use of both cream and orange colored bricks.

The Steckart and Falck Double Block represented something new in the design of buildings of this type in De Pere and it was the forerunner of the Late Victorian style buildings that soon replaced many of city's pioneer commercial buildings. What was especially novel and new about the Steckart and Falck Double Block was its ornamentation, which was much more elaborate than what had been built in the city before.

Union Hotel^{back}



History:

The Union House Hotel is the oldest continuously operated hotel in the area. The hotel was begun just one year after a catastrophic fire destroyed almost all of the older commercial buildings on Broadway. The fire consumed three of the city's older hotels, creating a demand for lodging that led Nicholas Altmayer to construct this hotel beginning in 1883. Two years later, Altmayer doubled the size of the building and in 1903 his son, Fred Altmayer, added a third story.

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: April 21, 2014

DEPARTMENT: Historic Preservation Commission

FROM: Mary Jane Herber

SUBJECT: 2013/2014 budget review.

The 2013 carryover request has been submitted to Finance Director Joe Zegers. The carryover amount is shown on the attached budget summary. The request will be presented to the Finance Committee at the May meeting. An updated budget report for the current year expenses is attached.

ATTACHMENTS:

- HPC Budget Report (PDF)

2013 Historic Preservation Commission Budget

Historic	
2013 Budget	\$5,395.00
Carryover Request (from 2012)	\$2,000.00
WAHPC	(\$40.00)
Travel (Gene)	(\$211.16)
Indoff	(\$103.34)
United Sign	(\$427.00)
State Historic Society	\$8,000.00
Tim Heggland (Grant - Contractor)	(\$6,800.00)
City (Grant - Intern)	(\$935.00)
BadgerLand (Grant)	(\$265.00)
Travel (Gene)	(\$183.74)
Nation Historic Preservation	(\$20.00)
NAPC	(\$100.00)
Travel (Carla)	(\$216.00)
Fossil Industries	(\$675.00)
Plaque Income (25@60)	\$1,500.00
Zimmerman Foundries	(\$1,924.75)
Zimmerman Foundries	(\$161.10)
Blueraven	(\$60.00)
End of 2013 Balance	\$4,772.91

Known remaining bills

e Zimmerman Foundries	(\$1,924.75)
e Reinhold Plaque Install (35@25)	(\$875.00)
e Fossil	(\$450.00)
e Orde Sign	(\$390.61)
e Glenbow Museum	(\$50.00)
e Travel (Mary Jane)	(\$605.47)
p Preserve America Signs	(\$490.00)
Total Expenses	\$4,785.83
Difference	(\$12.92)

Requested Carryover \$4,772.91
Proposed Final 2013 Budget Balance \$0.00

existing project
proposed project

2014 Historic Preservation Commission Budget

Historic	Budgeted	Actual
2014 Budget	\$5,395.00	\$5,395.00
Carryover Request (from 2013*)		\$4,772.91
Zimmerman Foundries	\$1,924.75	(\$1,924.75)
Reinhold Plaque Install (35@25)	\$875.00	
Fossil	\$450.00	(\$450.00)
Orde Sign	\$390.61	(\$390.61)
Glenbow Museum	\$50.00	(\$50.00)
Travel (Mary Jane)	\$605.47	(\$605.47)
Preserve America Signs	\$490.00	
Historic Plaques	3195	
Education / Training Sessions	500	
Memberships	200	
Meeting Expenses	1000	
Mileage Expense	500	
2014 Balance		\$6,747.08

Known remaining bills

Total Expenses	\$0.00
Difference	

Requested Carryover \$6,747.08
Proposed Final 2014 Budget Balance

A:/Administration/Planning/Historic/historic.xls

City of De Pere, Wisconsin**Request For Historic Preservation Commission Action**

MEETING DATE: April 21, 2014

DEPARTMENT: Historic Preservation Commission

FROM: Mary Jane Herber

SUBJECT: Local landmark status request - De Pere Historical Society.

At the last meeting, local landmark status for the Polo Resto Filling Station was discussed. The De Pere Historical Society building (White Pillars) is also being proposed for consideration.

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: April 21, 2014

DEPARTMENT: Historic Preservation Commission

FROM: Mary Jane Herber

SUBJECT: Programs and Community Education - report on meeting for
Historic Building Tax Credits on March 27th.

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: April 21, 2014

DEPARTMENT: Historic Preservation Commission

FROM: Mary Jane Herber

SUBJECT: Potential Historic Preservation Month activities.

May is Historic Preservation Month and the Commission is interested in providing programs throughout the month. At the last meeting, the Commission had discussed possible programs or activities:

- a. Tax Credit program with Mark Buechel of the Historic Preservation Division of the Wisconsin Historical Society - May 15th at the Kress Family Library meeting rooms
 - 4:00 program for owners of commercial properties (income-generating)
 - 6:00 program for owner-occupied properties (homes)
- b. Wisconsin Qualified Building Tax Credit for commercial buildings constructed before 1936
- c. Dedication of plaques on National Register buildings in business districts
- d. Tour of St. Norbert campus
- e. Tour of Lockkeeper's House
- f. Tour of restored property with use of tax credit
- g. Scavenger hunt

City of De Pere, Wisconsin



Request For Historic Preservation Commission Action

MEETING DATE: April 21, 2014

DEPARTMENT: Historic Preservation Commission

FROM: Mary Jane Herber

SUBJECT: Report on property sales within Historic Districts.

City of De Pere, Wisconsin**Request For Historic Preservation Commission Action**

MEETING DATE: April 21, 2014

DEPARTMENT: Historic Preservation Commission

FROM: Mary Jane Herber

SUBJECT: Future agenda items.
