



Historic Preservation Commission

Regular Meeting

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

Final Minutes

Monday, March 19, 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	Aldersperson	Present	
Mike Fleck	Chairperson	Present	
Gene Hackbarth	Commissioner	Excused	
Brian Netzel	Vice Chairperson	Present	
Sue Sands	Commissioner	Present	
Adam Turriff	Commissioner	Excused	
Joanne Vomastic-Muka	Commissioner	Present	

Also present: City Planner Peter Schleinz, Joe De Rose from the Wisconsin Historical Society, and members of the public.

2. Approval of the minutes of the February 23, 2018 Historic Preservation Commission meeting.

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

3. Informational meeting regarding the establishment of future historic neighborhoods in De Pere. Presentation made by Mike Fleck, Chair of the De Pere Historic Preservation Commission, and by Joe DeRose, Survey Historian of the Wisconsin Historical Society.

De Pere Historic Preservation Commission Chair Mike Fleck welcomed everyone to the meeting. He introduced the commission members, and also Joe De Rose from the Wisconsin Historical Society. Joe addressed the audience. He reported that the intensive survey conducted in De Pere in 2017 identified two potential historic neighborhoods: Mansion Street and E./W. St. Francis Road. He explained that the national register of historic places is the country's list of significant places, which includes districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture that have significance to the prehistory or history of the community that are at least 50 years old. He noted that the registry is not regulatory, but is more of an honorific distinction. The following four categories help to define what properties should be considered for the national registry:

A. History - of historic significance.

Ex. Main Hall, De Pere, C.A. Lawton Co, De Pere Lock & Dam

B. Association with a person of historical significance where important events took place.

C. Architecture

Ex: Union Hotel

D. Ability to yield information

Ex: shipwrecks

What is a historic district?

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Examples include business districts, residential neighborhoods, rural villages, collections of archeological sites. Existing districts in De Pere; N. Michigan St - N Superior St District. There are two classifications in a district: Contributing and Non-contributing buildings. A historic district should be a cohesive collection of buildings that are all within the same time period. It is ideal to have the best concentration of contributing houses to make up a historic district.

Myths of historic districts:

If my property is listed, I must open it to the public.- FALSE

If my property is listed, I may paint my house any color I like - TRUE

If my property is listed, I may never change anything. - FALSE

Anything over 50 years old is eligible - FALSE

There are financial incentives or tax credits available for historic sites. Two different programs available include:

Federal - 20% State - 20% for income producing properties

State - 25% for non-income producing residential properties

State historic tax credit:

Includes work on the exterior of your house, such as roof replacement and painting, but not including site work such as driveways and landscaping. Also includes electrical wiring, not including electrical fixtures, plumbing, not including plumbing fixtures.

The application process to apply for a grant to nominate a historic district begins with the application being submitted in fall, with grants being awarded in the spring. Joe De Rose opened the floor for residents to ask questions. A few of the questions that were asked include:

1. Would there be any signage to designate the neighborhood as a district?

Answer: The state does not provide or require any such signage. However, if property owners were interested, they could hang a sign on their home. Mike Fleck added that the City provided signage to designate the current historic districts in De Pere and this is something that is possible for the new districts as well.

2. From the City's perspective, are there any restrictions on homeowners who live in a historic district as far as what improvements they can make to their home?

Answer: There are only restrictions and certain requirements if the homeowner is applying for tax credits. In that case, there are certain requirements that must be adhered to, and any project needs to be reviewed by the Wisconsin Historical Society before work can be started.

3. What are the advantages/perks of being in a historic district?

Answer: The ability to apply for tax credits, possible plaques displayed on the homes, and bragging rights are the main advantages.

4. What is the maximum amount of the tax credit that can be awarded?

Answer: The homeowner must spend a minimum of \$10,000 on a project, which would yield a \$2500 tax credit. The maximum tax credit is \$10,000, which would require a \$40,000 project cost. While there is a limit per project, there is no limit to how many projects a person can apply for tax credits for. An important note is that the tax credit program is not retroactive. A homeowner must apply for the program before starting the work. The credit is paid out as a credit on the homeowner's state income tax.

5. Once I am part of a historic district, what is the time frame for applying for tax credits?

Answer: The reviewers at the Wisconsin Historical Society have up to 45 days to review an application; however, the average time frame is much less time. All tax credits are paid out in the spring of each year.

6. How does the nomination and voting work for a historic district?

Answer: To be able to apply for the grant, there has to be a majority of homeowners that do not formally object to the nomination. Therefore, if the WHS does not receive a formal objection letter from at least 51% of the neighborhood, then the nomination process will proceed. Grants are due in November of each year and can take up to the following spring to be finalized.

Joe concluded his presentation, thanking everyone for attending. He invited anyone with questions to contact either himself or City Planner Peter Schleinz. He also referenced the Wisconsin Historical Society's website: www.wisconsinhistory.org.

City Planner Peter Schleinz closed the presentation by encouraging homeowners to voice their opinions, whether they be in favor of or opposed to the historic district.

RESULT:	DISCUSSED
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4. Recommendation regarding funding for Historic Preservation members to attend the Wisconsin Association of Historic Preservation Commissions 33rd Annual State Conference in Platteville, Wisconsin on April 27-28, 2018.

Mike Fleck polled the commission to ask who was interested in attending the conference. He noted that Gene Hackbarth expressed interest in attending at February's meeting. Joanne Muka also replied that she would like to attend if no one else was interested. No other members were interested. Sue Sands asked for clarification on whether the \$495 estimate was per person or for two people to attend. City Planner Peter Schleinz replied that the \$495 was per person. She asked if there was enough funds in the budget for two people to attend. Peter replied that there is enough funds in the budget, provided that the two attendees ride to the conference together. Brian Netzel moved, seconded by Scott Crevier, to approve both Gene Hackbarth and Joanne Muka attending the conference. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brian Netzel, Vice Chairperson
SECONDER:	Scott Crevier, Alderperson
AYES:	Crevier, Fleck, Netzel, Sands, Vomastic-Muka
EXCUSED:	Gene Hackbarth, Adam Turriff

Adjournment

Sue Sands moved, seconded by Brian Netzel, to adjourn the meeting at 6:53 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker