



Historic Preservation Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Monday, February 19, 2024	6:00 PM	Council Chambers and Virtual
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Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Historic Preservation Commission** of the City of De Pere will be held on **February 19, 2024** at **6:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The Public or Members of the Historic Preservation Commission, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperewi.iqm2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the December 18, 2023 Historic Preservation Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Historic Preservation Commission. §6-3(f) DPMC.
4. Discussion on the 17th Annual History & Historic Preservation Conference that was attended by Gene Hackbarth on October 18-20, 2023, in La Crosse, WI. Presentation to be made by Gene Hackbarth.
5. Consideration and possible action on Historic Preservation Commission members attending the Wisconsin Association of Historic Preservation Commissions (WAHPC) 2024 Spring Conference on April 25-26, 2024 in Mineral Point, WI.
6. Consideration and possible action on Historic Preservation Commission members, support staff, and Definitely De Pere staff attending the National Alliance of Preservation Commissions' (NAPC) webinar titled, "Incorporating Art into Historic Districts" on February 29, 2024.
7. Consideration and possible action about ten projects that each Historic Preservation Committee member expressed an interest in completing in 2024, and the potential redistribution of members into balanced groups for each project.
8. Discussion about two additions (houses) to the State and National Registries and one removal (former school) from the State and National Registries.

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Jason Tish, Wisconsin Historical Society



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: February 19, 2024

DEPARTMENT: Historic Preservation Commission

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the December 18, 2023 Historic Preservation Commission meeting.

ATTACHMENTS:

- HPC_Dec2023_Minutes_Draft (PDF)



Historic Preservation Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Draft Minutes

Monday, December 18, 2023

6:00 PM

Council Chambers and Virtual

Call to Order

The meeting was called to order at 6:00 PM by Chairperson Jonathon Hansen

Attendee Name	Title	Status	Arrived
Patrick Boyd	Commissioner	Present	
Gene Hackbarth	Vice Chairperson	Present	
Jonathon Hansen	Chairperson	Present	
Mark Reinhart	Commissioner	Present	
Jane Schueller	Commissioner	Present	
Adam Turriff	Commissioner	Present	

Also present: City Planner Peter Schlein. Ald. Hansen introduced the new member of the Commission, Mark Reinhart. Mark introduced himself to the Commission.

2. Approval of the minutes of the October 16, 2023 Historic Preservation Commission meeting.

Gene Hackbarth noted a spelling error on page 3, item 7. The letter d is missing from Patrick Boyd's name. City Planner Peter Schlein noted that the correction will be made by staff before the final minutes are published. Gene Hackbarth moved, seconded by Patrick Boyd, to approve the correction. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Hackbarth, Vice Chairperson
SECONDER:	Patrick Boyd, Commissioner
AYES:	Boyd, Hackbarth, Hansen, Reinhart, Schueller, Turriff

3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Historic Preservation Commission. §6-3(f) DPMC.

There were no public comments.

RESULT:	DISCUSSED
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4. Consideration and possible action on the proposed historic district signage project. Presentation by Jonathon Hansen and Adam Turriff.

Ald. Hansen provided an update on the historic district signage project. City Planner Peter Schlein noted that the printed signs will be delivered sometime this week. The team needs to work on how to notify the homeowners. Staff suggested to close out the project as a 2023 project and continue the sign distribution as a separate project in 2024. Ald. Hansen suggested waiting until spring to roll out the distribution of the signs. Adam Turriff moved, seconded by Gene Hackbarth, to close the district signage project and move forward with the sign distribution as a separate project in 2024. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Adam Turriff, Commissioner
SECONDER:	Gene Hackbarth, Vice Chairperson
AYES:	Boyd, Hackbarth, Hansen, Reinhart, Schueller, Turriff

5. Consideration and possible action on the proposed local designation of three commercial properties and three residential properties. Presentation by Jonathon Hansen.
- Ald. Hansen provided an update on the proposed local designation of three commercial properties and three residential properties. He stated that only one of the property owners reached out to express interest in a local designation. The owner of 823 N Broadway expressed some concerns and wants to set up a meeting with herself and a few of her neighbors to discuss the process in more detail. She is interested in meeting January after the holidays. Staff recommended closing out this project and beginning as a new project in 2024. Gene Hackbarth moved, seconded by Adam Turriff, to close out the project. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Hackbarth, Vice Chairperson
SECONDER:	Adam Turriff, Commissioner
AYES:	Boyd, Hackbarth, Hansen, Reinhart, Schueller, Turriff

6. Consideration and possible action on the application for a 2024 CLG Sub-grant. Presentation by Gene Hackbarth.
- Gene Hackbarth provided an update to the application he prepared and submitted in December for a 2024 CLG sub-grant to nominate and designate the Former State Bank of De Pere at 127 N Broadway Street on the state and national registers. City Planner Peter Schleinz explained that the grants are reviewed in January and staff will be notified by the state in February with a confirmed approval in June or July. He noted that part of the submittal process requires cost estimates. There were three estimates received, which ranged from \$2000 to \$6000. Staff recommended approval of the completed project for 2023. Ald. Hansen moved, seconded by Patrick Boyd, to approve the completed project. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Chairperson
SECONDER:	Patrick Boyd, Commissioner
AYES:	Boyd, Hackbarth, Hansen, Reinhart, Schueller, Turriff

7. Consideration and possible action on the second educational/city heritage program for year 2023. Presentation by Jonathon Hansen.
- Ald. Hansen noted that this project will need to be moved to next Spring. Ald. Hansen moved, seconded by Jane Schueller, to accept this project as completed and carry it over as a new project for 2024. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Chairperson
SECONDER:	Jane Schueller, Commissioner
AYES:	Boyd, Hackbarth, Hansen, Reinhart, Schueller, Turriff

8. Consideration and possible action on new projects proposed to be completed by HPC in year 2024, including the establishment of a timeline to complete each task.

City Planner Peter Schleinz asked the Commission members to create a timeline for new projects to be completed in 2024. He suggested that the commission members think about it and get back to staff in a week with what projects each member wants to work on. Gene Hackbarth reminded the members that May is Historic Preservation month so that would be a good month for an educational program. Adam Turriff moved, seconded by Gene Hackbarth to receive and place the item on file. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Adam Turriff, Commissioner
SECONDER:	Gene Hackbarth, Vice Chairperson
AYES:	Boyd, Hackbarth, Hansen, Reinhart, Schueller, Turriff

Adjournment

Patrick Boyd moved, seconded by Jane Schueller, to adjourn the meeting at 6:39 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: February 19, 2024

DEPARTMENT: Historic Preservation Commission

FROM: Kelly Barker

SUBJECT: Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Historic Preservation Commission. §6-3(f) DPMC.



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: February 19, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion on the 17th Annual History & Historic Preservation Conference that was attended by Gene Hackbarth on October 18-20, 2023, in La Crosse, WI. Presentation to be made by Gene Hackbarth.

Presentation to be made by Gene Hackbarth.

ATTACHMENTS:

- HPC Conference 2023(PDF)
- Common Misconceptions About Local Landmarks Ordinances (PDF)
- ECONOMIC BENEFITS OF HISTORIC PRESERVATION handout1 (PDF)
- Historic District benefits_Mabry_ 6-7-07 (PDF)



WISCONSIN
HISTORICAL
SOCIETY

17TH ANNUAL LOCAL HISTORY & HISTORIC PRESERVATION CONFERENCE

LA CROSSE CENTER, LA CROSSE, WI • OCT. 18-20, 2023

For more information visit
wisconsinhistory.org/conference
or contact us by email at
lhpcconference@wisconsinhistory.org

Common Misconceptions About Local Landmarks Ordinances

1. Property values will decrease once a property is designated a Local Landmark. See the letter to this committee
2. Being a Local Landmark restricts everything that gets done to the building even the paint colors. Waukesha's Landmarks Commission follows the Secretary of Interior's Standards for Rehabilitation of Historic Structures. These standards are fairly simple, they mainly state that as much of the original details and materials should be retained whenever possible. When replacement is necessary then like materials should be used that match the old with regard to profile and appearance. Landmarks Commission does not regulate paint colors unless the individual requests Paint and Repair money from the City. National studies have found that Landmarks Commissions approve close to 90% of proposals they receive. Waukesha's Landmarks Commission is close to that.
3. Being designated a Local Landmark will require the owner to restore the building to its original appearance. Owners are not required to restore a building to its original appearance when it is designated a local landmark. One example is that when the roof needs to be replaced on an historic building, the owner is not required to use the same material as the original roof.
4. If you own a historic building you will not be allowed to add onto your building. Additions are allowed and Landmarks Commission even offers design assistance from an architect. Besides design assistance there are other benefits to being a Local Landmark. There are paint and repair grants available. There is advice on restoration techniques and products. One example is that Landmarks Commission makes sure that the proper mortar mix is used. Older bricks are softer than modern bricks. If a mortar mix is used that is too hard for the soft historic brick, the face of the bricks will eventually pop off from the incompatibility of the two materials during the freeze/thaw cycle.
5. Local Landmarks Ordinances are unnecessary, because the National Register protects the building. National Register Designation does not protect a historic property. The federal government relies on the local governments to protect their historic structures.

ECONOMIC BENEFITS OF HISTORIC PRESERVATION

by Waukesha Preservation Alliance

1. Jobs
 - a. Rehabilitation of historic structures is 20% more labor intensive than new construction and creates more jobs than any other economic activity including new construction.
 - b. Laborers are almost always hired locally. These are direct jobs.
 - c. Eighty percent of investment into historic rehabilitation work ends up going to the workers. This is money that is then spent in other local businesses thus producing induced jobs in the community.
2. Property Values
 - a. Numerous studies have shown that property values in locally designated historic districts are higher than comparable areas that are National Register only historic districts and those that are not historic districts. These differences range from 5% to 131% higher value for the locally designated historic districts. Most of the differences were in the 15%-30% range.
 - b. Increases in property values were higher in locally designated historic districts compared to National Register only historic districts and comparable areas not in historic districts. Even in these tough economic times the locally designated historic districts have retained their values better than the other areas. The locally designated historic districts appreciated at a rate of 5-35% more than the other comparable areas.
3. Heritage Tourism
 - a. Heritage tourists stay longer and spend more money than other types of tourists.
 - b. Heritage tourism contributes billions of dollars per year to the U.S. economy.
 - c. In addition heritage tourists take more trips than other types of tourists.
4. Environmental Responsibility
 - a. Historic buildings contain embodied energy that is lost when they are demolished.
 - b. Twenty five percent of landfill material is construction and demolition debris.
 - c. New calculations show that it will take 35-50 years for an energy-efficient new building to save the energy lost in demolishing an existing building.
 - d. Building reuse has fewer environmental impacts than new construction.
5. Revitalization/Stability of neighborhoods
 - a. Recent studies have found that the foreclosure rate in locally designated historic districts is less than half of the rate outside districts. This may be due to the ability of troubled homeowners in the historic districts being able to sell their properties before they go into foreclosure.
 - b. In historic downtowns in Georgia there were 2.88 business openings to every 1.0 business closings. This compares to a national rate for all areas, not just historic districts, of 1.1 business openings for every 1.0 business closings.
 - c. Seventy five percent of the projects that utilized Federal Historic Preservation Tax credits in Connecticut were in census tracts with less than \$25,000 median household income. These credits have become important redevelopment tools.
 - d. Studies have shown that projects that utilize the historic preservation tax credits promote redevelopment in the surrounding areas.
 - e. Locally designated historic districts promote stability. In Indiana, the percent of long term home owners that had resided in their home for over twenty years was 50% for the local historic district compared to 35% in other comparable areas.

Benefits of Residential Historic District Designation for Property Owners

*Jonathan Mabry, Ph.D.
Historic Preservation Officer
Department of Urban Planning and Design
City of Tucson
(6-7-07)*

Historic district designation has become an important tool for local governments in efforts to preserve the character of central-city neighborhoods. Designation of historic districts based on a national level of significance, called National Register Historic Districts, has occurred widely in the U.S. since the passage of the enabling legislation of the National Historic Preservation Act in 1966. In addition, some states have created state historic registers and many municipalities have established local historic registers and special zoning for local historic landmarks and districts. The number of local historic districts in the U.S. has grown from approximately 100 in 1966 to more than 2,000 in the late 1990s (Listokin et al. 1998).

National- and state-level designations convey more prestige to an individual property or historic district, and makes federal and state tax breaks available to owners of individually listed properties and properties listed as contributing to the significance of a district. However, national- or state-level designation offers no real protections, as both listing and participation in tax abatement programs is voluntary, and owners can renovate or demolish a significant historic property to replace it with a “highest and best use” building that maximizes income or sale price.

In contrast, local-level historic designations typically require review of significant exterior alterations, demolitions, and new construction within historic districts in order to restrict incompatible development, and thereby maintain the historic character and integrity of designated structures and neighborhoods. Reviews are conducted by community commissions or neighborhood advisory groups, or both, composed of local residents, and are based on specific design standards and guidelines developed by the community.

The City of Tucson currently has 21 National Register Historic Districts. Six of the nationally designated districts are also designated as local Historic Preservation Zones (districts), as enabled by a 1972 ordinance revising the Land Use Code. In the locally designated districts, there are two levels of review of exterior renovations, demolitions, and new construction. The level of review is determined by whether the property is a contributing or noncontributing property in a National Register District, or whether the proposed changes are major or minor.

Higher Property Values and Rates of Appreciation

Higher property values and rates of appreciation are important economic benefits of historic district designations of residential neighborhoods. Recent studies in Arizona

document this effect of historic district status on property values. A study of the Speedway-Drachman National Register Historic District in Tucson showed that between 1987 and 2007 the average assessed value of homes in this district appreciated 15 percent higher than the average in a nearby neighborhood with housing stock of similar age, construction, and design (L'Orange 2007:4). A study of 25,975 single family homes sold in Phoenix in 2005, including 212 located in National Register historic districts, showed that historic designation increased the average marketable sales price of a house by 31%, or more than \$100,000 (Poppen 2007:7). A study in Mesa comparing house market value changes between 1997-2004 in the Mesa Evergreen National Register Historic District compared to those in two comparable, undesignated neighborhoods identified a +26 percent difference in the historic district (Bellavia 2007:3-4).

There is some data that national-level historic designation has a slightly greater positive effect on property values than local-level historic designation alone (Leichenko et al. 2001:1982-1983). However, this difference is not statistically significant, and the same comparative data shows that properties that carry only local designation also tend to have higher values compared to similar, undesignated properties (Leichenko et al. 2001), and relative to the entire real estate market (Rypkema 2002).

Local landmarking and design review can actually boost property values by introducing certainty into the marketplace and improving the overall economic climate, which benefits all property owners (Clarion Associates of Colorado 2002).

Comparison of a number of independent studies of local historic districts in New Jersey, Texas, Indiana, Georgia, Colorado, Maryland, North and South Carolina, Kentucky, and Virginia showed that this economic effect of local designation is typical across the country.

The results of these studies are remarkably consistent: property values in local historic districts appreciate significantly faster than the market as a whole in the vast majority of cases and appreciates at rates equivalent to the market in the worst case. Simply put—local historic districts enhance property values (Rypkema 2002:6).

Other data indicates that the greatest impact on rates of property appreciation occur with the addition of local designation (which usually includes a design review process and more restrictions on property renovations, demolitions, and new construction) on top of national designation. In a recent study conducted in Memphis, Tennessee, combined local/national designation added 18.6% to assessed property values over a four-year period compared to 13% added by national designation alone (Coulson and Lahr 2005:494-495). In Evansville, Indiana, the rate of appreciation between 1980 and 1995 was significantly greater within a locally designated portion of a larger National Register District (Rypkema 1997:7). Over the same period in Indianapolis, average property values appreciated faster in a district with combined local/national designation compared to a neighborhood with only a national designation (Rypkema 1997:9). Between 1976 and 1996 in Georgia, assessed property values in districts with both local and national designations increased at a rate of 47% compared to 23% for properties in districts with

only the national designation (both figures adjusted for inflation) (Athens-Clarke County Planning Department 1996:4).

Table 1 summarizes the findings of 15 recent studies of the effect of historic district designation on property values over time. These studies were conducted in several different regions of the United States, and include both nationally and locally designated districts. These studies vary in the specific aspects of value over time examined, such as assessed value, sales value, and rate of appreciation. However, all of the studies in Table 1 can be compared in terms of average property values in historic districts relative to similar, undesignated neighborhoods.

Table 1. Property Values* in Designated Historic Districts Compared to Similar Undesignated Neighborhoods in the Same Communities

Study Area	Data Interval	Ave. Value Difference (%)	Annual Rate (%)	Reference
Athens, GA	1976-1996	+14	+7	Leithe and Tigue 1999
Denver, CO	1993-2000	+3-6	+4-1.2	Clarion Assoc. of CO 2002
Durango, CO	1993-2000	+7	+1	Clarion Assoc. of CO 2002
Galveston, TX	1975-1991	+85-360	+5.3-22.5	Govt. Fin. Res. Center 1991
Memphis, TN	1998-2002	+14-23	+3.5-5.7	Coulson and Lahr 2005
Mesa, AZ	1997-2004	+26	+3.7	Bellavia 2007
New Jersey	?	+5	—	New Jersey Hist. Trust 1997
New York, NY	1975-2002	+13	+5	NYC Ind. Budget Office 2003
Phoenix, AZ	2005	+31	—	Poppen 2007
Rome, GA	1980-1996	+10	+6	Leithe and Tigue 1999
San Diego, CA	2000-2005	+16	+3.2	Narwold 2006
Savannah, GA	1974-1997	+264-588	+11.5-25.6	Leithe and Tigue 1999
Texas (9 cities)	(variable)	+5-20	—	Leichenko et al. 2001
Tifton, GA	1983-1996	+2	+2	Leithe and Tigue 1999
Tucson, AZ	1987-2007	+15	+7	L'Orange 2007

* Phoenix and Mesa studies used sales values; all other studies used assessed values.

A few of the designated districts experienced extremely high rates of appreciation, or very modest rates, but most saw property values increase by 5-35% per decade over the values in similar, undesignated neighborhoods.

Within these data, another important pattern is that newer properties within historic districts benefit just as much as older properties. In Memphis, both older and newer (less than 10 years old) buildings in a local/national historic district appreciated to levels higher than similar properties in undesignated neighborhoods (Coulson and Lahr 2005:502-504).

Insulation from Extreme Market Fluctuations

Local historic district designation has proven to insulate property values from wild swings in the housing market, including both downturns tied to larger economic trends, and “bubbles” caused by cycles of real estate speculation. This stability is related to investor confidence that, because there are explicit design limits in the zoning code, home investments in historic districts will not be adversely affected by construction of an inappropriate, out-of-scale building next door. It is also due to the fact that neighborhoods with stable values do not offer opportunities for “flipping” (purchase followed by quick resale at a high profit margin). In these ways, local historic district designation reduces the uncertainty facing the buyer regarding the future value of the investment.

In short, it may be that historic districts are more likely to experience a certain indemnification from extremely modulating property values, perhaps because of a higher degree of investor confidence in these officially recognized and protected areas (Gale 1991:8).

Tax Breaks

Increasing property taxes associated with rising property values in nationally designated and state-designated historic districts can be offset by state and federal tax reduction programs. In Arizona, contributing properties in a National Register District are eligible for the State Historic Property Tax Reclassification program. This program reduces the taxes of listed properties by up to 50 percent over 15 years, and reduces assessments of improvements to commercial properties to 1 percent of their full value over 10 years. The Federal Investment Tax Credit program provides a 20 percent tax credit and accelerated depreciation for rehabilitated investment properties listed as contributors in National Register Districts. The reductions in property taxes available in National Register Districts provide needed economic relief for moderate-income neighborhoods experiencing rising property taxes during real estate boom cycles. The tax incentives also provide alternatives to demolition of historic homes, thereby providing stability to the built environments of neighborhoods.

Stabilization of Residence

Designation as a historic district raises the value of investments, promoting increased levels of home ownership and longer residence. This stabilizing effect on residence patterns has been documented by a study conducted in Indiana, which found that designated historic districts have higher rates of owner-occupation, and longer durations of residence by both homeowners and renters, than do similar, undesignated neighborhoods (Rypkema 1997:2, 6, 10).

Increased Connections among Neighbors and Community Involvement

Neighborhoods with a significant proportion of owner-occupied homes tend to have higher rates of participation in neighborhood associations and improvement projects, which protects shared spaces from decline (Rypkema 2005:51-52). All proposed exterior modifications, new construction, and demolitions in locally designated historic districts require review by neighborhood advisory groups and historical commissions, thereby ensuring community involvement in neighborhood planning.

Summary

The findings of recent comparative studies of the effects of historic district designations over time, conducted in many different regions of the U.S., converge on a few key findings:

- Historic district designation typically increases residential property values by 5-35% per decade over the values in similar, undesignated neighborhoods.
- Both nationally designated historic districts and locally designated historic districts outperform similar, undesignated neighborhoods, but districts that carry both local and national designation experience the highest relative increases in property values.
- The values of newer properties within designated historic districts increase along with those of older properties.
- Local historic district designation decreases investor uncertainty and insulates property values from wild swings in the housing market.
- Increasing property taxes due to rising property values in historic districts designated at the national or state levels can be offset by state and federal tax reduction programs.
- The tax incentives also provide alternatives to demolition of historic homes, thereby providing stability to the built environments of neighborhoods.
- Historic district designation leads to increased levels of home ownership and longer residence by both homeowners and renters.
- Designated historic districts tend to have higher rates of participation in neighborhood associations and improvement projects, which protects shared spaces from decline.
- Proposed exterior renovations, demolitions, and new construction in locally designated historic districts are reviewed by neighborhood advisory groups and historical commissions, thereby ensuring community involvement in neighborhood planning.

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City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: February 19, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action on Historic Preservation Commission members attending the Wisconsin Association of Historic Preservation Commissions (WAHPC) 2024 Spring Conference on April 25-26, 2024 in Mineral Point, WI.

Historic Preservation Commission members have a budget to attend two conferences in 2024. The funding may also be used for additional seminars. The following is the total amount available for both conferences in 2024:

\$750 -- Registration, meals, lodging.

\$300 -- Mileage reimbursement.

* The Spring 2024 WAHPC Conference is in Mineral Point, WI (SE Wisconsin).

* The Fall 2024 Local History & Historic Preservation Conference is in Appleton, WI (NE Wisconsin).

Note: as of 08 Feb 2024, there was no conference programs available on the WAHPC website.

RECOMMENDATION: Identify how many Historic Preservation Commission members (or support staff) may attend the WAHPC Conference and designate a maximum amount for WAHPC Conference related reimbursements.



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: February 19, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action on Historic Preservation Commission members, support staff, and Definitely De Pere staff attending the National Alliance of Preservation Commissions' (NAPC) webinar titled, "Incorporating Art into Historic Districts" on February 29, 2024.

The HPC support staff and Definitely De Pere staff are interested in attending the National Alliance of Preservation Commissions' (NAPC) webinar titled, "Incorporating Art into Historic Districts" on February 29, 2024 from 12:00PM-1:30PM. The cost is \$15 per registration, and there may be an option for one free registration.

* This may be a simple opportunity for HPC to exercise community outreach, particularly because providing the NAPC information to HPC support staff and Definitely De Pere could benefit the historic downtown and tourism.

The Historic Preservation Commission has a \$750 budget for seminars and conferences. This is the same budget line item referenced in tonight's WAHPC conference agenda item.

HPC support staff can complete the registration for any interested HPC members that want to attend the webinar from home or from work.

LINK: https://www.bigmarker.com/national-alliance-of-preserv/Incorporating-Art-Into-Historic-Districts?show_live_page=true

RECOMMENDATION: Determine if any HPC members are interested in attending the webinar. Allow registration to the webinar for HPC support staff, Definitely De Pere staff, and interested HPC members.

ATTACHMENTS:

- Webinar_ Incorporating Art Into Historic Districts by National Alliance of Preservation Commissions (PDF)

Incorporating Art Into Historic Districts

Thursday, February 29, 2024 · 12:00 p.m. Central Time (US & Canada) (GMT -6:00) ▾ |  Add to calendar | Webinar will be recorded

Webinar Opens In 21d, 01hrs, 41min, 45s

\$15.00 | **Register Now**

Visionary Reality Threshold © 2019 ArtWorks / Design by Saya Woolfalk / Location: 1005 Walnut Street Cincinnati, OH 45202 / Photo by Miles Wolf

About This Webinar

Learn how Cincinnati and Covington have incorporated art within historic neighborhoods to help with revitalization efforts, tell community stories, and highlight the architecture. We will highlight The Artworks Mural Program and BLINK, the largest art and projecting mapping event in the nation as well as an entrepreneur and community activist who has woven art into development. Discussion will include funding, creating the installations, and working within local guidelines.

CE Credits: 1.5 AIA/AICP

When: Thursday, February 29, 2024 · 12:00 p.m. · Central Time (US & Canada)

Duration: 1 hour 30 minutes

Language: English

Who can attend? Anyone with the event link can attend

Ticket Price: \$15.00

Dial-in available? (listen only): Yes

Dial-in Number: This is a premium Webinar. Please log in or register for this Webinar to view the dial-in info.

Featured Presenters



Beth Johnson
Executive Director, Cincinnati Preservation Association

Beth served the public for 16 years in local historic preservation offices in San Antonio, TX, Covington KY, Austin, TX, and Cincinnati, OH working with various design review boards and administering the local historic preservation regulatory framework. In 2022, Beth transitioned from local municipal preservation work to the local non-profit world and is currently the Executive Director of the Cincinnati Preservation Association, Greater Cincinnati's Historic Preservation advocacy and education organization. Before the nonprofit world, Beth also had extensive work throughout her career in preservation education for higher education, professionals, government officials, and the public. Beth has also rehabbed 4 houses, most recently rehabbing and restoring the Benjamin Dobar House and Studio, and successfully listed it on the National Register of Historic Places. Johnson is a graduate of Ball State University where she received a Bachelor's degree in Urban Planning with a dual major in history and a minor in historic preservation. She received her Master's degree in historic preservation planning from Cornell University. Beth continues to advance the preservation and planning field through being a governor appointed member of Ohio's Historic Site Preservation Advisory Board and an Executive Committee member of Ball State University's Planning Advisory Board.
Email: beth.johnson@cincinnatiapreservation.org

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Emily Wolff
Local artist, designer, and entrepreneur

Emily Palmer Wolff is a local artist, designer, and entrepreneur, with a passion for preservation. She has been involved with the local preservation community for the past 20 years. She has spent 13 of those years serving on the City of Covington's Urban Design Review Board and helped develop the city's current design review guidelines. Emily and her husband, Paul Weckman, have five restaurants in their Covington neighborhood, MainStrasse Village. Where they reside in a historic Catholic rectory with their five children. This entrepreneurial team has saved several historic properties and turned them into thriving local businesses. Wolff has received several awards for her preservation projects, ranging from adaptive reuse to excellence in young preservationism.
Wolff's passions range from the arts, culture, and historic preservation. She currently serves on the board of Cincinnati Preservation, ArtWorks, and MeetNKY.
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Colleen Houston
Chief Executive Officer & Artistic Director, ArtWorks

Email: Colleen@artworkscincinnati.org

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Andrew Salzbrun
Managing Partner | AGAR, Co-Founder, Executive Creative Director | BLINK

With a portfolio spanning beyond the last decade, Andrew's work focuses on lasting positive impact. Centered around igniting cities and entrepreneurs through creative placemaking and experience creation, his work has resulted in material, lasting culture.
Email: Andrew@theagar.com

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City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: February 19, 2024

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Consideration and possible action about ten projects that each Historic Preservation Committee member expressed an interest in completing in 2024, and the potential redistribution of members into balanced groups for each project.

In December 2023 the HPC reviewed 10 proposed projects to complete during the 2024 calendar year. Each HPC member was asked to identify projects that they were interested in working on via email. The attached table represents the responses collected by staff.

The HPC should decide if member names need to be reorganized to balance the size of groups working on each project, the time frame for specific projects to be completed, and identify if any projects should be held until 2025.

RECOMMENDATION:

Reorganize HPC member names assigned to each project. Establish a time frame for completion of each project. Move some projects to 2025 if there is too much work (do not move budget-specific projects with completion deadlines).

ATTACHMENTS:

- HPC members working on 2024 projects (RTF)

HPC MEMBER PROJECTS

19 Feb 2024

Topic	Approximate Timeframe	Interested HPC Members	Potential HPC Member Project Redistribution
*Complete WHS Grant for a federal and state designation.	Jan '24 – Sep '25	Gene	
*Educational Program #1.	Feb – May	Mark	
*Target six national, state, and local designation properties. 614 George ST -ns 710 Waubauniqua TR – ns 922 White Pine AV – ns 800 BLK N Broadway ST – I	Jun - Jul	Jonathon Mark	
2025 CLG grant letter of intent and application.	Aug - Dec	Gene	
*Educational Program #2.	Oct - Dec	Jonathon Gene	
Historic district sign distribution, instructions, and installation.	? - ?	Jonathon Mark	
Preparing proposed national and state designation candidates.	? - ?	Gene	
Preparing local designation candidate applications.	? - ?	Jonathon Mark Gene	
Submitting WHS preliminary assessments for property owners.	? - ?	Jonathon Mark	
ARPA funded historic district descriptive signage.	? - ?	Jonathon	

	Projects starts during FIRST quarter of year.
	Project starts during SECOND quarter of year.
	Project starts during THIRD quarter of year.
	Project starts during FOURTH quarter of year.



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: February 19, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion about two additions (houses) to the State and National Registries and one removal (former school) from the State and National Registries.

FOR YOUR INFORMATION:

HPC support staff received formal notification that both houses that HPC nominated for state and national designation made it through the final review process with both the Wisconsin Historical Society and US Forestry Department. Both houses are listed on both the State and National Registries. All grant-expected actions from the HPC and support staff are complete and no further action from the HPC is needed.

* Agnes and Ruth Lenfesty Mark House, 1336 Ridgeway BL, State Designation 5/26/2023, National Designation 9/11/2023.

* Edward F. and Jean Kohl House, 815 Nicolet AV, State Designation 5/26/2023, National Designation 12/27/2023.

The Nicolet High School (a.k.a. - St. Norbert College Pennings Activity Center) removal from historical listings has been approved by the WDNR and WHS. The removal allowed St. Norbert College to raze the building and no further action from the HPC is needed.

* Nicolet High School, 290 Reid ST/111 Third ST, Removed from 5/8/2015 State Designation and 10/5/2025 National Designation by the WDNR and WHS on 11/17/2023.

The City's HPC web page has been updated to reflect the three changes. The City's GIS Map "Historic" layer is in a queue for updates, awaiting changes to the WHS website first so that the links can function properly.

* Link to GIS Map:

<https://depere.maps.arcgis.com/apps/webappviewer/index.html?id=203d2a7fc9ef43f3b293888fff43cd97>

* Link to HPC Web Page: <https://www.deperewi.gov/topic/index.php?topicid=433&structureid=123>

RECOMMENDATION:

Receive and place on file.