



Historic Preservation Commission

Regular Meeting

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

Agenda

Monday, November 20, 2017	6:00 PM	De Pere City Hall Council Chambers
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Pursuant to Wisconsin Statutes 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 **November 20, 2017** at **6:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on TW Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the minutes of the October 16, 2017 Historic Preservation Commission meeting.
3. Action regarding Resolution #17-84, Urging Continuation of Federal Historic Tax Credits for Commercial Properties.
4. Discussion regarding the October 20-21, 2017, Local History and Preservation Conference after short presentations by Gene Hackbarth and Joanne Vomastic-Muka.
5. Discussion regarding concept future projects for the Historic Preservation Commission to accomplish during calendar year 2018 - continued from October 2017 meeting.
6. Future Agenda Items.

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.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Joe De Rose, Wisconsin Historical Society

City of De Pere, Wisconsin



Request For Historic Preservation Commission Action

MEETING DATE: November 20, 2017

DEPARTMENT: Historic Preservation Commission

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the October 16, 2017 Historic Preservation Commission meeting.

ATTACHMENTS:

- HPC_Oct2017_Minutes_Draft (PDF)



Historic Preservation Commission

Regular Meeting

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

Draft Minutes

Monday, October 16, 2017

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	Present	
Brian Netzel	Vice Chairperson	Excused	
Sue Sands	Commissioner	Present	
Adam Turriff	Commissioner	Present	
Joanne Vomastic-Muka	Commissioner	Present	

Also present: City Planner Peter Schleinz.

2. Approval of the minutes of the September 18, 2017 Historic Preservation Commission meeting.

Agenda item #5 to be amended as follows: change the spelling of Minehan Stadium to Minahan Stadium.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Crevier, Aldersperson
SECONDER:	Gene Hackbarth, Commissioner
AYES:	Crevier, Fleck, Hackbarth, Sands, Turriff, Vomastic-Muka
EXCUSED:	Brian Netzel

3. Discussion regarding the next steps to be taken by the Historic Preservation Commission when utilizing the approved Historical & Architectural Resources Survey 2017.

City Planner Peter Schleinz distributed the final draft of the Historical & Architectural Resources Survey 2017, highlighting pages 16-17 which outlined the potential properties that are eligible for designation. He asked the HPC members for their input on what the next steps should be regarding the survey. Sue Sands indicated that the HPC should notify all individual property owners by letter that their homes are eligible for designation, as well as all the homeowners in the two potential districts. Gene Hackbarth agreed with this recommendation and added that he would like the letter to ask for feedback from the homeowners whether they would be interested in learning more information. He feels that if there is interest, the HPC could possibly apply for a sub-grant to help cover any costs. Gene also added that the letter should indicate that the survey is also available for viewing on the City's website. Discussion followed and everyone agreed that there is no reason to contact the property owners of the homes that are not yet fifty years old since they are not eligible. Scott Crevier asked for clarification on the letter. Peter replied that he would draft a letter to send to all the eligible property owners which would be mailed at the end of December. To follow up, an informational meeting would be planned for the January 15, 2018 HPC meeting during which interested property owners could attend to learn more information about the nomination process. Mike Fleck and Gene Hackbarth agreed to contact Joe De Rose from the Wisconsin Historical Society to see if he would be available to attend the meeting and give a

presentation. It was also decided that a separate meeting would likely be held for the potential two districts, and would possibly also be held in the first quarter of 2018. Sue Sands moved, seconded by Adam Turriff, to mail letters to all owners. Upon vote, motion carried unanimously.

RESULT:	DISCUSSED
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4. Discussion of Wisconsin Historic Tax Credit Program, and discussion of Federal Historic Tax Credits for Commercial Projects.

Gene Hackbarth reviewed the recent changes to historic tax credits for commercial properties. He noted that the tax credits are capped at \$500,000, or 20% of the project cost, per parcel for the entire length of the building's life. Before the budget changes, there was no cap. Scott Crevier noted that it seems reasonable to him to cap it so the program doesn't run out of money. He stated that he wants to look into why the cap was created. All commission members agreed to draft a resolution for action regarding federal tax credits at the November 20th meeting.

RESULT:	DISCUSSED
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5. Discussion regarding concept future projects for the Historic Preservation Commission to accomplish during calendar year 2018.

City Planner Peter Schleinz recommended that the HPC have a discussion regarding future projects they would like to work on in 2018. He noted that the commission was quite successful in 2017 with breaking out into smaller sub-groups and suggested they possibly do that again for 2018. Gene Hackbarth suggested adding an item for the beginning of 2018 to follow up with any eligible property owners who have questions regarding the intensive survey. He suggested waiting to receive feedback from property owners to gauge their interest and then decide on the direction to move forward based on that. Adam Turriff asked if the HPC would pursue a new district if only 50% of the property owners were in favor of it. Mike Fleck replied that he would like to see a greater percentage, such as 60% before pursuing a new district. Gene Hackbarth reminded the commission of the criteria that must be met for national registry eligibility:

- A. Significant event in history
- B. Associated with the lives of significant persons.
- C. Embody the distinctive characteristics of a type, period, or method of construction.
- D. Have yielded or may likely yield information important in prehistory or history.

Sue Sands brought up the N. Broadway plaques project, which was put on hold in 2016 and was not pursued in 2017 due to budget constraints. Peter replied that this project could be pursued again in 2018 if the commission wished to do so.

RESULT:	DISCUSSED
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6. Future Agenda Items.

Scott Crevier brought up the Joliet historical marker, asking if it would be possible to add a small sign on the back of the marker which designates it as a state historical marker. Discussion followed and it was decided that City Planner Peter Schleinz would look into that possibility.

RESULT:	DISCUSSED
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Adjournment

Scott Crevier moved, seconded by Sue Sands, to adjourn the meeting at 6:42 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin



Request For Historic Preservation Commission Action

MEETING DATE: November 20, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Action regarding Resolution #17-84, Urging Continuation of Federal Historic Tax Credits for Commercial Properties.

On November 7, 2017 the Common Council unanimously approved a resolution to urge the continuation of federal historic tax credits for commercial properties. The resolution was drafted by Gene Hackbarth and minor edits were made by the City Attorney and City Planning staff.

Typically, a resolution receives a recommendation from a committee like the Historic Preservation Commission before the Council takes action. However, due to a short timeline available for the effectiveness of the resolution to be mailed to designated federal government offices, the Historic Preservation Commission is reviewing the resolution on November 20, 2017 to reaffirm actions that the Council took on November 7, 2017.

The federal Historic Tax Credit program, when combined with the Wisconsin Historic Tax Credit, is a powerful tool that has led to the re-development of vacant and blighted buildings in De Pere.

Some of the De Pere Buildings that utilized the Historic Tax credit program include:

- Frank De Both Building - 301 Main Avenue
- John Smith Building - 109-111 S. Broadway Street
- Robert McGeehan Building - 125 S. Broadway Street

RECOMMENDATION:

Review the resolution and reaffirm the approval that the Council made on November 7, 2017.

ATTACHMENTS:

- Reso 17-84 - Signed (PDF)

RESOLUTION 17-84

URGING CONTINUATION OF FEDERAL HISTORIC TAX CREDITS FOR COMMERCIAL PROPERTIES

WHEREAS, the Federal Historic Tax Credit (HTC) program we know today was established by Congress and President Ronald Reagan to attract capital to historic rehabilitation projects which help stimulate local economies; and

WHEREAS, since the HTC was created in 1978, it has helped create over 2.4 million jobs, rehabilitated more than 42,000 buildings, and leveraged \$131.8 billion in private investment¹; and

WHEREAS, recognizing the importance of this successful federal economic development incentive, more than 30 states, including Wisconsin, have enacted complementary state historic tax credit programs to help revitalize the commercial downtowns of their cities and Main Street Communities; and

WHEREAS, federal HTCs leverage four private dollars for every dollar of federal support. Studies² show that these transactions have a 99 percent success rate, much higher than the real estate market as a whole; that HTC projects are catalytic, generating addition real estate investment in nearby properties that spur an area-wide revitalization cycle; and that the HTC has generated \$29.8 billion in federal tax revenues compared to \$28.2 billion in credits allocated—more than paying for itself; and

WHEREAS, the federal HTC program, combined with the Wisconsin Historic Tax Credit, is a powerful tool that has led to the re-development of vacant and blighted buildings in De Pere, including 301 Main Avenue (Frank De Both Building), 109-111 S. Broadway Street (John Smith Building), 125 S. Broadway Street (Robert McGeehan Building) and others, returning these buildings to usefulness and benefitting local tax rolls; and

WHEREAS, the City Historic Preservation Commission has reviewed this matter and recommends the Common council approve this Resolution urging continuation of the Federal Historic Tax Credit Program for Commercial Properties.

¹ Historic Tax Credit Economic Impact Report, issued by the Historic Tax Credit Coalition, October 2017. Research and reporting is completed annually with the Rutgers Center for Urban Policy and the National Park Service in order to report the economic impact of the Historic tax Credit.

² Annual Report on the on the Impact of the Federal Historic Tax Credit for FY 2016. Research and reporting is completed annually by the Rutgers Center for Urban Policy and the National Park Service in order to report the economic impact of the Historic tax Credit.

NOW THEREFORE BE IT RESOLVED THAT:

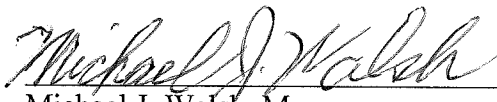
The Common Council of the City of De Pere supports the Federal Historic Tax Credit program and urges the President of the United States and the United States Congress to continue the Federal Historic Tax Credit program for Commercial Properties.

BE IT FURTHER RESOLVED THAT:

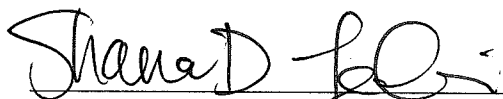
The Clerk-Treasurer is authorized and directed to provide a copy of this Resolution to the President of the United States and to Senator Tammy Baldwin, Senator Ron Johnson, and Representative Mike Gallagher.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 7th day of November, 2017.

APPROVED:


Michael J. Walsh, Mayor

ATTEST:


Shana D. Ledvina, Clerk-Treasurer

Ayes: 8Nays: 0

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: November 20, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion regarding the October 20-21, 2017, Local History and Preservation Conference after short presentations by Gene Hackbarth and Joanne Vomastic-Muka.

The Historic Preservation Commission approved sending Mr. Hackbarth and Ms. Vomastic-Muka to La Crosse, WI, for an annual Local History & Historic Preservation Conference on October 20-21, 2017. The attendees were each asked to make a brief 2-5 minute presentation regarding something interesting that they learned and/or topics that would be valuable for the Historic Preservation Commissioners to know.

RECOMMENDATION:

Discuss the conference information after the presentations from Mr. Hackbarth and Ms. Vomastic-Muka.

ATTACHMENTS:

- 2017 Conference Notes for HPC - Hackbarth (PDF)
- 2017 Vomastic-Muka Conference Notes for HPC (PDF)

2017 Wisconsin Local History - Historic Preservation Conference
October 20-21, 2017
La Crosse, WI

Gene Hackbarth attended as a Member of the De Pere Historic Preservation Commission.

Participation Schedule:

1. Historic Preservation Roundtable Discussion
2. State and Federal Historic Preservation Tax Credits
3. Workshop: Basic Training for Historic Preservation Commissions
4. Monuments, Markers & Meaning
5. Wisconsin's Historic Preservation Review Authority: Local HPC's Role in Section 106 of the National Historic Preservation Act
6. Your Role in State Historic Preservation Plan
7. Hear Here: Voices of Downtown La Crosse A project of the History Department's Public and Policy History Program and the College of Liberal Studies at the University of Wisconsin-La Crosse
Project website: <https://www.hearherelacrosse.org/>

Wisconsin Historical Society 10 year Goals

Goals and Objectives

1. **Develop and Implement Targeted Educational Opportunities**
2. **Increase Awareness and Support of the Value of Historic Preservation**
3. **Increase Funding Sources for Historic Preservation**
4. **Cultivate Partnerships**
5. **Support and Expand Digital Data and Access**

Bring Back Barns: Reuse & Rehab. #5631

Presented by: Charles Quagliana and Kurt Straus.

They said barns appear in settlement patterns. They showed slides of various types of barns: German timber frame, a horse barn from 1868 with second floor for horses, a log barn from Koehler, a stone barn, a bank barn (an earthen ramp to the second floor), a timber barn, a barn from the Sears catalog called the "Economy", a gothic arch barn, a round barn, and a tobacco barn from McFarland.

I remember my father helping to build a gothic arch barn for our neighbor whose barn had burned down. My father had a sawmill and he sawed logs for lumber for the gothic barn roof beams.

Barns need good roofs to keep rain and snow out. Barns need walls that keep rain out. Some "airy" barns have spaces between the vertical boards to dry hay, and these spaces need to be closed. The corners of the foundations are the first places where foundations fail. Failure could be due to water in the soil causing the foundation to sink, or inadequate footings or no footings. Barns can be lifted to repair or replace foundations. Some foundations fail because the barn banks are pushing the foundation.

Some barns are repurposed as event centers, others become residences, and some are storage facilities.

My grandfather built a barn in the early 1900's. I saw this barn on 9/17/17, and the barn is still used as a dairy barn. Some of the reasons why the barn is still functional are because it had a metal roof, it had rain gutters and down spouts to divert water from the foundation, it had board and batten siding, it had a field stone foundation and a field stone barn bank that is stable and not pushing the foundation.

Ho-Chunk History: Past, Present & Future. #5642

Presented by: Bill Quackenbush, Tribal Historic Preservation Officer.

There are 12 clans in the Ho-Chunk tribe. The Ho-Chunk tribe's place of origin is Red Banks, and the people lived there before the last glacial period.

To enable the audience to visualize the time period that he was referring to, Bill had two people hold a long rope that reached the width of the room. One end of the rope represented the end of the last glacial period and the other end being the present time. On the rope he tied markers of dates significant events in the Ho-Chunk history: 1492 and the arrival of Columbus; mound building, Menominee Indians moved to Wisconsin; 1634 Jean Nicolet arrived in Wisconsin; 1726 the French establish Indian lands, and 1825 to 1837 when treaties forced the Ho-Chunk to turn over their land to the U. S. Government. Bill asked people to come and stand holding these markers on the rope, and people could see all the recorded history is clustered at the "present time" end of the rope.

I have a connection to the Ho-Chunk history. I have an abstract that contains a copy of a Land Patent Certificate No. 70 obtained by Susan La Rose on 11/5/1829 from President Andrew Jackson and Geo. Graham, Commissioners of the General Land Office, for 634 acres on land in West De Pere. The transaction took place in Detroit in the Territory of Michigan.

This Storied River: Legend and Lore of the Upper Mississippi. #5705

Presenter: Dennis Mc Cann, author.

My notes from this presentation:

1. Milwaukee Journal Sentinel advertised the Grand Excursion. The Chicago and Rock Island Railroad carried people to the west side of the Mississippi River for boat trips. At days end the Delta Queen joined the excursion at Prairie du Chien.
2. Black Hawk War ended on the Mississippi River.
3. Diamond Joe was a packet boat captain.
4. Guttenberg Iowa where Germans settled was named after the printer.
5. Women bought land for a park along the river.
6. Dennis Mc Cann's book starts in Dubuque, Iowa, and ends at the headwaters in Minnesota.
7. Dubuque was a miners' shipping point.
8. Locks and dams were built during the Depression.
9. The ship, War Eagle, lasted 16 years, not 5. In La Crosse a barrel of kerosene was leaking and set the boat on fire.
10. There is a statue of Winona in Winona, Minnesota, of an Indian woman who was denied marriage to her chosen man, committed suicide at Maiden Rock.
11. Alma and Buena Vista Bluff provide great views of the river.
12. In the 1930's the channel was deepened, locks and dams were built.
13. At Fort Snelling, Minnesota, Zebulon Pike acquired land from the Indians.
14. Lake Itaska State Park is the source of the Mississippi river. Henry Schoolcraft is credited with the discovery of the source of the Mississippi.

La Crosse's Pearl Button Industry #5712

Presenters: Anita Taylor Doering and Terry Visger.

Terry Visger, a third grade teacher and story teller, played the role of "The Clam Lady" and told the story of how fresh water mussels were gathered to make pearl buttons. She and her husband, Henry, provided mussels for the Wisconsin Pearl Button Company in La Crosse. A German, John F. Boepple made button from horns and in 1884 he used the technique to make buttons from mussel shells. A flat bottom "John" boat was used to move with the current and the boat towed an iron bar with numerous 3-prong or 4-prong hooks to drag on the river bottom. The mussels would open their shells in the direction of the current to capture nutrients. When the mussels felt the hook on their shells, they would close their shells as they would if they captured some nutrient. The metal bar with hooks would be raised and the mussels would be holding on to the hooks. The shells would be made into buttons and the mussel flesh would be discarded or fed to pigs and chickens, but the meat from the pigs and chickens retained the flavor of the mussels.

The Wisconsin Pearl Button Factory closed in 1933. The mussels were depleted due to over harvesting, pollution, lock and dam construction, and dredging. Pearl buttons were replaced by plastic buttons and zippers.

Anita Taylor Doering obtained mussel shells from the Department of Natural Resources of many varieties of mussels, most of which are extinct. Terry Visger said that you can tell if a button is a pearl button because it feels cool. She had cards of buttons.

My mother used to cut buttons off clothes before she put clothes into a rag bag—a gunny sack she kept in the wood shed to be picked up by the junk dealers when they came to farms to collect scrap metal and rags for papermaking. She kept the buttons in a Whitman's Sampler candy box. I sorted the buttons and put them in plastic boxes with compartments, so I checked to see if I had pearl buttons, and I have pearl buttons.

The La Crosse Friendly Finding Aid Project: Making Local History Archives More Accessible. #5661.

Presenter: Patricia Stovey.

The Friendly Finding Aid Project is a website: www.thelacrossefriendlyfindingaidproject.com To celebrate National History Day, the History Department of the University of Wisconsin-La Crosse, the University of Wisconsin La Crosse Foundation, and the University of Wisconsin College of Political Funding work with undergraduate history majors to write guides that profile manuscript collections in local archives. The academic project is for students to produce an exhibit, website, and performance paper. Trained judges provide feedback to the students.

Students use the Friendly Finding Aid Project for research. For example, "Home for friendless women and children." Students have a hard time locating topics in larger archives, so this gives them Title, Box number, and File number.

Select a subject:

1. Children
2. Depression
3. Environment
4. Labor
5. Mental Health
6. Politics
7. Protests
8. Race
9. Sports
10. War
11. Women.

The Friendly Finder Aid Project is an easy to use tool to find any sources at nearby libraries and archives. Each collection is summarized and described, so you can go to the archives knowing exactly what you want: Title, Box, File Folder. No need to waste any

time. Look under "Resources" to find a note taking sheet; it can be run off and used while in the archives.

Patricia Stovey said the written transcripts of oral histories were of poor quality. I suggested that the audio tapes be put on a transcriber and have a stenographer produce an exact transcript of what was said. The unwanted sounds that people make when talking could be edited out to make a good quality written history. She said she did not know how the written transcripts were produced.

People providing the history stories would stop talking to search for a word, and the interviewer would interrupt, and the story teller would lose track or change subject.

Native American Rock Art in Wisconsin. #5667.

Presenter: Robert "Ernie" Boszhardt, Driftless Pathways LLC

There are 20 rock art sites in the driftless area. We cannot carbon date rock art because it is not organic material. Eighty percent of art is symbols. There are 200 rock art sites now in Wisconsin. There are carvings, petroglyphs; paintings, pictographs; and portable items, pipes, arrow heads, and jewelry. Art appears on rock pillars, overhangs, crevices, rock shelters, and deep caves.

Samuels cave was discovered in 1878. The cave opened in 1984 and became covered with graffiti and eroded. A wooden gate was installed and then broken.

Bell rock shelter had 7 buffalos carved in the shelter.

Tainter cave discovered in 1990's is a deep cave with 3 rooms, all have rock art paintings numbering over 100 and dated AD 700. They found birch bark torches and 1 leather moccasin. A metal gate was put up to protect the art for the future.

Roche-A-Cri State Park has red painting. A digital photography tool "DStretch" can be used to reveal colors. This art is in a public park and has a low barrier with plaques describing the art. Today spray paint is used for graffiti, and he showed a slide where someone had spray painted, "LOVE ROCIO (heart) LUPE". A second slide showed how most of the spray paint was removed. He said there may be a language problem and Spanish language signs might be appropriate.

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: November 20, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion regarding concept future projects for the Historic Preservation Commission to accomplish during calendar year 2018 - continued from October 2017 meeting.

During the October 16, 2017 Historic Preservation Commission meeting a list of proposed projects was started to provide a guide for the Commission to attempt to accomplish during the 2018 calendar year. The Commission created a similar list in 2017 with proposed project completions broken down by quarters. The following is the list that has been developed so far for discussion:

1. Writing and submitting a grant to support public education regarding historic designations.
 - Mr. Hackbarth
 - No timeline or specific topic/target dates have been established.
2. Creating a presentation to inform potential properties and potential districts that were added in the updated Historical & Architectural Resources Survey about what historic preservation means and how to achieve a federal and state designation.
 - All HPC
 - Timeline: Presentation on January 15, 2018. Mr. Fleck and Mr. Hackbarth would reach out to the Wisconsin Historical Society to create the presentation.
 - Timeline for historic districts is unknown. The presentations would be separate to avoid confusion between individual property owners and historic districts.
 - One property and one potential district (23 residences) that are under 50 years old and referenced in the survey would not be notified.
 - City staff will send notification letters when a presentation is established. Up to 11 individual properties, and two districts with 48-49 residences would be notified separately.
3. Minahan Stadium historic signage.
 - Ms. Sands
 - Timeline: This project may continue from 2017. Ms. Sands was working on project research.
4. Historic Signage for historic districts and sites.
 - Timeline: A spring/summer 2018 project due to ease of installation.

Please come to the meeting prepared with many additional project ideas and have your calendar along so the projects can be set to a proposed timeline. In 2017, this process helped the HPC monitor and accomplish several projects!

RECOMMENDATION:

Revise the above list, add items to be worked on, and establish a timeline and 'lead Commissioner' for the completion of each proposed project.

City of De Pere, Wisconsin



Request For Historic Preservation Commission Action

MEETING DATE: November 20, 2017

DEPARTMENT: Historic Preservation Commission

FROM: Kelly Barker

SUBJECT: Future Agenda Items.
