



Historic Preservation Commission

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

Regular Meeting

Agenda

Monday, October 28, 2024

6:00 PM

Council Chambers and Virtual

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 **October 28, 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://deperecitywi.iqm2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the August 26, 2024 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 about information learned by the Historic Preservation Commission members that attended the 2024 Local History & Historic Preservation Conference on October 16-18, 2024 in Appleton, WI. Discussion led by the Historic Preservation Commission members that attended the conference.
5. Consideration and possible action to select a consultant to prepare nomination paperwork for the federal and state designation of 127 N Broadway ST, funded by a 2024 CLG Gant that was awarded to the City of De Pere.
6. Consideration and possible action on ARPA funded historic district descriptive signage. Presentation by Jane Schueller, Jonathon Hansen, and Patrick Boyd.
7. Consideration and possible action on preparing national and state historic designation documentation for a 2025 CLG Grant application. Presentation by Gene Hackbarth and Patrick Boyd.
8. Consideration and possible action on preparing local historic designation documentation for consideration by the Historic Preservation Commission and Common Council. Presentation by Jonathon Hansen and Mark Reinhart.

9. Consideration and possible action on the Historic Preservation Commission educational program #2 project related to the history of street names. Presentation by Patrick Boyd and Mark Reinhart.
10. Consideration and possible action on the Historic Preservation Commission creating a procedure for submitting preliminary assessment to the Wisconsin Historical Society on behalf of property owners. Presentation by Jonathon Hansen and Mark Reinhart.
11. Consideration and possible action on new projects proposed to be completed by the Historic Preservation Commission in year 2025, including the establishment of a timeline to complete each task.

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: October 28, 2024

DEPARTMENT: Historic Preservation Commission

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the August 26, 2024 Historic Preservation Commission meeting.

ATTACHMENTS:

- HPC_Aug2024_Minutes_Draft (PDF)



Historic Preservation Commission

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

Regular Meeting

Draft Minutes

Monday, August 26, 2024

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
Kathy Achten	Commissioner	Excused	
Patrick Boyd	Commissioner	Present	
Gene Hackbarth	Vice Chairperson	Present	
Jonathon Hansen	Chairperson	Present	
Mark Reinhart	Commissioner	Present	
Jane Schueller	Commissioner	Excused	

Also present: City Planner Peter Schleinzi.

- Approval of the minutes of the April 15, 2024 and June 17, 2024 Historic Preservation Commission meetings.

Ald. Hansen recommended an amendment to the April 15, 2024 meeting minutes: Item 7, page 2: "ineligible for funding due to CLG funding", not ARPA funding. Staff noted that the change would be made before approving the final minutes. Ald. Hansen moved, seconded by Gene Hackbarth, to make the suggested change to the minutes. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Chairperson
SECONDER:	Gene Hackbarth, Vice Chairperson
AYES:	Patrick Boyd, Gene Hackbarth, Jonathon Hansen, Mark Reinhart
EXCUSED:	Kathy Achten, Jane Schueller

- 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.

Mark Reinhart reported on the new building for White Pillars, which will break ground in Spring 2025. There were no other public comments.

RESULT:	DISCUSSED
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- Consideration and possible action on historic district sign distribution, instructions, and installation. Presentation by Jonathon Hansen and Mark Reinhart.

City Planner Peter Schleinzi reported that the letters for the Daviswood District were mailed on Friday, August 23. Ten of the 35 homeowners replied to the poll for delivery of their signs. Ald. Hansen noted that the Mansion Street signs need to be reprinted due to an error in the name of the district. They are in the process of being reprinted so those 14 letters will be mailed out once the signs arrive. All HPC members in attendance noted that they would be available to help with the sign distribution as their schedules allow. Ald. Hansen asked for guidance for the location placement of the signs. Peter noted that to the side of the front door would be ideal, but it will depend on the specific layout of certain homes. Staff would like confirmation from the HPC members once the signs have been distributed to confirm that the sign has been installed. Gene Hackbarth moved,

seconded by Patrick Boyd, to approve the project as complete with only the notification and delivery of signs remaining. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gene Hackbarth, Vice Chairperson
SECONDER:	Patrick Boyd, Commissioner
AYES:	Patrick Boyd, Gene Hackbarth, Jonathon Hansen, Mark Reinhart
EXCUSED:	Kathy Achten, Jane Schueller

5. Consideration and possible action on ARPA funded historic district descriptive signage. Presentation by Jane Schueller, Jonathon Hansen, and Patrick Boyd.

Ald. Hansen provided an update on the ARPA funded historic district signage. Staff has contacted sign contractors for price quotes for printing of the signs, which will likely cost over \$5,000. Due to the size of the project, it is likely that an RFP will be needed. City Planner Peter Schleinz reviewed the concept sign and reminded the HPC members that this project must be completed by the end of the year. Ald. Hansen moved, seconded by Gene Hackbarth, to receive the update & place on file. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Chairperson
SECONDER:	Gene Hackbarth, Vice Chairperson
AYES:	Patrick Boyd, Gene Hackbarth, Jonathon Hansen, Mark Reinhart
EXCUSED:	Kathy Achten, Jane Schueller

6. Consideration and possible action on identifying up to six national, state, and local level historic designation properties. Presentation by Jane Schueller, Jonathon Hansen, and Patrick Boyd.

Ald. Hansen reported that the members of the committee held a meeting to identify up to six national, state and local level historic designation properties and suggested focusing on properties from the 2017 Intensive Survey since the letter of intent is due by the middle of September. Discussion followed and it was decided to identify the following properties for designation:

St Norbert Abbey-1016 N Broadway (State & National)

Ahlstrom Nicolet Mill -200 Main Ave (State & National)

Old St Boniface Church/Dudley Birder Hall-400 Grant St (State & National)

Old Post Office-416 George St (State & National)

903 Fox River Dr (State & National)

CA Lawton Apartments-233 N Broadway (Local)

Ald. Hansen moved, seconded by Patrick Boyd, to approve the project as complete. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Chairperson
SECONDER:	Patrick Boyd, Commissioner
AYES:	Patrick Boyd, Gene Hackbarth, Jonathon Hansen, Mark Reinhart
EXCUSED:	Kathy Achten, Jane Schueller

7. Consideration and possible action on a 2025 CLG Grant Letter Of Intent (LOI). Presentation by Gene Hackbarth.

Gene Hackbarth stated that the letter of intent needs to be received by the Wisconsin Historical Society by September 13, 2024. He will prepare and submit the NOI by the deadline in order to be considered for a 2025 CLG subgrant. Ald. Hansen moved, seconded by Gene Hackbarth, to approve the project as complete. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Chairperson
SECONDER:	Gene Hackbarth, Vice Chairperson
AYES:	Patrick Boyd, Gene Hackbarth, Jonathon Hansen, Mark Reinhart
EXCUSED:	Kathy Achten, Jane Schueller

8. Consideration and possible action on preparing national and state historic designation documentation for a 2025 CLG Grant application. Presentation by Gene Hackbarth and Patrick Boyd.

Ald. Hansen noted that the documentation is only needed if the City is approved for the CLG grant. City Planner Peter Schleinz stated that the application deadline is late November or early December. Patrick Boyd moved, seconded by Mark Reinhart, to receive the item and place on file. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patrick Boyd, Commissioner
SECONDER:	Mark Reinhart, Commissioner
AYES:	Patrick Boyd, Gene Hackbarth, Jonathon Hansen, Mark Reinhart
EXCUSED:	Kathy Achten, Jane Schueller

9. Consideration and possible action on preparing local historic designation documentation for consideration by HPC and Common Council. Presentation by Jonathon Hansen and Mark Reinhart.

Ald. Hansen noted that the local designation would need to be approved by the Common Council. City Planner Peter Schleinz stated that this project could go into 2025. Ald. Hansen moved, seconded by Gene Hackbarth, to receive the item and place on file. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Chairperson
SECONDER:	Gene Hackbarth, Vice Chairperson
AYES:	Patrick Boyd, Gene Hackbarth, Jonathon Hansen, Mark Reinhart
EXCUSED:	Kathy Achten, Jane Schueller

10. Consideration and possible action on Historic Preservation Commission members attending the 2024 Local History & Historic Preservation Conference on October 16-18, 2024 in Appleton, WI.

The current budget remaining in 2024 is \$540. Gene Hackbarth stated that he wants to attend the conference. Patrick Boyd stated that he would possibly attend also. Ald. Hansen and Mark Reinhart are both interested in attending one day. Staff will divide the \$540 among the members who attend the conference. Ald. Hansen moved, seconded by Patrick Boyd, to receive the item and place on file. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Chairperson
SECONDER:	Patrick Boyd, Commissioner
AYES:	Patrick Boyd, Gene Hackbarth, Jonathon Hansen, Mark Reinhart
EXCUSED:	Kathy Achten, Jane Schueller

Adjournment

Gene Hackbarth moved, seconded by Patrick Boyd, to adjourn the meeting at 6:55 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: October 28, 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: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Discussion about information learned by the Historic Preservation Commission members that attended the 2024 Local History & Historic Preservation Conference on October 16-18, 2024 in Appleton, WI. Discussion led by the Historic Preservation Commission members that attended the conference.

STAFF RECOMMENDATION: No formal action is required as this is a discussion item.

Historic Preservation Commission members that attended the conference are reminded to submit their reimbursement requests, with receipts, to the support staff.



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Consideration and possible action to select a consultant to prepare nomination paperwork for the federal and state designation of 127 N Broadway ST, funded by a 2024 CLG Gant that was awarded to the City of De Pere.

Staff Report: A Request For Proposals (RFP) was distributed to six consultants that qualified for the project. All consultants responded, and the following two responded with an interest. Both are qualified and propose a timeline and \$6,000 cost that fits with the CLG Grant requirements:

- * UWM Archaeological Research Laboratory Center (Milwaukee, WI) - Cost \$5,845.
- * Legacy Architecture INC (Sheboygan WI) - Cost \$5,750.

Both proposals were reviewed by staff and the Historic Preservation Commission Chair. The conclusion was that both are qualified, and the price difference is not much, noting that the Legacy cost was slightly less. Staff is familiar with more of the names on the UWM team but is not discouraged that both are good candidate options.

Staff and the Historic Preservation Commission Chair determined that, with the candidates being so close, it would be best for the Historic Preservation Commission to review both responses and select a consultant.

STAFF RECOMMENDATION: Review both attached consultant RFP Responses prior to the Historic Preservation Commission meeting. Be prepared to discuss and select a consultant for staff to hire to complete the project.

ATTACHMENTS:

- Proposal - UWM - 16 Sep 2024reduced (PDF)
- Proposal - Legacy - 30 Sep 2024reduced (PDF)



Archaeological Research Laboratory Center
Cultural Resource Management

September 11, 2024

Peter Schleinz
Senior Planner, Zoning Administrator
335 S. Broadway
De Pere, WI 54115
pschleinz@deperewi.gov
920-339-4043 x2

Sabin Hall, Rm 290
PO Box 413
Milwaukee, WI
53201-0413
414-229-3078
www.uwm.edu
www.uwm.edu/archaeology-laboratory/

RE: National Register of Historic Places Nomination
State Bank of De Pere
127 N. Broadway St.
De Pere, Brown County, WI
UWM 2024-0757

Dear Mr. Schleinz,

The Cultural Resource Management program (Archaeological Research Laboratory Center) at the University of Wisconsin-Milwaukee (UWM) is pleased to offer a scope of work and estimated cost to conduct cultural resource investigations for the above referenced project.

The project will consist of the preparation of one (1) individual National Register of Historic Places (NRHP) nomination for the State Bank of De Pere building at 127 N. Broadway.

Authority

The nomination will be prepared in accordance with the procedures outlined by the National Park Service (NPS) and the Wisconsin State Historic Preservation Office (SHPO).

The methods and techniques used during the study will follow those standards promulgated in the Secretary of Interior's Standards and Guidelines for Archeology and Historic Preservation, the Architecture-History Survey Manual, and the Guide for Public Archaeology in Wisconsin. The use of these documents as guides for historic preservation planning is endorsed by the Wisconsin State Historic Preservation Office (SHPO).

Scope of Services

Preparation of a National Register of Historic Places Nomination

The project will be completed in several interconnected phases. Initial stages of the NRHP nomination project will consist of a site visit to view the property and complete interior and exterior photographic documentation following NPS and Wisconsin SHPO standards. Upon completion of the site visit, our GIS specialist will produce the required mapping (including a

topographic map with UTM coordinates and a historic boundary map showing locations of contributing and noncontributing resources). The fieldwork phase of the project will be followed by detailed historical research relating to the history and development of the property and its significance within appropriate historic and architectural contexts. Archival research will be followed by the preparation of the narrative portions of the nominations as well as the assembly of supplemental documents required by the Wisconsin SHPO. The property's Wisconsin Historic Preservation Database record will be updated as well.



State Bank of De Pere, 127 N. Broadway (AHI 1801)

Following review by the City of De Pere and SHPO, UWM-CRM architectural historians will present the nomination at the next available Historic Review Board meeting as determined by SHPO.

Reporting and Deliverables

Deliverables for the project include 3 major items:

1. One (1) completed NRHP nomination form
2. Supplemental documents as required by the National Park Service and the Wisconsin State Historic Preservation Office
3. Presentation of the completed NRHP nomination before the Wisconsin Historic Preservation Review Board

The written NRHP nomination form will be submitted both in hard copy and digitally (as a Microsoft Word document, per SHPO requirement), and will include sketch maps, floor plans, and relevant historic images when available and appropriate. Supplemental materials to be included with the nomination include:

1. 200-300 word summary of the historic property for inclusion on the Wisconsin Historical Society's website
2. CD containing digital photos in JPEG format for SHPO use
3. USGS map with labeled UTM points showing the location of the property
4. One set of 4" x 6" color prints, labeled according to NPS guidelines
5. PowerPoint presentation for use at Historic Review Board meeting(s)

Upon completion, the nomination package will be submitted to the City of De Pere for review and comment. Any requested revisions will be made within two weeks. Following the City’s review and approval, the NRHP nomination will be submitted to the Wisconsin SHPO. Following SHPO review, UWM-CRM will complete any requested revisions within the time frame specified by SHPO.

Project Timeline

The project timeline is presented below and assumes a notice to proceed by October 31, 2024. Deliverables will be provided to the City of De Pere for review no later than **May 31, 2025**.

DESCRIPTION	DATE
Notice to Proceed	October 31, 2024
Site Visit	November 2024
Archival Research	November-December 2024
Preparation of NRHP Narrative	January-March 2025
Preparation and Assembly of Supplemental Documentation	April-May 2025
DELIVERABLES 1 and 2: NRHP Nomination and Supplemental Documentation	No later than May 31, 2025
DELIVERABLE 3: Presentation of Nomination at State Historic Preservation Review Board Meeting	TBD by SHPO

Estimated Cost

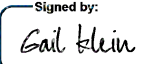
The estimated cost for the above-described scope of work is an actual cost to not exceed \$5,845.

This is a good faith estimate based upon the information provided to ARLC and is non-binding. The commencement of the work described herein is contingent upon a written contract being executed by both parties. A copy of ARLC’s form contract is attached for your review and will be customized to include the relevant project-related details if you wish to proceed with this project.

The estimated contract end date is August 1, 2025.

You should request a new cost estimate if you wish to materially change the scope of services, if you learn new details that might materially impact the project scope or estimated cost, or if six months have passed since the date of this estimate.

If you have any questions regarding the scope of services, cost estimate, or if you wish to further discuss the project, please do not hesitate to contact Brian Nicholls at 414-251-5680 or at nicholls@uwm.edu.

Signed by:

 Name: Gail Klein
 Principal Investigator

9/12/2024 | 10:35 AM CDT
 Date

UWM 2024-0757 De Pere NRHP Nomination

9/11/2024

DocuSigned by:
Jennifer R Haas

9/12/2024 | 10:40 AM CDT

Jennifer R. Haas, Ph.D.
Director, Archaeological Research Laboratory Center

Date

Attachments

- Attachment 1: Executive Summary
- Attachment 2: Company Background
- Attachment 3: Company Experience and Qualifications/Representative Projects
- Attachment 4: Project Team and Qualifications
- Attachment 5: References

Attachment 1

EXECUTIVE SUMMARY

The **University of Wisconsin-Milwaukee Cultural Resource Management** program (UWM-CRM) is pleased to offer a proposal to the City of De Pere for the completion of a National Register of Historic Places nomination for the **State Bank of De Pere at 127 N. Broadway**.

The project team for the National Register nomination project has over 50 years of combined professional experience in architectural history and historical research. The project team is directed by **Brian Nicholls** (Associate Director) with **Justin Miller** acting as the lead architectural historian. Two additional architectural historians, **Gail Klein** and **Kelly Blaubach**, and GIS specialist **Nick Weber**, provide important supporting roles for the project. Our key staff exceed the National Park Service, Secretary of Interior Qualification Standards for History and Architectural History.

In addition to the combined professional experience of the project team, we have worked together for the past ten years, successfully completing many large-scale architecture history projects. Several highlighted projects demonstrate this expertise including the **City of Platteville National Register of Historic Places Nominations**, the **Bangor Commercial Historic District National Register of Historic Places Nomination**, and the **Dr. Joseph and Olivia Soper House National Register of Historic Places Nomination**.

As UWM-CRM is part of a research-based public institution, we do not charge profit on our outside contracts, resulting in the maximum allocation of research funding towards project directed research. Moreover, the resources and support staff of our program allow for our projects to be consistently completed on time. For the De Pere National Register nomination, we are proposing a final completion date of **May 31, 2025**.

We look forward to working with the City of De Pere on this project.

Brian Nicholls, MS, RPA
Associate Director
nicholls@uwm.edu
414-251-5680

Attachment 2

FIRM BACKGROUND

WHO WE ARE

Cultural Resource Management at the University of Wisconsin-Milwaukee has been providing historic preservation and archaeological consulting services to the public and private sectors since 1974. Our clients include agencies, municipalities, firms, and individuals.

UWM-CRM operates within the Department of Anthropology, and our multi-disciplinary staff includes specialists from a wide variety of backgrounds including architecture, historic preservation, public history, archaeology, anthropology, and geography. With over forty years' experience, we have established a reputation for high quality, cost-effective consulting work that combines the efficiency and client-oriented approach of the private sector with the thoughtful, thorough approach of the academic world.

WHAT WE DO

UWM-CRM offers clients a one-stop shop consulting service for cultural resource compliance. Our architectural historians regularly complete reconnaissance and intensive surveys, Determinations of Eligibility, National Register of Historic Places nominations, and historic tax credit applications. UWM-CRM also provides a variety of consulting services including consultation, development and preparation of effects documentation such as Finding of No Adverse Effect, Documentation for Consultation, mitigation plans, and Memorandums of Agreement. In addition to our above-ground services, we also offer a full array of contract archaeology services including research, documentation, excavation, monitoring, and laboratory analysis.

Our facilities encompass 10,000 square feet of space devoted to offices, computer facilities, photographic and cartographic studios, archaeological research labs, and extensive storage. As a university program, UWM-CRM has access to the UW System Libraries and other research facilities, fleet vehicles, duplicating services, federally approved accounting services, computing consultants, and the State of Wisconsin liability and worker's compensation programs.



UWM-CRM is located in Sabin Hall at the University of Wisconsin-Milwaukee. Our building was built in 1928 and originally housed the science departments of the Milwaukee-Downer College. Our physical address and contact person is:

Brian Nicholls
 Cultural Resource Management
 Archaeological Research Laboratory Center
 University of Wisconsin-Milwaukee
 Sabin Hall, 3413 N. Downer Avenue
 Milwaukee, WI 53211
 414-251-5680
 nicholls@uwm.edu

Our contractual matters are handled through the UWM Office of Sponsored Programs. The point of contact for contractual matters is:

Jeremy Miner
 Office of Sponsored Programs
 University of Wisconsin-Milwaukee
 Mitchell Hall, Rm 273
 Milwaukee, WI 53211
 minerj@uwm.edu

Cultural Resource Management at the University of Wisconsin-Milwaukee is licensed to operate in the State of Wisconsin.

Attachment 3

FIRM EXPERIENCE & QUALIFICATIONS

REPRESENTATIVE PROJECTS

UWM-CRM routinely completes architectural history investigations for a number of agencies and municipalities encompassing a variety of project types and of differing scales. Included in our portfolio are National Register of Historic Places (NRHP) nominations, reconnaissance level surveys, intensive surveys, determination of eligibility assessments for NRHP listing, as well as many types of cultural resource documentation formats. Our architectural history experiences covers the entire State of Wisconsin and includes a wide range of historical properties, themes, and contexts.

Listed below is a representative sample of architecture/history projects completed by UWM-CRM that reflect our breadth of experience with architecture history investigations throughout Wisconsin. Following this list are three highlighted projects that provide a more in-depth assessment of our expertise; **City of Platteville NRHP Nominations, Bangor Commercial Historic District NRHP Nomination, and Dr. Joseph and Olivia Soper House NRHP Nomination.**

SAMPLE OF ARCHITECTURE-HISTORY PROJECTS

National Register of Historic Places Nominations

Oak Grove Cemetery, La Crosse, La Crosse County, WI (Spring 2023)

Willard and Fern Tompkins House, Monona, Dane County, WI (Spring 2022)

Kohl's Food Store, Monona, Dane County, WI (Spring 2021)

La Crosse Fire Station No.5, La Crosse, La Crosse County, WI (Spring 2021)

Myrtle and Derwood Trimbell House, West Salem, La Crosse County, WI (Spring 2021)

Bangor Commercial Historic District, Bangor, La Crosse County, WI (Winter 2020)

Smith School, Oshkosh, Winnebago County, WI (Summer 2020)

Razy and John Wright House, Medary, La Crosse County, WI (Summer 2020)

Stoughton Municipal Power Plant No.1, Stoughton, Dane County, WI (Summer 2020)

Antoine and Sarah Gordon House, Gordon, Douglas County, WI (Spring 2020)

Holy Trinity School, La Crosse, La Crosse County, WI (Spring 2020)

West Hill Residential Historic District, Chippewa Falls, Chippewa County, WI (Winter 2019-2020)

Lincoln Boulevard Historic District, City of Manitowoc, Manitowoc County, WI (Fall 2018)

Intensive Surveys

Milwaukee Houses of Worship: 1920-1980, City of Milwaukee, Milwaukee County, WI (2023-2024)

Carlisle Neighborhood, City of Racine, Racine County, WI (2021/2022)

City of Superior, Douglas County, WI (2019)

Milwaukee Public Schools, City of Milwaukee, Milwaukee County, WI (2019)

City of Prairie du Chien, Crawford County, WI (2018/2019)

Milwaukee Electric Railway & Light Company Interurban Corridors, East-Central Wisconsin (2018)

NRHP Determination of Eligibility Reports

Menasha Canal, City of Menasha, Winnebago County, WI (2024)

Walter and Isabelle Carey House, Village of Wilmot, Kenosha County, WI (2023)

North First Street Bungalow Historic District, City of Milwaukee, Milwaukee County, WI (2022)

Holy Ghost Parish Historic District, Village of Dickeyville, Grant County, WI (Winter 2017)

Calumet County Highway Shed, City of Chilton, Calumet County, WI (2016)

FIRM EXPERIENCE & QUALIFICATIONS -HIGHLIGHTED PROJECTS

CITY OF PLATTEVILLE NRHP NOMINATIONS

Platteville, Wisconsin

Between 2019 and 2022, UWM-CRM completed National Register of Historic Places nominations for 6 individual properties on behalf of the City of Platteville, Wisconsin. The properties included the German Evangelical Lutheran Church of Peace, the Leonard and Caroline Coates House, the Carsten and Dora Hinners House, the Hammer Robbins and Rock School complex, Trinity Episcopal Church, and the Edward and Mary Davies House.

Each nomination required individual site visits, property owner interviews, in-depth archival research, the creation of floor plan and site plan mapping, detailed photographic documentation of interior and exterior spaces, and a full narrative description of the building's existing appearance, history, integrity and condition, as well as a complete historical and architectural context. All nominations were reviewed and approved by the Wisconsin State Historic Preservation Office, the Wisconsin Historic Preservation Review Board, and the National Park Service. These buildings are now listed in the National Register of Historic Places

Project reference: Joe Carroll, Community Development Director, City of Platteville, 608-348-9741 x 2235, carrollj@platteville.org



FIRM EXPERIENCE & QUALIFICATIONS -HIGHLIGHTED PROJECTS

BANGOR COMMERCIAL HISTORIC DISTRICT NRHP NOMINATION

Bangor, Wisconsin

In 2021, UWM-CRM completed a National Register of Historic Places nomination for a historic commercial district on behalf of the Village of Bangor in La Crosse County, Wisconsin. The commercial district contained 19 contributing buildings and 1 noncontributing building, all of which were constructed between the late nineteenth century and the mid twentieth century.

The district nomination required in-depth archival research relating to the history of each building as well as to the history of commercial development in the village, the creation of district mapping, detailed photographic documentation of the district and its setting, and narrative descriptions of each building's existing appearance, history, integrity and condition, as well as a complete historical and architectural context. The nomination was reviewed and approved by the Wisconsin State Historic Preservation Office, the Wisconsin Historic Preservation Review Board, and the National Park Service. The Bangor Commercial Historic District is now listed in the National Register.

Project reference: Ian Gort, Historic Preservation Specialist, Wisconsin SHPO, 608-264-6502, ian.gort@wisconsinhistory.org



FIRM EXPERIENCE & QUALIFICATIONS -HIGHLIGHTED PROJECTS

DR. JOSEPH AND OLIVIA SOPER HOUSE, NRHP NOMINATION

Sturgeon Bay, Wisconsin

In Fall 2024, UWM-CRM completed a National Register of Historic Places nomination for the Dr. Joseph and Olivia Soper House in the City of Sturgeon Bay, Door County, Wisconsin.

Constructed in 1881, the Dr. Joseph and Olivia Soper House is an Italianate style residence with an exterior clad in locally produced Frear artificial stone. The building was recommended as eligible for NRHP listing for its innovative use of artificial stone cladding. UWM-CRM was selected by the Wisconsin SHPO to prepare an NRHP nomination for the property utilizing available funding from the Fuldner Grant program.

As part of the nomination process, UWM-CRM met with the property owner, conducted archival research, and consulted with SHPO as needed. The nomination was approved by SHPO, the Wisconsin Historic Review Board, and the National Park Service, and is now listed in the National Register.

Project references: Rebecca Carlton, property owner, recarlton1@gmail.com

Elizabeth Hilton, National Register Coordinator, Wisconsin SHPO, 608-264-6501, elizabeth.hilton@wisconsinhistory.org



Attachment 4

PROJECT TEAM & QUALIFICATIONS

KEY STAFF

The project team for the Platteville NRHP nominations has over 50 years of combined professional experience in architecture/history and historical research. The project team is directed by **Brian Nicholls** (Associate Director) with **Justin Miller** acting as the lead architectural historian. Justin will conduct the site visit and act as primary author of the NRHP nominations. Justin will be assisted by fellow historians **Gail Klein** and **Kelly Blaubach**. **Nick Weber**, the UWM-CRM staff GIS specialist, will produce all mapping for the project.

Our key staff exceed the National Park Service, Secretary of Interior Qualification Standards for History and Architectural/History.

LIST OF PROJECT TEAM

Brian Nicholls, M.S., Associate Director

Justin C. Miller, Lead Architectural Historian

Gail R. Klein, M.S., Architectural Historian

Kelly J. Blaubach, M.A., Architectural Historian

Nick Weber, GIS Specialist



PROJECT TEAM

BRIAN NICHOLLS, ASSOCIATE DIRECTOR



Brian has over 20 years of cultural resource management experience. Brian has been conducting and managing all aspects of cultural resource projects including historic preservation, intensive surveys, archaeological and burial site investigations. Brian has assisted clients and project sponsors fulfill all levels of state and federal compliance requirements including Section 106 of the National Historic Preservation Act (NHPA) and National Environmental Policy Act (NEPA). He serves as the primary point of contact with the Wisconsin Department of Transportation, and also has worked with other sponsors/clients from the private sector, energy sector, and other state, county and local agencies. For this project, Brian will serve as the point of contact for contracting, invoicing, and other project management concerns.

EDUCATION

M.S., Anthropology, University of Wisconsin-Milwaukee
Certificate in Geographic Information Systems, University of Wisconsin-Milwaukee
B.S. Anthropology, University of Wisconsin-Milwaukee

MEMBERSHIPS

Register of Professional Archaeologists
Society of American Archaeologists
Midwest Archaeology Conference
Wisconsin Archaeological Survey
Wisconsin Archaeological Society

TRAINING

Section 106: An Introduction, National Preservation Institute

WisDOT: Section 106 Compliance Training

RELEVANT EXPERIENCE

As the Associate Director, Brian oversees the contract development and fiscal management of all contracts awarded to the UWM-CRM program, oversees instruction and supervision of students and staff, and assists in managing of the UWM-CRM contract program operations. Brian supervises the project team and facilitates the coordination of projects from contract to final deliverable and invoicing.

PROJECT TEAM

JUSTIN MILLER, LEAD ARCHITECTURAL HISTORIAN



Justin has been working as an architectural historian in Wisconsin for over ten years and has been with UWM-CRM since 2014. Justin's historic preservation experience includes reconnaissance and intensive survey work, Determination of Eligibility reports, National Register nominations, and cultural resource compliance projects including consultation and developing Memorandum of Agreements. Justin's project responsibilities will include project management assistance, conducting fieldwork and historical research, photography, and report writing and production. Justin lives in Chicago.

EDUCATION

B.S., Architectural Studies
University of Wisconsin-Milwaukee

MEMBERSHIPS

Society of Architectural Historians
Docomomo US/Chicago, Board Member
Landmarks Illinois
Glessner House Museum

PRESENTATIONS

"You Have a Voice: The Section 106 Process," Wisconsin Historical Society Local History & Historic Preservation Conference (October 2017)

"Looking at H.H. Richardson's Other Chicago House," Chicago Architecture Biennial lecture (December 2017)

"Not So Convenient or Artistic as We Had Expected," Chicago Architecture Biennial lecture (December 2015)

TRAINING

Identification and Evaluation of Mid-20th-Century Buildings, National Preservation Institute (2011)

Section 106: An Introduction, National Preservation Institute (2010)

Historic Preservation Consultants Seminar, Wisconsin Historical Society (2008-2017)

Local History & Historic Preservation Conference, Wisconsin Historical Society (2008-2017)

RELATED PROJECTS

Waldo Boulevard Reconnaissance Survey, Determination of Eligibility Reports, and NRHP Nomination – Manitowoc, Wisconsin

Between 2014 and 2018, UWM-CRM completed the Section 106 compliance process for a roadway project in the City of Manitowoc. The UWM-CRM project team completed a reconnaissance survey for the project, which included approximately 200 houses, commercial buildings, schools, churches, and civic buildings dating from the late 19th century to the present. Justin served as lead architectural historian on the project, led the field survey, produced photography for all phases of the project, and authored the majority of all project reports. Justin, along with two other historians, prepared Determinations of Eligibility for five houses; a junior high school and its associated landscape; a country club; a parish complex; and a residential historic district for which Justin also wrote a National Register nomination.

Mayville Reconnaissance Survey and Determination of Eligibility Reports – Mayville, Wisconsin

In 2014, UWM-CRM completed an architecture history survey for approximately two dozen properties in the City of Mayville, including one National Register-listed historic district. As part of the reconnaissance survey, the project team conducted archival research to create a historic context, focusing on the economic development and architectural context of Mayville, in which to evaluate the surveyed properties. The project team also produced photographic documentation and GIS mapping for all of the surveyed properties. UWM-CRM prepared Determinations of Eligibility for nine properties identified during the reconnaissance survey, including several houses, an industrial complex, and a porcelain enamel gas station. Justin served as the lead architectural historian on the project, completing the reconnaissance survey and authoring the majority of the survey report.

PROJECT TEAM

GAIL KLEIN, ARCHITECTURAL HISTORIAN



Gail has worked as an architectural historian and historic preservation consultant in Wisconsin since 2009 and has been with UWM-CRM since 2014. Gail's historic preservation work has included the preparation of multiple National Register nominations, intensive survey reports, historic tax credit documentation, and Determination of Eligibility reports. She has led historic preservation projects documenting and evaluating a wide range of historic property types, architectural styles, and historic districts. Gail's responsibilities will include research assistance, photography, and assisting with report writing and production. Gail lives in Stoughton, Wisconsin.

EDUCATION

M.S., Historic Preservation,
University of Oregon
B.A., History, Art,
North Central College

MEMBERSHIPS

Wisconsin Historical Society
National Trust for Historic
Preservation

PUBLICATIONS

"Preserving America's Historic
Grange Halls," ASHP Journal, 2009
"Unity, Liberty, and Charity: A History
of the Grange in Lane County," Lane
County Historian, Summer 2009

AFFILIATIONS

Section 4(f) Evaluation for Historic
Properties, National Preservation
Institute (October 2023)
The Recent Past: Strategies for
Evaluation, National Preservation
Institute (October 2018)
Historic Preservation Consultants
Seminar, Wisconsin Historical Society
(2009-2024)
Local History & Historic Preservation
Conference, Wisconsin Historical
Society (2009-2022)
Historic Tax Credits Workshop,
Wisconsin Historical Society (2017-
2024)
Section 106: An Introduction, National
Preservation Institute (April 2011)

RELATED PROJECTS

**National Register of Historic Places Nominations: New Hope
Norwegian Evangelical Lutheran Church (New Hope, Wisconsin)
Samuel and Nina Marcus House (Spring Green, Wisconsin);
William and Annie McDermot House (Fond du Lac, Wisconsin);
Spellman Brothers Granite Company (Sauk City, Wisconsin);
Henry and Barbara Bierbauer House (New Lisbon, Wisconsin)**

Gail has completed National Register nominations for a variety of residential, commercial, and civic properties, on behalf of municipalities as well as private property owners. For each nomination, Gail conducted intensive archival research, completed interior and exterior photographic documentation, and prepared detailed historic context narratives to evaluate each property's significance within the historic and architectural landscape of the surrounding community. Gail presented all nominations before the Wisconsin Historic Review Board; each was approved for listing in the National Register of Historic Places.

**Milwaukee Electric Railway & Light Company Intensive
Survey, WE Energies – Milwaukee, Kenosha, Racine, Waukesha,
Jefferson, Ozaukee, and Sheboygan Counties, Wisconsin**

UWM-CRM completed a survey of built resources along the historic Milwaukee Interurban rail lines between the City of Milwaukee and destinations in surrounding counties. The UWM-CRM team utilized GIS mapping to locate and identify geographically isolated bridges, culverts, and other resources historically associated with the Interurban railway. UWM-CRM conducted archival research to provide a historic context for the surveyed structures, and identified those considered potentially eligible for listing in the National Register of Historic Places. WHPD records were created and GIS data was provided to WHS for all surveyed structures. Gail served as project lead, conducting intensive-level field survey, and authored sections of the final report.

PROJECT TEAM

KELLY BLAUBACH, ARCHITECTURAL HISTORIAN



Kelly is an architectural historian who began working at UWM-CRM in 2014. With experience in reconnaissance and intensive-level surveys as well as historic and archival research, Kelly has prepared many Determinations of Eligibility reports and effects documentation for cultural resources throughout the state of Wisconsin. She has worked with a vast array of property types, including residential properties, farmsteads, commercial buildings, industrial sites, and municipal and civic buildings. For this project, Kelly's responsibilities will include assisting with historic and archival research and report assembly. She will also contribute to report development. Kelly lives in Waukesha County.

EDUCATION

M.A., Public History, concentration in Historic Preservation, University of Wisconsin-Milwaukee
 B.A., History, Carroll University

MEMBERSHIPS

Historic Milwaukee, Inc.

TRAINING

The Recent Past: Strategies for Evaluation, National Preservation Institute (2018)

Section 106: An Introduction, National Preservation Institute (2016)

Historic Preservation Consultants Seminar, Wisconsin Historical Society (2014 – 2024)

Local History & Historic Preservation Conference, Wisconsin Historical Society (2014-2020)

Historic Preservation Conference, National Trust for Historic Preservation (2013)

RELATED PROJECTS

Historic Districts Effects Assessment - Quincy, Illinois

UWM-CRM conducted an effects assessment for a cell tower project in the City of Quincy, along the Mississippi River in Adams County, Illinois. The project area encompassed four historic districts listed in the National Register of Historic Places: the Downtown Quincy Historic District, the East End Historic District, the Northwest Historic District, and the Southside German Historic District. The City of Quincy, due to its location along the Mississippi River, was a bustling travel center in the early-to-mid 1800s, and Quincy's residential districts contain houses that were constructed as early as the 1830s and 1840s. Kelly conducted photographic documentation, archival research, and effects assessment for all NRHP listed resources.

Statewide Hydroelectric Context - Statewide, Wisconsin

UWM-CRM worked with the Wisconsin Public Service Corporation to develop and implement mitigation measures for required upgrades to a hydroelectric facility northwest of Merrill, Wisconsin. The Grandfather Falls hydro plant, determined eligible for listing in the National Register, was one of the few remaining hydroelectric facilities in the region with its original, early-twentieth century wood penstock pipelines. As such, the project team worked to develop creative mitigation to reflect the unique significance of the property. A portion of one wood penstock was salvaged and incorporated into the landscape of the adjacent Ice Age Trail, which runs through the property. In addition, Kelly developed a historic context for the development of hydroelectric technology and facilities in Wisconsin. The project team also produced archival photodocumentation of the hydro plant, its penstocks, and associated resources in three seasons. UWM-CRM also developed text and visual content for informational signage to be installed at the facility.

PROJECT TEAM

NICK WEBER, GIS SPECIALIST



Nick has been working as an archaeologist in Wisconsin and the Midwest since 2004 and has worked with Geographic Information Systems (GIS) since 2009. Nick started working with UWM-CRM in 2014 and has been the program GIS Specialist since 2016. Nick's previous GIS projects and experience cover a wide range of geospatial fields and activities, including geospatial data production, geospatial database maintenance and data curation, predictive modeling, spatial analysis, remote sensing, LiDAR data processing and analysis, as well as spatial web-based mapping and mobile application development.

EDUCATION

Graduate Certificate in Geographic Information Systems, University of Wisconsin-Milwaukee
 B.A., Anthropology, University of Wisconsin-Milwaukee

MEMBERSHIPS

Wisconsin Land Information Association

PUBLICATIONS

"\$1.87 Each, Four Feet Long and Over; \$0.87 Each, Less Than Four Feet: A Spatial Analysis of Coffin Handle Types from the Milwaukee County Poor Farm Cemetery"
 Wisconsin Land Information Association, Spring Meeting (2018)

TRAINING

Basics of Using LiDAR Data, Wisconsin State Cartographers Office (2018)

Wisconsin Land Information System, Spring Meeting Conference (2018)

ESRI Wisconsin Users Group Conference (2015-2016)

Maintaining Parcels in ESRI's ArcGIS Parcel Editing Solution (The Parcel Fabric), ESRI Wisconsin Users Group Meeting (2015)

On survey projects, Nick works closely with the architecture history project team to streamline survey efforts and improve survey data accuracy. Prior to any field survey work, Nick produces detailed, user-friendly survey maps. He also coordinates with the survey team to utilize hand-held GIS data collection devices, as necessary. Following the field survey, Nick compiles and curates the survey data. Nick also works with the project lead to produce project-specific submittal mapping based on content, layout, and report format.

Nick's project responsibilities for this NRHP nomination project will include creation of project submittal mapping.

Attachment 5

REFERENCES

The following references are associated with the Highlighted Projects included in this proposal.

Ian Gort

Historic Preservation Specialist
State Historic Preservation Office
Wisconsin Historical Society
816 State St.
Madison, WI 53706
608-264-6502
ian.gort@wisconsinhistory.org

Elizabeth Hilton

State Historic Preservation Officer
Wisconsin Historical Society
816 State St.
Madison, WI 53706
elizabeth.hilton@wisconsinhistory.org

Joe Carroll

Community Development Director
City of Platteville
75 N. Bonson St.
PO Box 780
Platteville, WI 53818
608-348-9741 x2235
carrollj@platteville.org



LEGACY
architecture

RESPONSE TO REQUEST FOR PROPOSALS
TO PREPARE A STATE AND FEDERAL REGISTER OF
HISTORIC PLACES NOMINATION FOR
127 N. BROADWAY STREET



"When we build, let us think that we build forever.
Let it not be for present delight, nor for present use alone.
Let it be such work as our descendants will thank us for,
And let us think, as we lay stone on stone,
That a time is to come when those stones will be held sacred
Because our hands have touched them
And that men will say as they look upon the labor and wrought substance of them,
'See! This our fathers did for us!'"

John Ruskin, *The Seven Lamps of Architecture*, 1849

Legacy Architecture, Inc.

605 Erie Avenue, Suite 101
Sheboygan, Wisconsin 53081
(920) 783-6303
info@legacy-architecture.com
www.legacy-architectre.com



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September 30, 2024

Peter Schlein, Senior Planner & Zoning Administrator
 City of De Pere Development Services Department
 335 S. Broadway Street
 De Pere, WI 54115

Re: National Register Nominations:
 127 N. Broadway Street
 De Pere, Brown County, WI

Dear Peter:

Legacy Architecture is pleased to respond to your Request for Proposal for the National Register Nomination of State Bank of De Pere building in the City of De Pere.

Legacy Architecture, Inc. is an architectural, interior design, and historic preservation consulting firm offering professional services to municipalities, civic groups, building owners, and homeowners. Legacy Architecture strives to deliver an unmatched quality of professional services, listen to client's needs, produce a variety of thoughtful solutions, and stay abreast of the latest construction technologies and preservation methodologies. Legacy Architecture's goal is to enable its clients to live and work more sustainably by providing creative, timeless designs and exceptional professional services aimed at preserving the past, designing for the present, and planning for the future.

Over the years, our staff has earned a state-wide reputation in historic preservation services and has been recognized with awards from the Wisconsin Historical Society, Wisconsin Main Street Program, Sheboygan Falls Chamber-Main Street, International Masonry Institute, The Daily Reporter/Wisconsin Builder magazine, Associated General Contractors of Wisconsin, and the City of Green Bay. We have completed 53 National Register of Historic Places nominations, including individual nominations and historic commercial districts, and we have worked closely with numerous Certified Local Governments (CLG) to fulfill the requirements of the CLG Subgrant Program.

Per your RFP, our proposal includes the following information: company name, address, phone number, and primary project contact; names, titles, and responsibilities; background experience and capabilities; list of references; appropriate fees; and a proposed timeline. As you will see, your project will build on our substantive track record of National Register Nomination work in communities throughout Wisconsin.

We believe Legacy Architecture, Inc. is set apart from others offering historic preservation consulting services. We appreciate the opportunity to submit this proposal, and as the primary project contact, I welcome the opportunity to discuss your project in more detail.

Sincerely,

Legacy Architecture, Inc.

Jennifer L. Lehrke

Jennifer L. Lehrke, AIA, LEED AP, NCARB
 Principal Architect, Interior Designer & Historic Preservation Consultant
 jlehrke@legacy-architecture.com

Names, Titles, and Responsibilities



Expertise

Legacy Architecture, Inc. is a full service architectural, interior design, and historic preservation consulting firm. Founded in 2011, we offer professional services to state agencies, civic groups, municipalities, building owners, and homeowners who are drawn to the firm for its expertise in commercial, residential, and historic preservation projects. We are supported by a team of eight individuals including a Principal Architect, Interior Designer & Historic Preservation Consultant; a Senior Project Manager; a Project Manager; three Project Designers; a Historic Preservation Consultant; and an Administrative Services Coordinator. Our Principal Architect is licensed in Wisconsin and Iowa and also holds a NCARB Certificate which facilitates reciprocal registration in nearly every state and Canada. Outside consultants are brought in as needed in the areas of civil engineering; landscape architecture; structural, fire protection, plumbing, mechanical, and electrical engineering; and other specialties.

Mission

Legacy Architecture offers an unmatched ability to deliver quality professional services, listen to client's needs, generate a variety of thoughtful solutions, and stay abreast of the latest construction technologies and preservation methodologies. Our goal is to enable our clients to live, work, and play more sustainably by providing creative, timeless designs and exceptional professional services aimed at preserving the past, designing for the present, and planning for the future.

Legacy

We are existing building experts. Over the past several years, nearly 80% of our firm's work involved consulting, rehabilitating, or adding onto existing buildings. Our staff has earned a state-wide reputation for our architectural design and historic preservation consulting services, and our projects have been recognized with awards from the International Masonry Institute, The Daily Reporter/Wisconsin Builder magazine, Wisconsin Historical Society, Wisconsin Main Street program, Associated General Contractors of Wisconsin, American Planning Association Wisconsin Chapter, Wisconsin Association of Historic Preservation Commissions, Sheboygan Falls Chamber-Main Street,

and the City of Green Bay for projects ranging from a \$10 million theatre revitalization to small commercial storefronts to historic preservation consulting reports. We see this as a testament to our level of expertise with regards to existing buildings and commitment to preserve the legacy of our past.

Former President of the American Institute of Architects, Carl Elefante, is credited with coining the statement, "The greenest building is the one that already exists," and we dedicate our practice's work to that ethos. Whether it's improving the building envelope or selecting low-flow plumbing fixtures; every decision helps contribute to the overall environmental "health" of a project and attests to our desire and commitment to provide environmentally responsible buildings as our legacy to the earth and future generations.



Location

Legacy Architecture, Inc. is located at 605 Erie Avenue in Sheboygan, Wisconsin, in the historic Prange House, which was constructed in 1923 for one of the founders of the H.C. Prange Company, a midwestern department store chain. An extensive restoration project utilizing historic tax credits was undertaken in 2014 to convert the building into professional office suites. Restored to its original splendor and upgraded for maximum energy efficiency, the Prange House showcases our work and our commitment to preserving local history while striving for a sustainable future.



Jennifer L. Lehrke, AIA, LEED AP, NCARB
President, Principal Architect, Interior Designer & Historic Preservation Consultant

Jennifer L. Lehrke founded Legacy Architecture, Inc. in 2011. She has a broad range of historic preservation experience in a variety of project types. Her award-winning historic preservation work ranges from a \$10 million theatre restoration to numerous small storefronts. In addition to project status reporting, supervision of project team, and oversight from project conception to completion, Jennifer's responsibilities include marketing, design, technical development, specification and report writing and editing, and construction contract administration. Jennifer meets the Secretary of the Interior's Professional Qualification Standards in the fields of Architecture, Historic Architecture, and Architectural History and attends annual Wisconsin Historical Society Historic Preservation Consultant Training Workshops to maintain her status as a qualified historic preservation consultant. Jennifer lives in rural Sheboygan County.

Education

1999	Master of Architecture Preservation Studies Certificate University of Wisconsin-Milwaukee
1997	Bachelor of Science in Architectural Studies Art History & Criticism Minor University of Wisconsin-Milwaukee

License & Accreditation

2019	Wisconsin Registered Interior Designer
2013	National Council of Architectural Registration Boards (NCARB)
2013	Iowa Registered Architect
2002	Wisconsin Registered Architect

Applicable Experience

Jennifer's professional experience includes preparation and management of 53 NRHP nominations and one Multiple Property Documentation Form of properties throughout Wisconsin including the Horicon State Bank building in Horicon, the Sheboygan Press building in Sheboygan, the New Richmond Commercial Historic District, and the Caledonia Street Commercial Historic District in La Crosse.

National Register of Historic Places Nominations

2023	Thorn Farm, New London
2023	Madison Vocational School Additional Documentation and Boundary Decrease, Madison
2022	Madison Saddlery Company, Madison
2021	TOPS Club Inc., Milwaukee
2021	New Richmond Commercial Hist. District, New Richmond
2021	New Richmond East Side Historic District, New Richmond
2020	Black River Falls Commercial Historic District, Black River Falls
2020	Caledonia Street Commercial Historic District, La Crosse
2021	The Sheboygan Press, Sheboygan
2019	Siebken's Resort, Elkhart Lake
2019	Benjamin & Helen Simonds 10-Sided Barn, Greenfield
2019	Robinson Hill Residential Historic District, Allouez
2018	Waupun Commercial Historic District, Waupun
2018	Milwaukee-Emerson Residential Hist. District, Beloit
2018	Sheboygan Municipal Auditorium & Armory, Sheboygan
2017	Washington Ave. Neoclassical Historic District, Oshkosh

2016	AIA Wisconsin Citation for Distinguished Service	2016	East Central Wisconsin Regional History Day Event Contest Judge
2016	City of Green Bay's Mayor's Beautification Award for Pete's Garage, Green Bay	2009-2016	AIA Northeast Wisconsin Continuing Education Coordinator
2016	Associated General Contractors of Wisconsin Build Wisconsin Award for Best Commercial Renovation Project for Pete's Garage, Green Bay	2014-2015	AIA National Board Community Committee Member
2012	Wisconsin Main Street Award for Best New Building for Mersberger Financial Group, Sheboygan Falls	2014	AIA Northeast Wisconsin President & AIA Wisconsin Board of Directors Member
2011	The Daily Reporter/Wisconsin Builder magazine Top 20 Projects of 2010 for the Fox River Lock Keeper Houses	2013	AIA Northeast Wisconsin Vice President & AIA Wisconsin Board of Directors Member
2011	Sheboygan Falls Chamber-Main Street Building Improvement Award for Mersberger Financial Group, Sheboygan Falls	2012	AIA Northeast Wisconsin Secretary/Treasurer
2010	Coastal Connections Young Professionals Network of Sheboygan County Making Their Mark: Top Young Professionals Award	2011	Sustainable Living Group Vice President
2003	Wisconsin Main Street Award for Best Rehabilitation over \$7,500 for 101 Pine Street, Sheboygan Falls	2009-2011	City of Sheboygan Sustainable Sheboygan Task Force Member
2002	The Daily Reporter/Wisconsin Builder magazine Top 20 Projects of 2001 for the Stefanie Weill Center for the Performing Arts, Sheboygan	2008-2010	Sheboygan County Historical Research Center President
2002	International Masonry Institute Wisconsin Golden Trowel Award for the Best of Tile/Marble/Terrazzo for the Stefanie Weill Center for the Performing Arts, Sheboygan	2006-2008	Sheboygan County Historical Research Center Secretary
2002	Wisconsin Historical Society Historic Preservation Certificate of Commendation for the Stefanie Weill Center for the Performing Arts, Sheboygan	2006-2008	Sheboygan County Historical Society & Museum Secretary
		2001-2007	City of Sheboygan Falls Historic Preservation Commission Member
		2000-2007	Sheboygan Falls Chamber-Main Street Design Committee Member
		2004-2006	Sheboygan County Historical Society & Museum Board of Directors Member
		2002-2006	Sheboygan County Historical Research Center Board of Directors Member

Volunteer Work

2024	Wisconsin Association of Historic Preservation Commissions, Board Member
2021	AIA Wisconsin President
2020	AIA Wisconsin Vice President/President-elect
2019-2020	AIA Wisconsin Transition & Search Committee Chair
2019	AIA Wisconsin Secretary/Treasurer
2017-2019	The Armory Community Project President
2017-2019	WAHPC Board Member
2017-2018	Wisconsin Historic Tax Credit Coalition
2015-2019	AIA Wisconsin Board of Directors Director at Large Member
2017	AIA Wisconsin Fall Workshop Chair
2016	International Masonry Institute Award Jury

Speaking Engagements

2024	Plymouth Historical Society Annual Meeting Keynote: The Architecture of Historic Downtown Plymouth
2024	WHS Historic Preservation Tax Credit Workshop: Masonry in Historic Tax Credit Projects
2020	WHS Historic Preservation Tax Credit Workshop: Fox River Valley Industrial Survey
2019	WHS Historic Preservation Consultants Seminar: Fox River Valley Industrial Survey
2019	WHS Local History & Historic Preservation Conference: Our Diverse Collective History: A Survey of the Underrepresented Communities of Madison
2019	UWM School of Architecture Graduate Student Colloquium
2019	UWM School of Architecture Arch 110 Guest Speaker

2018	Ladies Night: The Architecture of Sheboygan	2009	Green Drinks - Sheboygan Monthly Event: USGBC's LEED Rating System
2018	Sheboygan County Historical Society & Museum - Speaker Series: National Register of Historic Places in the City of Sheboygan	2009	Sheboygan County Home Builders Association Home Expo Seminar Series: Residential Design for New Construction & Remodeling
2018	Sheboygan County Historical Society & Museum - Speaker Series: History of the Sheboygan Municipal Auditorium & Armory	2009	Sheboygan County Home Builders Association Home Expo Seminar Series: Residential Green Building Rating Systems
2018	Ladies Night: The Architecture of Historic Downtown Plymouth	2009	Sheboygan County Home Builders Association Home Expo Seminar Series: Energy Efficient Home Design
2018	WHS Historic Preservation Tax Credit Workshop: ADA in Tax Credit Projects	2009	Sheboygan County Home Builders Association Home Expo Seminar Series: Historic Home Remodeling
2017	WHS Historic Preservation Consultants Seminar: Making a Case for Eligibility, S&R Cheese Company	2008	Sheboygan County Historical Research Center Second Saturdays Program: Sheboygan County's Historic Landmarks
2017	WHS Local History & Historic Preservation Conference: Do I Have to Make My Building Accessible and How?	2007	Sheboygan County Historical Society & Museum Third Saturdays Program: Taylor House 1850's - Living the High Life
2017	WHS Local History & Historic Preservation Conference: Planning a Historic Building Rehabilitation Project	2007	Sheboygan County Historical Society & Museum Third Saturdays Program: Sheboygan County's WPA Projects
2017	AIA Wisconsin Fall Workshop Panel Discussion: Business Evolution	2006	Free & Accepted Masons of Sheboygan Lodge No. 11 Fundraising Program: The Masons, The Lodge & Historic Preservation
2017	Sheboygan County Historical Society & Museum Historic Home Tour Program: E.A. Zundel & Marian Crocker Home		
2017	Waukesha Preservation Alliance Preservation Days, Museum Speaker Series: Historic Tax Credits		
2016	Manitowoc Symphony Orchestra Holiday Tour of Homes: Klingholz House		
2016	WHS Local History & Historic Preservation Conference: There's Something about Mary, Evolution of the Mary Nohl Art Environment		
2016	American Association of University Women-Sheboygan: Legacy Architecture		
2016	Sheboygan County Historical Society & Museum Historic Home Tour Program: Eliza Prange Home		
2016	National Main Street Center's Main Street Now Conference: Historic Sheboygan County Mobile Workshop		
2016	AIA Northeast Wisconsin Building Tour Program: Pete's Garage		
2014	WHS Local History & Historic Preservation Conference: No Building Project is Too Small for Big ideas		
2012	City of Racine Landmarks Preservation Commission Workshops: National Register, Criteria, and Process for Listing		
2011	Sustainable Living Group Thinking Green Thursdays Program: USGBC's LEED Rating System		



Megan E. Daniels, M.P.S.
Historic Preservation Consultant

Megan will serve as the overall project manager and lead consultant on the project. She will be the primary researcher and preparer for the nomination.

Megan joined Legacy Architecture in June 2024. She has a broad range of professional experience in historic preservation and cultural resource management. The foundation of her work is the application of the National Register Criteria to determine eligibility for listing in the National Register of Historic Places and treatment according to the Secretary of Interior Standards. Her production of work has included reconnaissance and intensive level surveys, Determinations of Eligibility, Multiple Property Documentation, National Register nominations for both individual properties and historic districts as well as design guidelines and condition assessments. Megan meets the Secretary of the Interior's Professional Qualification Standards in the fields of History and Architectural History and attends annual Wisconsin Historical Society Historic Preservation Consultant Training Workshops to maintain her status as a qualified historic preservation consultant. Megan lives in Sheboygan County.

Education

- 2018 Master of Preservation Studies
Tulane University
- 2008 Bachelor of Arts in Architectural History
University of Wisconsin-Milwaukee

Applicable Experience

Megan has prior experience preparing NRHP nomination documents for Certified Local Governments entities including the City of Janesville Historic Commission and the Village of Allouez Historic Preservation Committee.

Megan has demonstrated experience preparing historical and architectural documentation of commercial properties including the *Commercial and Industrial Properties of Ogden, Utah* Multiple Property Documentation Form.

National Register of Historic Places Nominations

- 2024 Adams Elementary School,
Janesville, Wisconsin
- 2024 Roosevelt Elementary School,
Janesville, Wisconsin
- 2024 Washington Elementary School
Janesville, Wisconsin
- 2023 Sunset Circle Residential Historic District,
Allouez, Wisconsin
- 2022 Rushmer Building,
Ogden, Utah
- 2023 Commercial and Industrial Properties of Ogden
MPDF, Utah, 1845–1975,
Ogden, Utah
- 2021 Parade of Homes Lakewood Site Historic
District, Holladay, Utah
- 2022 Mexican Branch/Lucero Ward Meeting House
of the Church of Jesus Christ of Latter Day
Saints, Salt Lake City, Utah
- 2019 Fillmore Utah National Guard Armory,
City of Fillmore, Utah
- 2018 Saint Thomas the Apostle Catholic Church and
Cemetery, Pointe a la Hache, Plaquemines
Parish, Louisiana

Determinations of Eligibility

- 2024 Little River Trestle Bridge,
Town of Stiles, Wisconsin
- 2023 Lincoln Playfield and Fieldhouse,
Milwaukee, Wisconsin
- 2023 First Norwegian Evangelical Lutheran Church,
Eau Claire, Wisconsin
- 2022 Soldiers Memorial Field, Rochester,
Olmsted, Minnesota
- 2022 Modrzejewski Playfield and Fieldhouse,
Milwaukee, Wisconsin

2022	Brule River State Fish Hatchery, Town of Brule, Wisconsin	2014	Zechel House, USH 10/Waldo Boulevard, Manitowoc, Wisconsin
2023	Kawuneeche Visitor Center, Rocky Mountain National Park, Town of Grand Lake, Colorado	2014	Dr. Harold J. Belson House, Manitowoc, Wisconsin
2024	Paris Hydroelectric Project, Bear Lake County, Utah	2014	Louis J. Wagner House, Manitowoc, Wisconsin
2022	American Fork Utah National Guard Armory, American Fork, Utah	2013	Kleiner-Ballweg Farmstead, Town of Prairie du Sac, Wisconsin
2022	Spanish Fork Utah National Guard Armory, Spanish Fork, Utah	2013	Austinson-Asbjornson-Holte Farmstead, Dane County, Wisconsin
2022	Lehi Utah National Guard Armory, Lehi, Utah	2013	Henry Maier Festival Park (Summerfest Grounds), Milwaukee, Wisconsin
2023	Price Utah National Guard Armory, Price, Utah	2013	Huebner-Wegner Farmstead, Waukesha and Jefferson Counties, Wisconsin
2021	Grace Hydroelectric Plant, Grace, Caribou County, Idaho		
2022	Yellowstone Hydroelectric Project, Altonah, Utah		
2020	Farmsteads, Adams County, Pennsylvania		
2021	Berry Farmstead, Hampshire County, West Virginia		
2019	Brigham City Utah National Guard Armory, Brigham City, Utah		
2019	Logan Utah National Guard Armory, Logan, Utah		
2019	Richfield Utah National Guard Armory, Richfield, Utah		
2014	South 1st Street Bascule Bridge, Milwaukee, Wisconsin		
2014	Charles Kannenberg Block, Racine, Wisconsin,		
2014	Franz and Nebrieke Watze House, Towns of Berry and Mazomanie, Wisconsin		
2014	Guenther-Roelke-Bram House and Farmstead, Towns of Berry and Mazomanie, Wisconsin		
2014	Stewart-Bohn Farmstead, Towns of Berry and Mazomanie, Wisconsin		
2014	Walser House and Farmstead, Towns of Berry and Mazomanie, Wisconsin		
2014	Charles and Margarethe Ruedebush House, Mayville, Wisconsin		
2014	Edwin and Martha Quandt House, Mayville, Wisconsin		
2014	Charles and Lydia Steinberg House, Mayville, Wisconsin		
2014	Davis-Sabin Farmstead, Town of Paris, Wisconsin		
2014	Max Alpert House, Manitowoc, Wisconsin		

Background Experience & Capabilities

Historic Preservation Consulting National Register Individual Nominations

Our staff has completed 31 National Register of Historic Places nominations for a wide variety of individual properties—including seven centric barns, residences, farmhouses, industrial buildings, governmental buildings, lake resorts, small town bank, a metropolitan YMCA, WPA-era armory and inaugural NBA arena, and a 1960s modern public swimming pool complex—with local and state levels of significance in the areas of agriculture, architecture, commerce, government, industry, literature, and recreation & entertainment. In recent years, Legacy Architecture has prepared approximately 13 percent of all individual architecture and history National Register nominations in the State of Wisconsin with 100 percent success rate.

Our completed individual nominations include:

- 2023 Thern Farm,
 New London
- 2023 Madison Vocational School/Madison Area
 Technical College, Madison
- 2022 Madison Saddlery Company,
 Madison
- 2021 TOPS Club Inc.,
 Milwaukee
- 2020 Siebkens Resort Complex,
 Elkhart Lake
- 2020 The Sheboygan Press,
 Sheboygan
- 2019 Benjamin & Helen Simonds 10-Sided Barn,
 Greenfield
- 2018 Sheboygan Municipal Auditorium & Armory,
 Sheboygan
- 2017 Dr. Adolf & Helga Gundersen Cottage,
 La Crosse
- 2017 Herman A. & Lillian Greiling House,
 Allouez
- 2017 Albert C. Neufeld House,
 Allouez
- 2017 S&R Cheese Company,
 Plymouth
- 2017 Horicon State Bank,
 Horicon
- 2017 Michael & Margaritha Beck Farmstead,
 Jefferson
- 2017 Lorine Niedecker House,
 Sumner
- 2015 Green Bay YMCA,
 Green Bay
- 2015 Albert & Minna Ten Eyck Round Barn,
 Spring Grove
- 2015 Allouez Pump House,
 Allouez



Benjamin & Helen Simonds 10-Sided Barn, Greenfield



Horicon State Bank, Horicon



Michael & Margaritha Beck Farmstead, Jefferson



Albert C. Neufeld House, Allouez

Background Experience & Capabilities

- 2015 Allouez Water Department & Town Hall, Allouez
- 2015 Rudolph Lueder 13-Sided Barn, Plymouth
- 2015 Eliza Prange House, Sheboygan
- 2014 Frank Vocke Octagonal Barn, Mequon
- 2014 John Lindstrom Round Barn, Balsam Lake
- 2014 George & Mable Harris Round Barn, Forest
- 2014 Eagle Paper & Flouring Mill, Kaukauna
- 2014 Albert & Mary Shekey House, Koshkonong
- 2014 Wandawega Inn, Sugar Creek
- 2013 Bert & Mary Cunningham Round Barn, Viroqua
- 2012 Burlington Cemetery Chapel, Burlington
- 2012 Burlington Community Pools & Bathhouse, Burlington
- 2012 Charles & Herriette Klingholz House, Manitowoc Rapids



Eagle Paper & Flouring Mill, Kaukauna



Wandawega Inn, Sugar Creek



Bert & Mary Cunningham Round Barn, Viroqua



Charles & Herriette Klingholz House, Manitowoc Rapids



Burlington Cemetery Chapel, Burlington

Background Experience & Capabilities

Historic Preservation Consulting National Register Historic District Nominations

Our staff has completed 22 National Register of Historic Places nominations for a variety of historic districts across the state — including numerous residential, downtown commercial, downtown civic center, and industrial areas — with local significance in the areas of architecture, commerce, education, government, industry, recreation & entertainment, religion, and social history and ranging in size from six to over 150 properties. In recent years, Legacy Architecture has prepared approximately 33 percent of all historic district nominations in the State of Wisconsin.

Our completed historic district nominations include:

- 2021 New Richmond Commercial Hist. District, New Richmond
- 2021 New Richmond East Side Historic District, New Richmond
- 2020 Black River Falls Commercial Hist. District, Black River Falls
- 2020 Caledonia Street Commercial Hist. District, La Crosse
- 2019 Robinson Hill Residential Historic District, Allouez
- 2018 Waupun Commercial Historic District, Waupun
- 2018 Milwaukee -Emerson Residential Hist. District, Beloit
- 2017 Washington Ave. Neoclassical Hist. District, Oshkosh
- 2017 Miramar Drive Residential Historic District, Allouez
- 2017 St. Paul Avenue Industrial Historic District, Milwaukee
- 2016 Downtown Plymouth Historic District, Plymouth
- 2016 Orchard Street Residential Historic District, Racine
- 2015 Clyman Street Residential Historic District, Watertown
- 2015 Downtown Delavan Commercial Hist. District, Delavan
- 2015 Delavan Water Tower Park Historic District, Delavan
- 2014 Downtown Baraboo Historic District, Baraboo
- 2013 N. Main Street Bungalow Historic District, Oshkosh
- 2013 Kane Street Historic District, Burlington
- 2012 Richards Hill Residential Historic District, Watertown



Robinson Hill Residential Historic District, Allouez



Milwaukee - Emerson Residential Historic District, Beloit



Miramar Drive Residential Historic District, Allouez



Orchard Street Residential Historic District, Racine

Background Experience & Capabilities

- 2011 Melvin Avenue Residential Historic District, Racine
- 2010 E. Division-Sheboygan St. Historic District, Fond du Lac
- 2009 Downtown Churches Historic District, Sheboygan



North Main Street Bungalow Historic District, Oshkosh



Downtown Baraboo Historic District, Baraboo



Kane Street Historic District, Burlington



Melvin Avenue Residential Historic District, Racine



Richards Hill Residential Historic District, Watertown



East Division Street-Sheboygan Street Historic District, Fond du Lac



Downtown Churches Historic District, Sheboygan

Background Experience & Capabilities

Historic Preservation Consulting National Register Multiple Property Documentation

In 2012, we were selected by the Wisconsin Historical Society to complete the Fuldner Heritage Fund's inaugural project, completion of a National Register Multiple Property Documentation Form covering all known existing Centric Barns in the state.

Centric barns are, by definition, large agricultural buildings that housed livestock that have a circular or centric geometric plan. This plan can take the form of true circles, octagons, and other polygon shapes of five or more sides. The number of sides and the plan often correspond with the period of construction, with octagonal and multi-sided polygons appearing first in the 1870s to the turn of the century, and true round plans appearing from the 1890s to the 1920s. They are usually constructed out of wood, though variations utilize masonry construction in their load bearing walls and foundations. Almost all have at least two floors, one below for livestock and one above for a hay mow and feed, with access via ramp or berm to the second level similar to a bank barn. It is not uncommon for a silo to be integrated in the center of a centric barn. There is a wide variation of roof types, both self-supporting and not and always constructed of wood framing, and of sizes, varying from small forty foot diameter barns to as great as one hundred and fifty foot diameter barns.

Centric barns are noteworthy not only for their rarity, but also because they reflect a certain time and place and its corresponding ideas and people. They indicate a period of agricultural experimentation in rural Wisconsin. The centric barns of Wisconsin are significant for their historic role in and architectural embodiment of a set of progressive ideals held around the turn-of-the-twentieth century. Their contribution and influence on agricultural practices, dairy farming in particular, is a specific reflection of this period applied to daily rural life.

Not a nomination in its own right, our documentation will serve as the basis for evaluating National Register eligibility and establish registration requirements for centric barns to be nominated in the future. To date, this project has spurred the nomination of 7 Centric Barns in the state.



Bert & Mary Cunningham Round Barn, Viroqua



Frank Vocke Octagonal Barn, Mequon



Rudolph Lueder 13-Sided Barn, Plymouth



John Lindstrom Round Barn, Balsam Lake

References

Fred Schwertfeger, President**Horicon Bank**

326 E. Lake Street

Horicon, WI 53032

Phone: (414) 588-1414

E-mail: fredcs@horiconbank.com

Projects of similar scope

2017 National Register Nomination
Horicon State Bank

Trevor Fuller,**Director of Planning & Community Development****Village of Allouez**

1900 Libal Street

Allouez, WI 54301

Phone: (920) 448-2800 ext. 134

E-mail: trevor.fuller@villageofallouezwi.gov

Projects of similar scope

2019 National Register Nomination
Robinson Hill Residential Historic District

2017 National Register Nomination:
Herman A. & Lillian Greiling House

2017 National Register Nomination:
Miramar Drive Residential Historic District

2015 National Register Nomination:
Allouez Pump House

2015 National Register Nomination:
Allouez Water Department & Town Hall

2013 Intensive Survey:
Village of Allouez

Melissa Lampe,**Historic Preservation Commission****City of Watertown**

106 Jones Street

Watertown, WI 53094

Phone: (920) 248-0616

E-mail: melissa.lampe@charter.net

Projects of similar scope

2015 National Register Nomination:
Clyman Street Residential Historic District

2012 National Register Nomination:
Richards Hill Residential Historic District

Appropriate Fees

We propose the following scope of work for the nominations:

1. Establish and document appropriate the property boundary.
2. Review existing research and data gathered and conduct additional research regarding the historic significance, historic integrity, and historic context of the property.
3. Prepare the nomination form using the “Wisconsin Preferred” version of NPS Form 10-900 according to the federal guidelines in the *National Register Bulletin 16A: How to Complete National Register Registration Form* and the supplementary state guidelines specified in the Supplementary Manual for Completing State Register and National Register of Historic Place Form in Wisconsin.
4. Submit the following nomination products for review to the State Historical Preservation Office:
 - Completed National Register of Historic Places Nomination-Registration Form
 - Original USGS quadrangle map, properly labeled, along with Latitude/Longitude coordinates
 - Sketch maps, site plans, and/or floor plans, as needed
 - 200-300 word Summary Statement for the Wisconsin Historical Society website
 - One sets of 4”x6” color prints of digital images submitted
 - PowerPoint presentation for the wrap up and Review Board meetings
 - Electronic files of all of the above on a compact disk
 - Completed submission checklist
 - Update the Wisconsin Historical Society’s WHPD database
4. Make any necessary corrections or additions to the materials submitted at the request of the State Historical Preservation Office, the State Historic Preservation Review Board, or the National Park Service.
5. Present the nomination at the quarterly State Historic Presentation Review Board Meeting.

We assume the city will provide DWG or DXF format files or aerial mapping of the nominated area, including streets, property lines, and building footprints so we may accurately provide a boundary map.

Legacy Architecture, Inc. would provide the abovementioned scope of work for a total lump sum cost of \$5,750

Proposed Timeline

The following is our proposed timeline to prepare a National Register of Historic Places nomination for the State Bank of De Pere, 127 N. Broadway Street, and to meet the necessary requirements of the scope of work and conditions for preparation agreed upon between the SHPO and the City of De Pere as stipulated in Supplement A. If preferred, the proposed timeline could be accelerated to complete the nomination documentation at an earlier date.

Deliverable	Date
City Awards Project / Notice to Proceed	October 2024
Preliminary Research	October 2024
Legacy submits Progress Reports to SHPO	October 18, 2024
Site visit and photography	October—November 2024
On-going research and preparation of nomination form and supporting documentation	November 2024—April 2025
Legacy submits Progress Reports to SHPO	January 16, 2025
Legacy submits Progress Reports to SHPO	April 19, 2025
Legacy submits draft nomination to City of De Pere staff and Historic Preservation Commission	May 31, 2025
City of De Pere Historic Preservation Commission reviews and approves draft nomination	June 23, 2025
City of De Pere Common Council reviews and approves draft nomination	July 1, 2025
Legacy revises final draft as needed and submits final nomination to City of De Pere staff and HPC	July 15, 2025
Legacy submits all nomination package to SHPO	July 26, 2025
Legacy submits reimbursement request	July 31, 2025
Legacy presents nomination to the State Historic Preservation Review Board	Date to be decided by SHPO



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Consideration and possible action on ARPA funded historic district descriptive signage. Presentation by Jane Schueller, Jonathon Hansen, and Patrick Boyd.

Staff Report: The company Jones Sign Company is in the process of printing the project signs. The project team reviewed the sign locations with Department of Public Works (DPW) to ensure there still is no conflict. DPW was not concerned, but was aware that private utilities, like TDS, may have added utilities into the right-of-way that the City does not monitor and map in GIS. DPW had the following recommendations for the project team:

- * Determine if there are private utilities in the terrace.
- * Signs need to be a minimum of 50 feet from intersections.
- * Talk to adjacent property owners to make sure they are ok with the installations.

STAFF RECOMMENDATION: Resolve the above bullets by taking the following actions:

1. For private utilities:
 - a. The team should obtain stakes (usually with white flags) from DPW and place the stakes in the locations where the signs are proposed.
 - b. The team should place a request with Diggers Hotline to review the areas for utilities and the ability to dig near the proposed stake locations.
2. For intersection setbacks:
 - a. The team should ensure that the stakes are at least 50 feet from the intersection sidewalk edges to ensure that the view of important things like street signs and stop signs are not blocked.
3. For talking to property owners:
 - a. Staff reviewed for valid "revocable occupancy permits" (ROP) to determine if property owners have underground utilities that could be hit while digging for a signpost, like sprinkler systems. No ROP documents were found.
 - b. The team should reach out to property owners in the area, especially the immediately adjacent property owner, so they are not surprised by a new sign where they mow the lawn and shovel snow.
 - c. The team should also ask the adjacent property owners about things like sprinkler systems, as there have been cases where systems were installed without obtaining an ROP.



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Consideration and possible action on preparing national and state historic designation documentation for a 2025 CLG Grant application. Presentation by Gene Hackbarth and Patrick Boyd.

Staff Report: At the August 2024 Historic Preservation Commission meeting, five properties were identified for potential national and state designation. Letters were mailed out to property owners to determine if there was interest in a historic destination. No property owner responses were received, and the team determined that it was best to wait and attempt to apply for a grant next year during the 2026 grant cycle instead of the 2025 grant cycle.

STAFF RECOMMENDATION: Determine if the project is complete and approve as a completed project.



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Consideration and possible action on preparing local historic designation documentation for consideration by the Historic Preservation Commission and Common Council. Presentation by Jonathon Hansen and Mark Reinhart.

Staff Report: At the August 2024 Historic Preservation Commission meeting, one property was identified for potential local designation. Letters were mailed out to property owners to determine if there was interest in a historic destination. No property owner response was received, and the team determined that it was best to wait and attempt to identify local designation next year in 2025 instead of 2024. Local designations do not qualify for CLG grants.

STAFF RECOMMENDATION: Determine if the project is complete and approve as a completed project.



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Consideration and possible action on the Historic Preservation Commission educational program #2 project related to the history of street names. Presentation by Patrick Boyd and Mark Reinhart.

Staff Report: The team planned to meet with City's Communications and Marketing Manager on October 2, 2024. The project relates to identifying how streets were named and placing information on the city's website. The project timeline runs until December 2024, so the project may not be complete yet.

STAFF RECOMMENDATION: Determine if the project is complete and approve as a completed project if complete. If the project is not complete, receive and place on file.



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Consideration and possible action on the Historic Preservation Commission creating a procedure for submitting preliminary assessment to the Wisconsin Historical Society on behalf of property owners. Presentation by Jonathon Hansen and Mark Reinhart.

Staff Report: During the summer of 2024, the Historic Preservation Commission discussed this topic with the Wisconsin Historical Society to determine if it was possible to submit inquiries on behalf of property owners. A process/procedure for property owners to submit a request to the Historic Preservation Commission has not yet been developed.

Potential options are:

1. An online application, like how a resident submits a Certificate of Appropriateness (COA) request.
2. A resident initiates a review at a Historic Preservation Commission meeting.
3. Other.

STAFF RECOMMENDATION: Determine the information that is needed from a resident for the Historic Preservation Commission to submit a request and develop an application process. Determine if a change is needed for the Historic Preservation Ordinance.



City of De Pere, Wisconsin

Request For Historic Preservation Commission Action

MEETING DATE: October 28, 2024

DEPARTMENT: Planning

FROM: Peter Schlein

SUBJECT: Consideration and possible action on new projects proposed to be completed by the Historic Preservation Commission in year 2025, including the establishment of a timeline to complete each task.

Staff Report: The proposed 2025 Historic Preservation Commission budget includes the following projects to be completed in 2025. The projects in the budget are projects that should be completed in 2025. The Historic Preservation Commission members should also consider additional projects to add to the list and establish a proposed timeline to complete each task.

Projects from Proposed 2025 Budget:

- * Complete the 2024 CLG grant with a consultant - (current through September 2025).
- * Target three residential and three commercial properties for national and state designation - (finish by July 2025).
- * Two education programs (finish first by May 2025, finish second by December 2025).

Projects that still may be in progress and carried over from 2024:

- * Second educational program (street names)?
- * Preliminary assessments format (submitting to Wisconsin Historical Society)?

New projects to add to the list:

- * Per discussion by the Historic Preservation Commission members.

STAFF RECOMMENDATION: Discuss above list, make revisions, and establish a timeline to complete tasks in 2025.