



Historic Preservation Commission

Regular Meeting

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

Agenda

Monday, October 16, 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 **October 16, 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 September 18, 2017 Historic Preservation Commission meeting.
3. Discussion regarding the next steps to be taken by the Historic Preservation Commission when utilizing the approved Historical & Architectural Resources Survey 2017.
4. Discussion of Wisconsin Historic Tax Credit Program, and discussion of Federal Historic Tax Credits for Commercial Projects.
5. Discussion regarding concept future projects for the Historic Preservation Commission to accomplish during calendar year 2018.
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: October 16, 2017

DEPARTMENT: Planning

FROM: Kelly Barker

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

ATTACHMENTS:

- HPC_Sep 2017_Minutes_Draft (DOC)



Historic Preservation Commission

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

Regular Meeting

Draft Minutes

Monday, September 18, 2017

6:00 PM

De Pere City Hall Council Chambers

I. 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	Excused	
Joanne Vomastic-Muka	Commissioner	Present	

Also present: City Planner Peter Schleinz.

2. Approval of the minutes of the August 21, 2017 Historic Preservation Commission Meeting.

Agenda item #3 to be amended as follows: The motion to approve the site of the Marquette-Joliet Marker should read "Scott Crevier moved, seconded by Sue Sands, to approve the site recommended by the Park Board with the stipulation that the sign face away from the river, so that the viewer is facing the river while reading the sign from the Fox River Trail".

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

3. Public information presentation and action regarding the Final Draft of the City of De Pere Historical and Architectural Survey 2017.*

Wisconsin Historical Society representative Joe De Rose provided an overview of the background, purpose, and rules of the National Historic Register program. He reviewed the preservation tax credit program and shared materials with Commission members. He also reviewed the differences between the State and National Register designations, which are honorific, and a local landmark designation, which carries regulatory power. Mr. De Rose urged the Commission to apply for a grant next year to aid in property nomination. He also commended the HPC for their conduct and interaction with the public. If Commission members have any corrections or additions to the contents of the survey, the information should be directed to Mr. De Rose.

Gene Hackbarth thanked Mr. De Rose for his efforts in securing the subgrant which allowed the Commission to hire the consultant for the survey.

Consultant Traci Schnell from Heritage Research, Ltd. shared a Powerpoint presentation of her findings, reviewing the process and answering Commission members' questions. The survey identified two districts and 11 individual properties as potentially eligible for the National Register (pages 23-24 of the agenda packet).

Sue Sands thanked Ms. Schnell for her work, noting that the report was very concise and interesting.

City Planner Peter Schleinz explained that after the survey report is approved, it will be published on the city's website, and hard copies would be produced on an as-needed basis. The next step would be to approach individual property owners to inform them and explain the nomination process. Historic district formation would require a public hearing.

Sue Sands moved, seconded by Scott Crevier to accept the report and recommend approval to the Common Council at its October 3rd meeting.

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

4. Review and action regarding the proposed 2018 Historic Preservation Commission Budget.

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

5. Discussion regarding projects that are projected to be completed during the fourth quarter of 2017.

Scott Crevier reported that progress is being made on the former bridge approach marker; however they do not anticipate the sign being installed this year. Alderperson Jennings (member of the Park Board) has been in contact with the County and they are evaluating a site at the corner of James and Front Streets for marker placement.

Sue Sands noted that the proposed location for the historic signage near the Abbey is actually the former Minehan Stadium site. She reported that she plans to have the research completed by the end of the year, and will notify staff if a subcommittee is needed.

City Planner Peter Schleinz reported that the signpost for the Joliet marker has been delivered. He anticipates that installation could happen as soon as 1-2 weeks after a protective coating is applied.

6. Future Agenda Items.
None.

Adjournment

Sue Sands motioned, seconded by Gene Hackbarth, to adjourn the meeting at 7:32 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin



Request For Historic Preservation Commission Action

MEETING DATE: October 16, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

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

On September 18, 2017 the Historic Preservation Commission (HPC) recommended approval of the Historical & Architectural Resources Survey 2017. On October 3, 2017 the Common Council approved the survey.

The HPC should have a brief discussion regarding the survey recommendation, found on page 16-17 of the report, and establish a priority list or timeline to address certain recommendations.

Also, Chair Mike Fleck asked that the HPC discuss the process that the HPC should follow when reviewing districts and properties, not already in the survey, that could become 'eligible' due to newer and better information. As referenced during last month's HPC meeting, newer and better information that may lead to districts or properties becoming eligible would be worked on directly between the HPC and the Wisconsin Historical Society.

STAFF RECOMMENDATION:

Determine a priority for the survey recommendations, found on page 16-17 of the survey, and integrate a timeline for educating the owners of properties and districts into the Year 2018 Future Work Projects Schedule.

ATTACHMENTS:

- Survey Pages 16-17 (PDF)

INTENSIVE SURVEY RECOMMENDATIONS

Of the resources re-evaluated, as well as the new properties that were inventoried and photographed for this survey, fifteen individual properties were thought to offer a sufficient degree of historical intrigue and/or architectural integrity to suggest the potential for listing in the National Register of Historic Places. Those fifteen resources, as well as three historic districts, are listed below, along with the evaluation finding—either Potentially Eligible or Not Eligible. In two cases, the property (or district) is not yet fifty years of age and is, therefore, not yet eligible for listing in the National Register. In those cases, a recommendation is rendered but another evaluation will be required once the property officially turns fifty years old. Expanded discussions of the districts and individual properties follow the list.

Please also be aware that five properties have already been officially determined eligible for the National Register through the completion of a Determination of Eligibility form, the documentation of which has been reviewed and approved by the Wisconsin Historical Society (where the documentation is on file). Those five properties are listed in Appendix C on page 70.

DISTRICTS

Address	Name (Period of Significance)	Evaluation
902-942 Mansion Street	Mansion Street WWII Defense Homes Historic District (1941-42)	Potentially Eligible
800-868 E. St. Francis Road & 802-879 W. St. Francis Road	Daviswood Ranch Homes Historic District (1953-1956)	Potentially Eligible
1301-1348 N. Summer Range Road & 1302-1350 S. Summer Range Road	Daviswood II Modern Homes Historic District (1965-1974; Ca. 1976; 1987)	Not Yet 50 Years of Age

INDIVIDUAL PROPERTIES

Address	Name (Date)	Evaluation
1212 Charles Street	Legion Park Bathhouse and Pool (1961-1962)	Potentially Eligible
833 Fox River Drive*	Campbell-Ruel House (1880; 1901)	Not Eligible
1207 Fox River Drive	Vincent & Mary Jacobs House (1951)	Potentially Eligible
1218 Fox River Drive*	Frank & Mildred Nickolai House (1939)	Potentially Eligible
1334 Fox River Drive*	Dr. Alden & Amalia Hudson House (1936)	Potentially Eligible
416 George Street	De Pere Post Office (1941)	Potentially Eligible
713 Glenwood Avenue	James & Floranne Cagle House (1967)	Potentially Eligible
100 S. Huron Street & 133 S. Superior Street	St. Mary Catholic School and the School Sisters of Notre Dame Convent (1952; 1960 and 1959)	Potentially Eligible
514 Lewis Street	Peter & Catherine Toonen House (1883)	Potentially Eligible
621 Lewis Street	Doak-Dart-Mularky House (Ca. 1870; 1889)	Not Eligible
220 S. Michigan Street	St. Francis Xavier Catholic Church (1972)	Not Yet 50 Years of Age
402 S. Michigan Street	Amil & Lesetta Schink House (1903)	Not Eligible
815 Nicolet Avenue	Edward F. & Jean Kohl House (1940)	Potentially Eligible
1336 Ridgeway Boulevard	Mrs. Agnes Lenfestey House (1963)	Potentially Eligible
405 S. Wisconsin Street	Peter Heyrman House (1909)	Potentially Eligible

*In 2001, the three Fox River Drive properties were included in a proposed historic district that largely ran along the west side of the roadway, along the Fox River. Please be aware that the proposed district was re-reviewed and, due to a combination of alterations, demolition and new construction, it was determined that the Fox River Drive Historic District was no longer considered to be potentially eligible for the National Register of Historic Places.

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

MEETING DATE: October 16, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

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

Presentation made by Commission Member Gene Hackbarth. See attachment provided by Mr. Hackbarth.

ATTACHMENTS:

- HTC 2018 (DOCX)

Agenda Item: Discussion of Wisconsin Historic Tax Credit program, as approved by Governor Scott Walker, and which will be implemented beginning July 1, 2018, pending no further changes by the State Legislature before that date.

Agenda Item: Discussion of Federal Historic Tax Credits for Commercial Projects which are in jeopardy of being totally deleted under released Federal Budget Proposals.

Governor Walker weakened the Historic Tax Credits with his selective veto power limiting them to \$500,000 HTC per property, (\$2.5 Million projects) lifetime as of July 1, 2018.

SHPO's recommendation at this time for all who are considering future commercial HTC projects is that you have your applications in by April 1, 2018, to beat the governor's July 1, 2018, enactment. Applications include a National Register Questionnaire, Part 1 application, Part 2 application, multi-part WEDC applications, and full construction documents for your first phase of work. They need to be submitted at least 3 months in advance of the deadline for a variety of reasons, primarily because WEDC is expecting a surge of applications and it just takes that long for the WEDC, WHS, and NPS to review and approve them.

The 20% HTC for approved Commercial Projects (with new \$500,000.00 ceiling) and 25% HTC for approved Residential Projects continues.

Federal Historic Tax Credits in the Tax Reform legislation needs support.

Explain that Congress should retain and enhance the historic tax credit because the HTC sustains a skilled-jobs industry, attracts private investment to our smaller communities, and preserves our nation's unique heritage.

Be prepared to refute the idea that tax cuts can make up for this program. There is zero relationship between tax rates and whether projects like these have the incentive required to attract needed capital/equity to make them possible. In an overall tax discussion totaling 5 TRILLION dollars, the cost to the government of the HTC is 10 billion over 10 years (less than 1/100th of 1%), but has an OUTSIZED and irreplaceable impact on our communities.

You are encouraged to contact Federal House and Senate District Representatives especially during their home visits.

Senators at home: October 9-13, 2017

Senator Paul Ryan

Speaker Ryan's office contact:

Deputy Chief of Staff

andy.speth@mail.house.gov

202-225-0600

Senator Ron Johnson

Washington D.C. Office

328 Hart Senate Office Building

Washington, DC 20510

Phone: (202) 224-5323

Oshkosh Office

219 Washington Avenue

Suite 100

Oshkosh, WI 54901

Phone: (920) 230-7250

Representatives at home: October 16-20, 2017, and October 27-30, 2017.

Rep. Mike Gallagher

Matt Tucker Senior Legislative Assistant

matt.tucker@mail.house.gov

202-225-5665

Green Bay Office

1915 S. Webster Avenue, Suite D

Green Bay, WI 54301

Phone: 920-301-4500

City of De Pere, Wisconsin

**Request For Historic Preservation Commission Action**

MEETING DATE: October 16, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

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

In early 2017, the Historic Preservation Commission (HPC) took a step in a new direction by creating a timeline of projects to complete in order to minimize overlap of projects. The year was divided into quarters, which allowed projects to be managed and completed more easily by the HPC.

It is now time to prepare for year 2018. Proposed projects already include: Certified Local Government Sub-Grant proposals, Historic Preservation Month--Public presentation to discuss "Local Historic Designation" and its impacts, and public presentation of the Historical & Architectural Resources Survey 2017.

STAFF RECOMMENDATION:

HPC members should be prepared prior to the October 6, 2017 HPC meeting with projects that should be worked on by the HPC in 2018.

City of De Pere, Wisconsin



Request For Historic Preservation Commission Action

MEETING DATE: October 16, 2017

DEPARTMENT: Historic Preservation Commission

FROM: Kelly Barker

SUBJECT: Future Agenda Items.
