



De Pere Neighborhood Preservation Plan

September, 2010

Acknowledgements

Neighborhood Residents

Special thanks to the neighborhood residents of Broadway, Randall and Michigan-Superior. This document was tailored by the residents involved in the design process, creating a guide for celebrating the beauty of the area and making it an even better neighborhood for tomorrow!

Mayor Michael Walsh

City Council

Kevin Bauer
James Boyd
Michael Donovan
Robert Heuvelmans
Paul Kegel
Daniel Robinson
Kathleen Van Vonderen
Robert Wilmet

Plan Commission

Mayor Michael Walsh
Rebecca Afshar
Derek Beiderwieden
James Kalny
Alderson Kathleen Van Vonderen
Tom Walsh
Alderson Robert Wilmet

Historic Preservation Commission

Chair - Mary Jane Herber
Brian Netzel
Gene Hackbarth
Mike Fleck
Alderman Paul Kegel
Tom Monahan
Carla Nicks

City of De Pere

Ken Pabich,
*Planning & Economic
Development Director*
Larry Delo, *City Administrator*
Bill Boyle, *GIS Coordinator*
Kaylin Helm, *Planning Intern*

Consultant Team

RDG...

PLANNING • DESIGN

RDG Planning & Design

Martin Shukert, FAICP, Project Principal
Cory Scott, AICP, Project Manager
Ben Iwen
Dave Heuring, AIA, LEED AP
Amy Haase, AICP
Nate Dittman
Sonja Carter - Graphic Design

The Organization of the Plan

page 7

Part One: Neighborhood Analysis and Key Issues. This section includes a brief analysis of the fabric and character of the entire historic neighborhoods study area and of the three constituent historic districts. It uses this analysis to identify key issues that affect the future integrity of the three neighborhoods.

page 15

Part Two: Maintaining Neighborhood Character, Design and Land Use Requirements (Regulatory Recommendations). This section identifies specific elements that should govern public or private sections. These “mandatory” requirements may be established through the creation of local historic districts under the terms of De Pere’s Historic Preservation Ordinance, and may differ somewhat for each of the three historic districts.

page 19

Part Three: A City/Neighborhood Program to Support Historic Neighborhoods (Advisory Recommendations). This section presents ideas that can guide private owners as they consider improvement projects or alterations to their properties. It includes a gallery of architectural features that are characteristic of the three neighborhoods. These recommendations are not mandatory, but can provide important assistance if owners choose to take advantage of federal or state tax credits.

page 27

Part Four: Guiding New Investments, Advisory Ideas for Future Private Improvements (Policy and Project Recommendations). This section includes recommendations for projects that are largely in the public realm – streets, sidewalks, street landscaping, lighting, and other projects – that support the neighborhood conservation efforts of neighborhood residents and property owners.

page 59

Part Five: Implementation and Next Steps. This section presents steps that will help both neighborhoods and the city implement the recommendations of this plan. It also includes references to programs and other tools that promote neighborhood conservation.

Introduction

In 2009, the City of De Pere engaged RDG Planning & Design to prepare Neighborhood Preservation Plans for three historic neighborhoods on the east bank of the Fox River, immediately north of Downtown, all of which are listed on the National Register of Historic Places. These neighborhoods include the North Broadway, Randall, and Michigan-Superior National Register Districts. Under the city's Historic Preservation Ordinance, preservation plans include provisions that guide public and private development, and may propose other changes to conserve the quality of historic neighborhoods. The specific recommendations of these plans should adapt to the character and specific needs of neighborhoods and their residents. To this end, residents of all three districts participated in public meetings to discuss distinguishing qualities and identify critical features for protection or enhancement.

Purpose

Successful conservation policies encourage appropriate improvements, investments, and public actions that sustain the value and quality of neighborhoods. Each of the three neighborhoods considered in this plan have distinctive qualities, and their development played an important role in the history of De Pere and the Green Bay metropolitan region. Their historical roles are ably discussed in the extensive research compiled to support their nomination to the National Register of Historic Places. Their physical nature – residential architecture, street landscape, and relationship to their surroundings – contribute to their attractiveness as places to live and make them valuable to both property owners and the city as a whole.

Built environments achieve harmony and coherence when development has respected certain patterns or relationships over the course of many years. We intuitively recognize and appreciate this harmony, but have more difficulty trying to define the patterns that lead to it. These patterns may include such factors as street width and landscaping, land use, size of buildings, types of materials, location of houses on their lots, and relationship of buildings to their adjacent street. One of the goals of this document is to define these patterns in the North Broadway, Randall, and Michigan-Superior districts, and encourage public and pri-

vate actions that reinforce the character and integrity of individual neighborhoods.

The overall approach of this plan is positive, designed to encourage public and private actions that make neighborhoods better. However, a plan to conserve the quality of neighborhoods also assumes that changes are possible that could alter and even threaten that quality. These changes could include land use patterns, street projects, or new buildings developed on vacant lots that change the time-honored scale or character of residential streets. Thus, this plan also identifies these possible threats, and establishes policies and regulations to guard against them.

The purpose of this plan is to ensure that the North Broadway, Randall, and Michigan-Superior neighborhoods continue to be distinctive, vital neighborhoods for many years. It recognizes that the development of towns and neighborhoods is a process that residents, developers, and governments contribute to over time. Based on this, the plan has regulatory, advisory, and policy components.

The regulatory component identifies possible threats to the patterns and features that are central to the integrity of the three neighborhoods, and to provide regulations that address these threats. These regulations are limited to a small number of serious issues that could seriously harm the neighborhoods.

The advisory component provides guidance to private property owners as they contemplate changes to their own properties and homes, based on the characteristics of their neighborhood. These ideas do not dictate styles or specific solutions, but instead suggest a choice of approaches that maintain the harmony and consistency that define these residential districts. Most residents and property owners understand their responsibilities to neighbors and want to do “the right thing.” This part of the plan provides a gallery of possible solutions, based on the precedents already found in the three neighborhoods.

The policy component considers actions such as public projects that can support the neighborhood conservation efforts. These policies and projects are often the result of partnerships between city government and private property owners.

Intentionally left blank



NEIGHBORHOOD ANALYSIS AND ISSUES

PART

1

Understanding the issues of the neighborhoods.

The three historic districts highlighted by this plan are located north of De Pere's "east bank" Downtown, with an irregular boundary that extends as far south as George Street and north to the Norbertine property on the north edge of the city. The neighborhoods are almost entirely residential in use, and are configured along a regular grid of local streets. This street grid rotates south of Franklin Street, as city neighborhood plats adjusted their orientation with a bend in the Fox River shoreline.

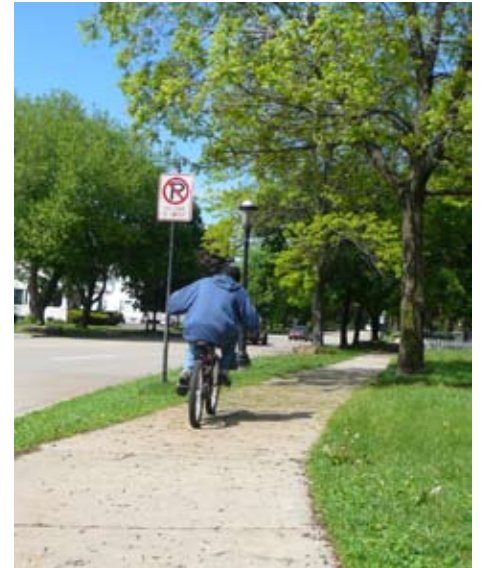


Major street corridors that serve the three historic neighborhoods include:

- **North Broadway.** North Broadway, a major north-south arterial and Wisconsin Highway 57 linking De Pere with Green Bay to the north. This is a four-lane facility fronted by homes north of Cass Street.
- **Ridgeway Boulevard.** Ridgeway Boulevard is a divided local street, providing parallel parking and one lane of traffic in both directions east to Webster Avenue. Ridgeway continues as a collector through residential areas to the east side of the city. As a result, Ridgeway has become a conduit of convenience for westbound local traffic to Broadway.

Most homes in the three historic districts are oriented to north-south streets. The neighborhoods also boast extensive tree cover both along streets and on private property. Street orientation and the quality of this urban forest are important common characteristics of the three districts. Map One displays the street pattern and building fabric of the three historic districts, while Map Two illustrates the extent of their urban forests.

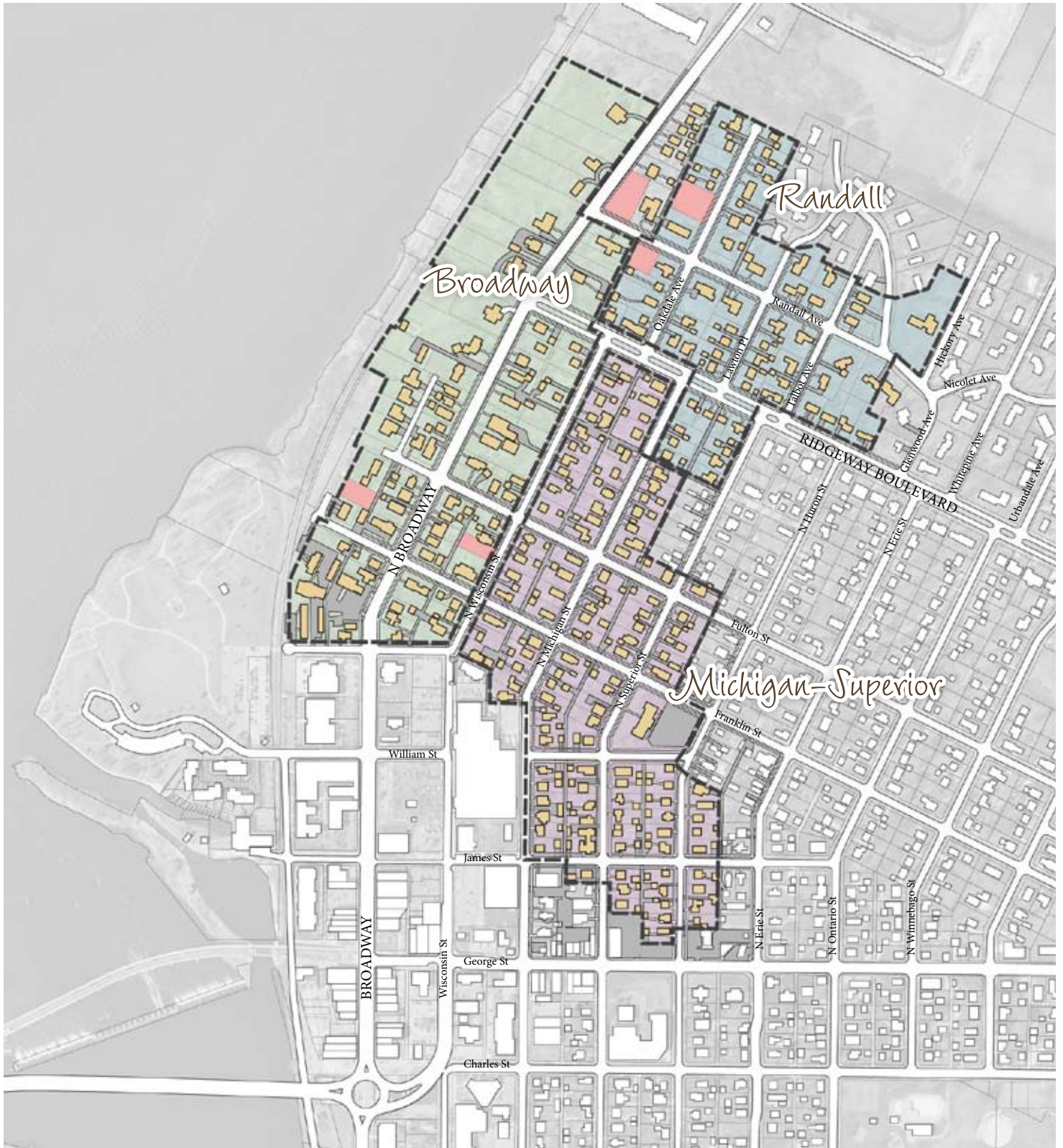
The National Register nominations for each historic district describe the history and architecture of each district in extensive detail. The discussion below briefly summarizes character features of each historic district and identifies issues that affect future public and neighborhood policy and potential regulation. Map Three identifies the historic significance of each structure in the districts.



Left: Ridgeway Boulevard

Above: Broadway

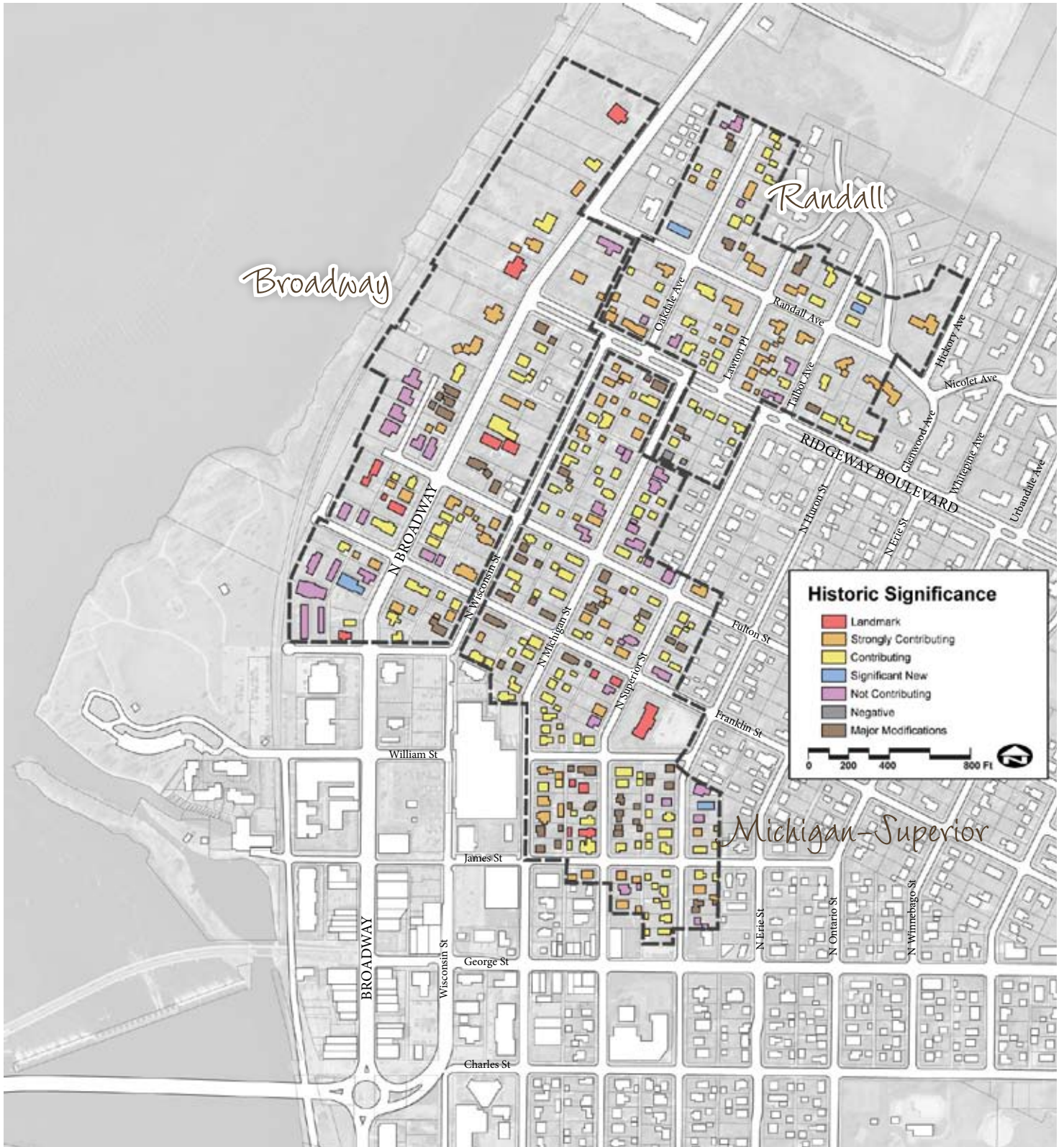
Map 1.1: Historic Neighborhoods



Map 1.2: Tree Cover



Map 1.3: Historic Significance



NORTH BROADWAY HISTORIC DISTRICT

CHARACTERISTICS

- Single street district with lots oriented to North Broadway. Location at the north edge of De Pere along a major metropolitan corridor paralleling the Fox River, marks the district as a gateway to the city.
- Traditional pattern of large, deep lots along both sides of North Broadway north of Fulton Street. Deep lots north of Fulton Street have been subdivided to provide rear access lots with a river orientation.
- Density gradient from south to north, with higher density and building coverage to the south and large, mansion-quality lots on the north. Large lot frontages and relatively deep front yard setbacks are important definers of street quality.
- Variety of residential architectural forms, including high styles along this portion of De Pere's "gold coast." Nineteenth and early 20th Century development of most of the North Broadway frontage, with contributing historic structures built between 1836 and 1923.

ISSUES

- Possible continued subdivision of lots on the east side of North Broadway north of Morris Street alignment. If this trend continues, an additional North Broadway access will be required, with a possible impact on the street frontage.
- Possible division of lots with large frontages on North Broadway, with consequent impact on the rhythm of the street and spacing of structures.
- Possibility of increased traffic loads along Ridgeway Boulevard, leading to future warrants for signalization at the Ridgeway and North Broadway intersection.
- Continued traffic volumes and operating speed of traffic along North Broadway.
- Development of open sites, including corner lot at Randall and North Broadway.
- Preservation of high-style residential architecture along the street.



RANDALL HISTORIC DISTRICT CHARACTERISTICS

- Multiple street district, generally including one block north and south of Randall Avenue. Most structures are oriented to north-south streets, with the exception of houses oriented to Ridgeway Boulevard.
- Contemporary “suburban” pattern of moderately-sized to large single-family lots without alleys.
- Constant density throughout the district, with building coverage and lot size intermediate between the large-lot pattern of the North Broadway district and the small-lot, high-density configuration of the Michigan-Superior district.
- Surrounded by other residential land uses on all sides, and less affected by possible land use or density changes than the North Broadway or Michigan-Superior districts. Low-density, contemporary residential streets along Glenwood Avenue and Lawton Place are outside the historic district, but frame it on the north.
- Diverse residential architecture, with both period and more contemporary, post-World War II design.
- Significant topography, grading down from Ridgeway Boulevard.



ISSUES

- Potential future traffic loads along Ridgeway Boulevard, leading to possible street widening or other capacity improvements along the street. Additionally, street lighting is relatively poor along Ridgeway. Ridgeway is a residential boulevard through the Randall district, and traffic-related changes would have a substantial effect on neighborhood quality.
- Development of open sites, including a site on Oakdale north of Randall.
- Possibility of additional subdivision of large lots in the district.
- Maintaining reasonable architectural harmony that respects diverse residential building forms.



MICHIGAN-SUPERIOR HISTORIC DISTRICT CHARACTERISTICS

- Multiple street district with irregular boundaries. Most structures are oriented to north-south streets, including Wisconsin, Michigan, Superior, and two blocks of Huron Street.
- Small urban lot configuration, with intervening north-south alleys. The local street grid shifts between Franklin and William Streets.
- Constant density throughout the district, with relatively high lot coverage. Small setbacks establish a consistent building line and strong street orientation to primary north-south streets.
- Commercial land uses on the west and south sides of the historic district include the rear wall of ShopKo along Michigan Street, and the smaller scale buildings along and north of George Street.
- Primarily single-family residential, with some duplex and small multi-family residential. Largest structure is a school building converted to offices on Superior Street between William and Franklin Streets.
- Diverse residential architecture, dating from nineteenth century. A prevalent housing type includes finely scaled 1-1/2 story houses with gable roofs and ridgelines perpendicular to fronting street. Materials include both clapboard and masonry.

ISSUES

- Preserving a strong residential setting at the boundary of residential and commercial uses on the south and western edges of the historic district, including protecting against encroachment of non-residential uses into the residential fabric.
- Ensuring that infill development on vacant lots is consistent in use and scale with other structures in the historic district.
- Providing guidance that provides property owners with both flexibility and affordable options in making home improvements while maintaining the historic quality of the neighborhood.
- In common with the other districts, maintaining Ridgeway Boulevard's character as a low-speed residential boulevard.
- Softening the edge of the ShopKo interface with the residential east side of Michigan Street.
- Possibility of acquisition and demolition of small lot single-family houses to assemble larger lots.





MAINTAINING NEIGHBORHOOD CHARACTER

PART

2

S

Regulatory Recommendations

Part One identified significant features and potential issues for each of the three historic districts within the study area. This analysis helps to define potential changes that could have a negative effect on the long-term health of these three neighborhoods. Control over these changes will help provide greater certainty about the future of the historic districts and provide a stable environment for future homeowner investment. On the other hand, mandatory controls should be kept to an absolute minimum, restricted to a few possible items that could have the greatest negative impact.

LAND USE CHANGE

- Two historic districts include borders with non-residential land uses and are vulnerable to potential expansion of these uses into a primarily residential fabric. These involve: The southern and western edges of the Michigan-Superior district between George and James Street on the south and along Michigan Street along the edge of the ShopKo property.
- The southern edge of the North Michigan historic district between William and Franklin Streets.

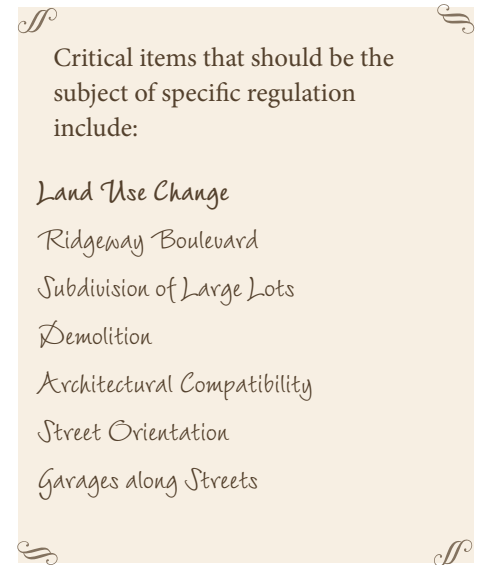
Possible non-residential expansions through rezoning or other use changes can make homeowners uncertain about the future nature of the neighborhood, consequently discouraging reinvestment. The plan recommends that the following provisions be adopted as mandatory requirements in the two historic districts, potentially as part of an ordinance establishing local historic districts:

MICHIGAN-SUPERIOR

- New non-residential uses are not permitted north of James Street.
- Between George and James Street, low impact office uses may be permitted if they occupy existing houses, business identification signage does not exceed four square feet, parking requirements are satisfied with off-street facilities, and no parking is located between the front façade of the structure and the right-of-way line.
- Any conversion from residential to non-residential use is reviewed and approved by the Historic Preservation Commission for compatibility with the architecture and scale of the neighborhood.

NORTH BROADWAY

- New non-residential uses are not permitted north of Franklin Street.
- Between Franklin and William Street, low impact, non-residential uses may be permitted if they occupy existing structures, business identification signage does not exceed four square feet, parking requirements are satisfied with off-street facilities, and no parking is located between the front façade of the structure and the right-of-way line.
- Any conversion from residential to non-residential use is reviewed and approved by the Historic Preservation Commission for compatibility with the architecture and scale of the neighborhood.



RIDGEWAY BOULEVARD

Ridgeway Boulevard is an important image feature for all three historic districts. Widening or other projects that could compromise its character in favor of higher or faster traffic flow would have highly adverse effects on all three neighborhoods, but would have the greatest impact on the Randall Historic District. Therefore:

- Ridgeway Boulevard should be identified as a major contributing factor to the character of all three historic districts and its preservation in current configuration should be required as part of any local historic district designation.
- Ridgeway Boulevard should be maintained as a residential boulevard with a landscaped median, one through traffic lane in either direction, and parallel parking within its current curb width.

In addition, the city, in partnership with adjacent neighborhoods, should pursue a Ridgeway Boulevard enhancement program, described in Part Three.

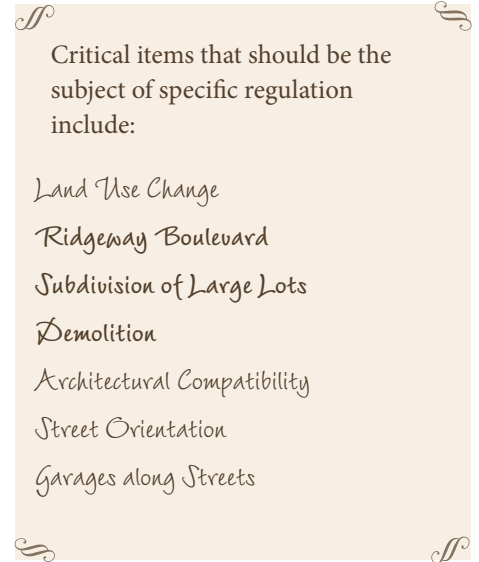
SUBDIVISION OF LARGE LOTS

Subdivision of large lots is a most significant issue for deep parcels along the west side of North Broadway, and has already taken place north of Franklin Street. Additional subdivision will require Planning Commission and City Council approvals, but should be subject to the following additional requirements:

- New lots created by subdividing or splitting existing lots will not increase the visual density or otherwise affect the pattern and distribution of structures with direct visual exposure to North Broadway. All new lots will be created to the rear of existing North Broadway lots.
- New lots will be served by a permanent north-south access easement or dedicated right-of-way. This easement will be connected to North Broadway with no more than one additional access point. If possible, this access point should align with existing east-west streets, specifically Ridgeway or Randall.
- The Historic Preservation Commission will review the configuration of subdivided lots and design of new buildings on such lots for consistency with the character of North Broadway and the architectural forms of the North Broadway historic district.

DEMOLITION

Demolition of existing structures and their replacement by new houses, sometimes on large lots created by consolidation of two or more smaller lots, has been a trend in some well-located neighborhoods. In other cases, houses or other structures that could be feasibly rehabilitated or restored are demolished without pursuing alternatives. Unnecessary demolitions can begin to erode the fabric of historic neighborhoods. The city's Historic Preservation Ordinance provides for a delay in demolition of up to six months to pursue rehabilitation and reuse options. This demolition delay should be maintained as a requirement of local historic designations for any of the three historic districts.



ARCHITECTURAL COMPATIBILITY OF NEW CONSTRUCTION

New construction on infill sites can both damage the character and integrity of any of the three historic districts, or enhance them by creating modern adaptations of their forms and materials. The Historic Preservation Commission includes members with a variety of skills that can help to ensure that new construction on vacant lots is compatible with the existing architecture and scale of the three historic districts. The Commission should have the power to review, modify, and approve the exterior architectural design and siting of new construction on vacant lots or on lots created by demolished structures within local historic districts in the study area. The gallery of images included in this plan provides a directory of forms with precedents in the three neighborhoods.

STREET ORIENTATION

Houses and other primary structures in all three historic districts are strongly oriented to their adjacent frontage streets. In a few cases, side entrances and unarticulated front facades demonstrate the negative visual effect of turning away from the street. Therefore:

Any new house or primary structure developed in the area's three historic districts should be oriented to its primary street, with its primary entrance facing that street and connected directly to the private sidewalk.

GARAGES ALONG STREETS

In historic neighborhoods, street frontages should be dominated by primary living spaces rather than garages and driveways. So-called "snout houses," where garages extend in front of the primary front façade, are incompatible with the rhythm and character of residential streets in these three areas. Therefore:

Any new house or new garage construction on an existing house should be set back at least 10 feet from the line of the house's primary front façade.

The following table summarizes the applicability of each of these regulations to specific local district designations within the study area. These provisions represent the complete recommended scope of mandatory regulations, unless the scope is expanded with the agreement of a simple majority of the property owners within a locally designated district.

Regulation	Applicability to		
	North Broadway	Randall	Michigan-Superior
Land Use Change	Yes	NA	Yes
Ridgeway Boulevard Preservation	Yes	Yes	Yes
Subdivision of Large Lots	Yes	NA	NA
Demolition Delay	Yes	Yes	Yes
Architectural/Site Review of New Primary Structures	Yes	Yes	Yes
Front Street Orientation	Yes	Yes	Yes
Garage Setback	Yes	Yes	Yes
Review and Approval of Major Exterior Alterations of Existing Structures	Yes, with neighborhood approval	NA	NA

Critical items that should be the subject of specific regulation include:

- Land Use Change*
- Ridgeway Boulevard*
- Subdivision of Large Lots*
- Demolition*
- Architectural Compatibility*
- Street Orientation*
- Garages along Streets*



A CITY/NEIGHBORHOOD PROGRAM TO SUPPORT HISTORIC NEIGHBORHOODS

PART

3

S

Advisory Recommendations

This section addresses cooperative efforts that the city, in association with neighborhoods, should consider to support the value of its historic districts. These efforts fall into four categories:

- Neighborhood Identification
- Ridgeway Boulevard Project
- Design of the Street Environment
- Streetlighting
- Commercial Buffering & Landscaping

NEIGHBORHOOD IDENTIFICATION

Neighborhood identification efforts, such as special street signs, gateways, and markers, build neighborhood cohesion, call attention to the quality of special districts, and make historic neighborhoods more marketable. De Pere has begun this process by installing special street signs identifying these three historic neighborhoods as National Register districts. Other actions the city and neighborhoods should consider include:

- **Renaming.** Residents of the Randall and Michigan-Superior Historic Districts expressed a desire through this planning process to use original addition names to identify their neighborhoods in the future. These original names were “Urbandale” for the Randall District and “Irwin” for the Michigan-Superior District.
- **Neighborhood Entrance Signs.** Attractive and architecturally compatible signs at key neighborhood entrances would complement existing street signs that mark the National Register Districts.

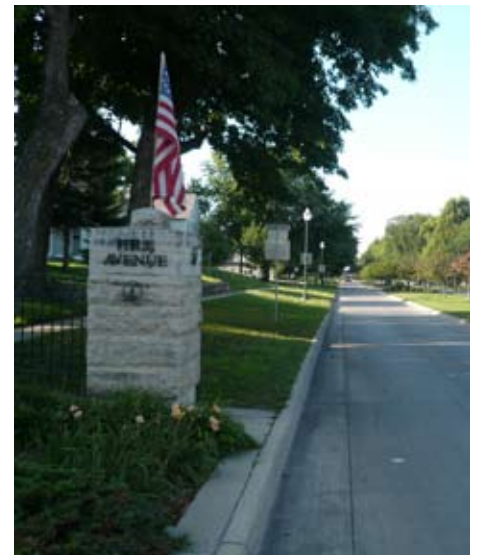
RIDGEWAY BOULEVARD

Ridgeway Boulevard is a critical to a quality public environment for all three historic districts, and should continue as an attractive, low to moderate-speed and volume neighborhood collector. The Ridgeway Boulevard program includes measures to calm traffic, improve landscaping and street lighting, and enhance the street’s pedestrian quality. Figure 3.1 illustrates strategies for physical improvements that are described below:

- **Nodes.** Establish nodes (curb extensions) at intersections along Ridgeway Boulevard. This calms traffic by reducing the perceived width of the street at the intersection and preventing cars from attempting to pass slower vehicles at intersections. It also reduces the distance that pedestrians must negotiate as they cross the street and provides opportunities for additional street landscaping.
- **Medians.** Ridgeway’s existing median breaks the scale of this relatively wide street and contributes to its quality as a park-like corridor. Additional landscaping should filter but not block a motorist’s view of the opposing street channel. This is effectively done by combining low-level and overstory plantings. Flower and ornamental plantings should be employed to add color.
- **Gateway signage.** Neighborhood entrances off Ridgeway are good locations for special neighborhood identification signs described above. Monument signs could also be utilized in the median to define the boulevard as a distinctive place in its own right. Street signs along the boulevard may also be upgraded or use thematic elements.
- **Street Lighting.** Street lighting along Ridgeway appears inadequate to provide reasonable night visibility. A lighting program should be executed, using thematic fixtures and poles. Gateway signage may also be a source of subtle lighting. Thematic lights should be designed to focus light at street and sidewalk level.

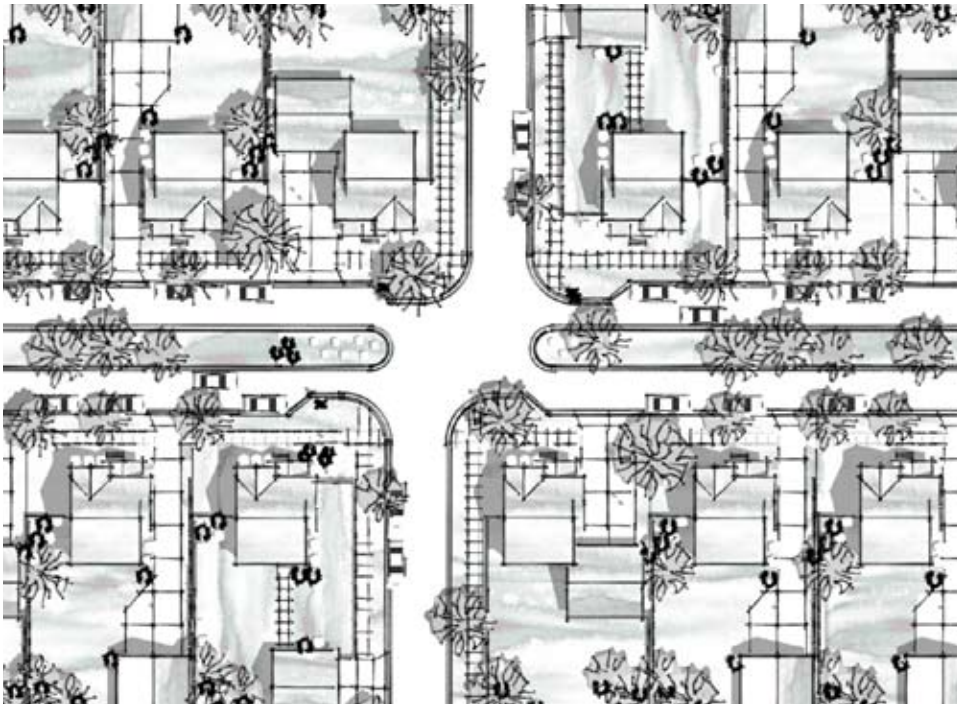


Historic district marker in Cathedral District, Bismarck, North Dakota



Neighborhood and boulevard identifier monuments along Hill Avenue in Spirit Lake, Iowa

Figure 3.1: Ridgeway Boulevard Nodes



Ridgeway Boulevard Concept
- nodes and landscaping

- **Signalization at North Broadway intersection.** In the future, a traffic study may be warranted for the intersection of Broadway and Ridgeway Boulevard to determine the need for a traffic signal. A signal may slow traffic on Broadway to some degree, but could cause additional traffic to use Ridgeway Boulevard. Neighbors prefer that the intersection not be signalized. A priority should be placed on strategies to relieve Ridgeway Boulevard traffic to avoid signalization.
- **Street trees.** Trees should be planted to restore the tree canopy along the street. Each property should ultimately have a minimum of one tree placed in the tree lawn between the sidewalk and curb. Tree plantings should utilize diverse species suited to northern street environments, and avoid overuse of a single tree type.
- **Bury Overhead Wires.** During street improvement projects, overhead utility wires should be buried, when possible.

DESIGN OF THE STREET ENVIRONMENT

Streets and public rights of way account for 20 to 25% of the total land area covered by the three historic districts, making the design of the street environment very important to the overall quality of these neighborhoods. While Ridgeway Boulevard warrants special community consideration, the study area's other streets are equally important as the public face of individual houses. Elements of the streetscape include landscaping, paving materials, lighting, street furniture, signs, and similar features. In these three districts, with dominant tree cover and front yards, a "green street" concept, merging street landscape and sustainable design, is especially relevant, and presents significant advantages that include:

- **Improved traffic safety.** Green streets create more pleasant pedestrian and vehicular environments that reduce stress and calm traffic. Green streets can help restore civility to our local travel environment.
- **Increased property values.** Home values are enhanced by attractive, well-landscaped streets, especially given the dominant orientation of homes in the three historic districts. Unattractive or poorly landscaped major corridors cause properties to turn away from them, producing blank walls and reducing the street's sense of security, comfort, and neighborliness.
- **Increased pedestrian and bicycle access.** Green streets are friendly to pedestrian and bicycle transportation, creating complete access environments that safely and attractively accommodate both motorized and non-motorized transportation. Complete streets use landscaping to help define good spaces for the slower speeds of pedestrian and bicycle transportation.
- **Better stormwater management.** Tree canopies and landscaped areas can increase the permeability of street right-of-ways and help manage major storm loads.



*Crossing at Broadway and Ridgeway
Boulevard*

A green streets program applicable to the three historic districts and exportable to other De Pere neighborhoods is implemented by:

- **New tree installations.** Street trees should be planted at regular but not rigid intervals in the parkway or tree lawn strip between curb and sidewalk. Spacing depends on the crown size, root structure, and maintenance needs of individual specimens. Tree plantings may be relatively informal depending on context, and need not be at the same interval in every situation. The City of De Pere's Street Tree Program through the Park, Recreation and Forestry Department provides trees in the spring and fall. The City assist homeowners in selecting and planting the tree in the parkway.

Tree selection is important. Trees should also be resilient and appropriate to their surrounding neighborhood environment. Diversity of tree plantings is very important, because an over-reliance on a single species can destroy the neighborhood's entire tree canopy. Elms and oaks continue to be threats in Wisconsin, while ash borers are an emerging concern for these neighborhoods.

- **Street tree maintenance.** De Pere's Forestry Department will prune all trees planted between the curb and sidewalk. Property owners should alert the department when pruning is necessary. The Forestry Department will also instruct homeowners how to prune trees on their private property. The Forestry Department's contact number is 339-8362. Private owners doing their own work should:
 - Avoid "topping off" trees. It makes them susceptible to disease the insect attacks.
 - Avoid pruning elms and oaks between April 1st and October 1st. Pruning these trees during this period makes them susceptible to disease.
- **Alley maintenance.** Alleys are important to the Michigan-Superior district, with its small and relatively narrow lots and rear-access garages. Unmaintained alleys impair visibility, cause property damage and obstruct emergency and service vehicles. Alleyways should not be obstructed by brush. Private property owners should prune vegetation back to at least one foot behind the edge of the path and ten feet above it.
- **Best stormwater management practices.** These techniques include rain gardens, drainage swales, or wetlands, and can be developed both by individuals and public/private actions. These can increase the amount of green space and improve the appearance of streets in the neighborhood. More importantly, they control stormwater runoff from the neighborhood into Fox River. Private property owners may elect to work with the city to establish these features.
- **Landscaping.** The landscaping plan should respond to the individual buildings and neighborhoods, and may be guided by a neighborhood landscape master plan.

- **Sidewalks.** Sidewalks in De Pere's traditional neighborhoods were typically set back behind an eight foot parkway strip, providing enough space for street trees and providing a sense of layering of the vehicular and pedestrian environments. In De Pere and other cities, newer subdivision practices reduced the size of the parkway, consequently reducing the generosity and green quality of the street and the comfortable separation of pedestrians and motor vehicles. New sidewalks established in the historic districts should continue to respect a six to eight-foot minimum sidewalk setback. Minimum sidewalk widths for neighborhood streets are four feet wide, with a desirable width of five feet. All sidewalk intersections should meet ADA design standards.

STREET LIGHTING AND UTILITIES

Additional street lighting is required along Ridgeway Boulevard and may be needed along local neighborhood streets in the historic districts. Fixtures should be used that are consistent with the historic quality and precedents of the neighborhood, and efficiently direct light to the sidewalk and street plane, limiting light into adjacent buildings. Full cut-off or cut-off fixture optics focus the observer's eye on the illuminated surface below the fixture. Efficient light sources can achieve equivalent lighting levels with lower energy use. Their scale, spacing and style of the fixtures contribute to the visual tone of the street. Recommended lighting for districts with historic quality includes:

- **Dorchester Luminaires supplemented by roadway lighting.** Most of downtown De Pere utilizes Dorchester luminaires. This lamp design was popular in the 1800's when Victorian styles were matched with the soft glow of gas lamps. Later, these gas-fired fixtures were replaced by electric lamps. Current installations collect insects. These lamps and future installations should be routinely cleaned and maintained.
- **Acorn Luminaires.** Acorn-style lighting is frequently used in historic neighborhoods. Fixtures should be selected with reflecting optics that direct light to the ground.
- **Bury Overhead Wires.** During street improvement projects, overhead utility wires should be buried, when possible.



Cut-off fixture in Downtown



Dorchester Luminaire



COMMERCIAL BUFFERING AND LANDSCAPING

The large ShopKo structure along Michigan Street contrasts sharply with the fine residential scale of the east side of the street. A significant buffer yard screens the long rear wall of ShopKo from the residential street. However, landscaping could be improved and the rear elevation should be redesigned to complement neighborhood quality. In addition, the store's truck loading area is accessed directly from and visually exposed to Michigan Street. The curb cut into the loading area should be significantly reduced and techniques such as a screen wall with landscaping should be used to reduce impact on the neighborhood. The city, ShopKo, and the neighborhood should cooperatively develop and implement a master plan that addresses the neighborhood/commercial interface, addressing the store elevation, bufferyard landscaping and utilization, and loading area screening.



Intentionally left blank



GUIDING INVESTMENTS

PART

4

Advisory Ideas for Future Private Improvements

Over time, homeowners make changes to their houses that both improve them and adapt them to their individual needs. Indeed, this plan should help create an environment that encourages continued upgrading and reinvestment in the housing stock of these three important neighborhoods. In historic districts, the overall visual quality of the neighborhood is also an important determinant of value – the whole is more than the sum of the parts.



This section provides advisory recommendations that will be valuable to property owners as they contemplate home improvements. These ideas can help ensure that projects that improve individual properties also enhance the character of the entire neighborhood.

The North Broadway, Randall, and Michigan-Superior districts are listed on both the National Register of Historic Places and the Wisconsin state register. Both of these designations provide significant incentives for historically appropriate rehabilitation or improvements. Federal investment tax credits are generally limited to income-producing properties, while the State of Wisconsin offers a 25% investment tax credit against state income taxes for approved rehabilitation or improvement of owner-occupied houses. Projects seeking state tax credits require review and approval by the Wisconsin Historical Society's Division of Historic Preservation. While this section is not a comprehensive guide to historically appropriate reuse, it can offer valuable assistance and precedents to applicants for these important tax incentives.

This discussion divides recommendations into Site Recommendations, addressing the location of buildings, additions, and accessory buildings on a lot; and Building Additions, addressing issues that are part of the facades of buildings themselves. It is concerned entirely with exterior improvements, although building codes and other city ordinances may establish specific requirements for interior improvements, and internal plumbing, mechanical, and electrical work. This plan also includes a gallery of images from the neighborhood that owners can use as they consider alternatives for their own homes.

SITE RECOMMENDATIONS

The character of a neighborhood can be assessed by the types of uses within it, then evaluating the architectural qualities of the buildings within each use type.

SITE DEVELOPMENT PATTERNS

Relationships between buildings and between buildings and blocks can define neighborhood character. Style, setbacks, building spacing, and the scale of buildings, driveways, accessory buildings, landscaping, and accessory buildings should be considered. Homes built before 1960 often had detached garages, although some homes had attached garages. Figures to the right show different placements of garages found in the neighborhood, which in turn affect the amount of paving and location of driveways on the lot. Future developments in historic neighborhoods should be consistent with existing relationships of primary and accessory buildings such as garages on the lot.

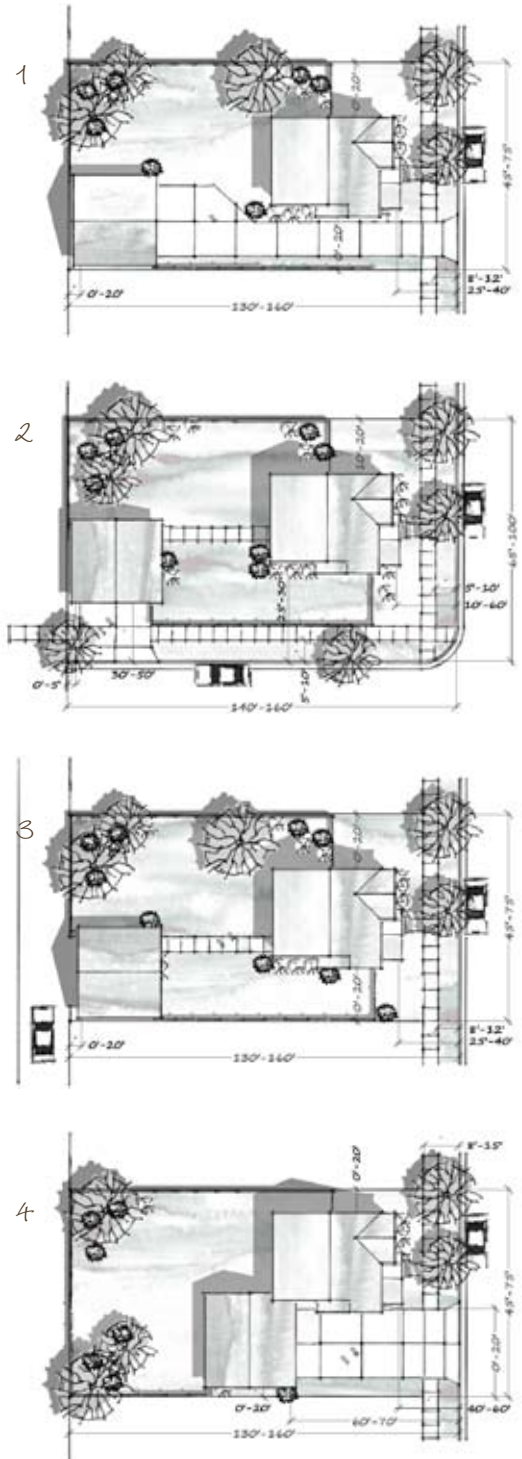
1. Single-family Detached (interior lot). An individual dwelling for one family located on a lot with a garage detached from the dwelling. The driveway is next to the primary dwelling.
2. Single-family Detached (with alley). An individual dwelling for one family located on a lot with a garage detached from the dwelling. Drive access is from the alley.
3. Single-family Detached on Corner Lots. An individual dwelling for one family located on a lot with a garage detached from the dwelling. Drive access is from the side street.
4. Single-family Attached. An individual dwelling for one family located on an independent lot with a garage attached to the dwelling.
5. Vacant Lot. A lot with no development.



BEST PRACTICES FOR IMPROVEMENT

The following standards ensure desirable relationships between the home (principal use) and garage (accessory use). Figures to the right show the setback distance for typical lots in a historic neighborhood.

- **Infill Development and New Construction.** Future development should follow the existing development pattern found in the neighborhood and, more importantly, follow setbacks and street orientations established by neighboring properties.
- **Garage (accessory use).** The garage should be set back behind the face of the house by a minimum of ten feet. Many detached garages are 60-70 feet behind the face of the building. Design of accessory uses should clearly be secondary to the principal use. Materials and forms employed in the design of the accessory building should reflect the design of the primary structure. When possible, windows, doors, and dormers can be used to create architectural interest. Very large garages, accommodating three or more cars, are generally inconsistent with the scale of historic neighborhoods and should be avoided. As a general rule, detached garages should range from about 25 to 40% of the floor area of the principal structure. Exceptions may be very large lots with large houses.
- **Driveways.** No two side driveways should be placed next to each other. Generally, single lane drives should extend 20 feet into the property before opening to two lanes. Properties that have adequate alleys should use the alley for rear garage access.
- **Additions.** Additions to a building should respect the historic qualities of the building. Additions to the rear of the building do not influence the personality of the buildings relationship to the street and surrounding property. Generally, the façade facing the street should remain intact, and alterations should be consistent with the buildings existing style.
- **Landscaping.** Grass and shrubs should be maintained.



BUILDING RECOMMENDATIONS

The North Broadway, Randall, and Michigan-Superior National Register Districts display a variety of architectural styles that, despite their diversity, achieve a high level of harmony. Some historic residential districts are marked by a consistent architectural theme (such as the Victorian architecture of the 19th century or Tudor-revival styles that characterized several landmark American residential districts of the first quarter of the 20th century). The diversity found in these three historic districts offers owners a great deal of freedom as well as significant challenges to achieve the right look and scale. It also makes it extremely hard to define specific standards or vocabularies that meet all conditions and needs. In considering building improvements to homes in the three neighborhoods, it is important to:

- Look carefully at your house design itself – its materials, doors, location and rhythm of windows, roof shapes, and porches – and, as much as possible, remain true to these materials, patterns, and proportions.
- Look at the rich architectural variety of the neighborhoods, and see what other homeowners have done over time. A very important part of this plan is its inventory of architectural forms found in the three neighborhoods.

Categories of home improvement projects that affect the exterior envelope of the building, the primary concern of this discussion, include:

- **Preservation.** Actions that save the existing form, integrity and materials of the structure.
- **Restoration.** Actions that accurately recover the form and details of the building and its setting as it appeared at a particular time by removing alterations or damaged sections.
- **Rehabilitation.** Actions that return a property to a state of utility or code compliance through repair or alterations that establish or retain a contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and/or cultural value.
- **New Construction.** Infill development, additions, and accessory buildings.

BEST PRACTICES FOR IMPROVEMENT

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a building should be preserved, within the ability of homeowners to afford them. Often, contemporary, affordable materials can be used that simulate the general look and quality of historic structures. For example:

- Steel and vinyl sidings now are generally available with narrow profiles that have the same scale of traditional clapboard siding.
- Window inserts can be used that give windows the street appearance of small panes of glass at a more affordable cost.

Using historical materials and techniques is always preferable. However, in the real world, many of us do not have unlimited resources. Affordable restoration in an historic district often involves doing the best we can to respect the most important patterns and features of our architectural heritage.

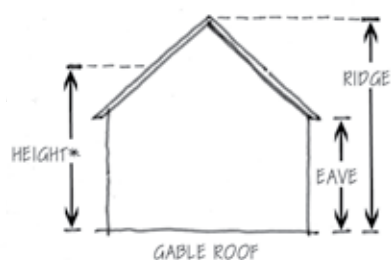
The following general guideline can assist owners in improving elements of their homes.

- **Interiors.** This Neighborhood Preservation Plan does not address improvements to the interior of the building.
- **Massing and Elevation.** In the street elevation of a building, the proportion between the width and height in the façade should be consistent with the patterns found in the surrounding neighborhood. For example, a three-story addition with direct street exposure in the urban-scale of the Michigan Superior district, and its relatively narrow, high-density homes, would be inconsistent with the existing quality of this historic district. Generally, height of a building equals the average of the ridge height and eave height for gable and gambrel roofs.
- **Siding.** Narrow profile clapboard siding was typical of historic, wood-frame structures. Post 1950 houses typically used a wider profile siding, achieving a more horizontal elevation. While original materials are preferable, contemporary vinyl and steel siding products have narrow profile options that can achieve a more “historic” look. The profile should be sloped rather than stepped for greater consistency with the appearance of clapboard siding.



Top: Good example of vinyl siding.

Bottom: Dutch Lap profile is discouraged in historic neighborhoods.





- **Windows and Doors.** The proportions and relationships between doors and windows in the street façade should be visually compatible with the buildings and neighborhood. The images above and the Gallery of Homes, beginning on page 36, shows the styles and types found in the neighborhood. Other considerations include:
 - *Type.* Hinge doors should be used on front elevations, and sliding glass doors, if used, should be reserved for rear and side yard elevations. Most 1950 houses used double-hung windows, and window replacements should use consistent styles. As in most cases, exceptions exist. For example, Frank Lloyd Wright was famous for introducing casement windows to his great prairie houses of the late 19th and early 20th centuries. Casements and picture windows were more typical of houses built after 1950, and are consistent with homes of that historic period. It is important to look at the neighborhood surroundings for traditional precedents and to try to emulate these patterns to the greatest degree possible.
 - *Materials.* Painted or stained wood, hardboard, or metal doors are preferred. The color of the door should be consistent with building's existing paint scheme or materials.
 - *Placement.* The height of windows match the door height. Windows on upper levels have similar profiles.

Quality examples of windows and doors used in the historic neighborhoods, including examples of double, triple, and quadruple windows arranged together.



- **Roof.** The design of the roof should be visually compatible with the surrounding buildings and neighborhood. The Gallery of Homes Tour identifies the various styles and roof shapes found in the area.
 - *Form.* Buildings should attempt to have one primary roof form. Secondary roofs for additions and porches, dormers, bays, gables and hips should be consistent with the principal structure. Roof forms associated with modern architecture such as shed roofs or flat roofs are generally not consistent with the character of these three specific historic districts, although some modern homes are found along Glenwood Avenue north of the Randall Historic District.
 - *Material.* A variety of roof materials are found in the historic districts, and recommended precedents include composite shingles, slate or simulated slate tiles, clay tiles, and other compatible roof materials. Shingle colors should be relatively muted, although there are exceptions to this general recommendation. Typically, prefinished metal roofs are not consistent with De Pere's historic architecture, although continued product development can continue to change the range of recommended materials. Additionally, coarser roof materials such as shake shingles are not compatible with neighborhood precedents and should not be used.
 - *Gables and Sheds.* Gables or shed dormers should not be mixed together.

Good examples of roof form being consistent between primary and secondary roofs.

1. Gable with dormers
2. Hip roof with dormers
3. Gambrel with shed dormers
4. Gable with dormers
5. Gable with attached building
6. Gable roof

- **Color.** House color is a highly individual preference. Most houses in the three historic neighborhoods are painted in relatively neutral palettes of white, grays, blue-grays, tans and earth tones, light yellows, and light greens. Some houses use more saturated accents. Published color palettes and paint families for period architecture, available through leading paint stores, provide excellent color choices that add variety while remaining consistent with neighborhood quality. Also visit the National Trust for Historic Preservation website at www.preservationnation.org/about-us/partners/corporate-partners/valspar for more information.
- **Brick and Stone.** Many of the homes of the three historic districts include brick and stone as principal exterior materials. Typically, brick should not be painted unless it has been previously painted or has been damaged by previous treatments. Brick should never be sandblasted, because sandblasting removes the fired surface of the exterior and weakens the integrity of the brick. If brick is cleaned, cleaning should be done by the lowest impact method available.
- **Porches.** Homes in the three districts used porches frequently and included a number of forms. Some porches are ornamental, while others were intended to provide outdoor living rooms, providing a view of the passing street scene. Some porches used classical columns to support their roofs while others are much more utilitarian. If porches or porch structures are added, compatibility with the structure of the house is paramount. The porch should look like it was part of the original design of the structure. Thus, a gable roofed porch on a gable-roofed home is appropriate, but a flat-roofed porch, while potentially inexpensive, is unlikely to harmonize with the form of the house. Enclosing porches, although practical for living space, detracts from the historic quality of the porch being the primary design element and is not advisable. Again, references to precedents in the neighborhoods will be very helpful. Note the consistencies between roof forms and materials, and work to repeat these patterns.



Top: The open porch is the primary design feature for many historic homes.

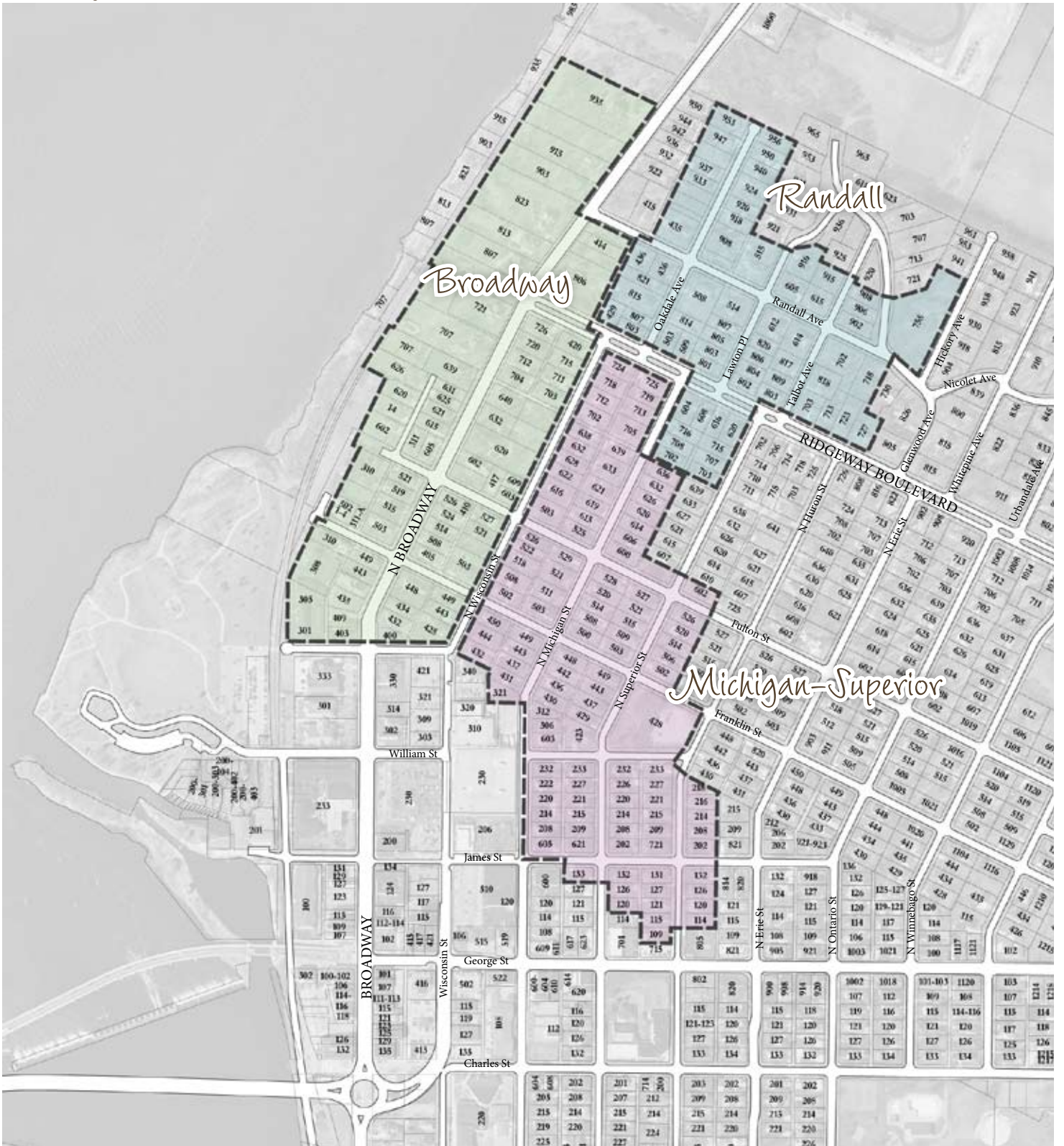
Bottom: Good examples of color. Also refer to the National Trust for Historic Preservation's website for suitable colors.

In some cases, people will enclose open porches. While this can provide additional weather-protected space at relatively low-cost, it often compromises the appearance of the house. Great care must be taken in the design of enclosed porches that affect the front elevation of homes.

“GALLERY OF HOMES”

The following gallery will provide guidance to property owners in considering precedents and options for their own homes. Map 4.1 displays an address key to the three neighborhoods, while the gallery includes photographs of each of the homes in the study area. The best practices in appropriate design are found in the existing neighborhood environment. We hope that this gallery helps people see their neighborhood in new ways, and investigate its architectural forms in greater detail.

Map 4.1: Gallery of Homes Tour



North Broadway Neighborhood



400 N. Broadway
National Style



403 N. Broadway
Greek Revival



409 N. Broadway
Greek Revival



432 N. Broadway
Italianate



434 N. Broadway
Foursquare/Prairie



435 N. Broadway
Period Revival



448 N. Broadway
National Style



449 N. Broadway
Craftsman



503 N. Broadway
Colonial Revival

North Broadway Neighborhood



508 N. Broadway
Folk Victorian



514 N. Broadway
Prairie/Foursquare



Example color mix between trim and siding.

515 N. Broadway
Queen Anne



519 N. Broadway
Craftsman



521 N. Broadway
Dutch Colonial



524 N. Broadway
Folk National



526 N. Broadway
Garrison Colonial Revival



602 N. Broadway
Queen Anne



605 N. Broadway
Tudor



615 N. Broadway
American Foursquare



620 N. Broadway
Second Empire



621 N. Broadway
Queen Anne

DE PERE NEIGHBORHOOD PRESERVATION PLAN

North Broadway Neighborhood

Example windows



625 N. Broadway
Italianate



631 N. Broadway
National Style



632 N. Broadway
Neo Classical Revival



639 N. Broadway
Stick Style



640 N. Broadway
Folk Victorian



704 N. Broadway
Italianate



707 N. Broadway
Greek Revival



712 N. Broadway
Eclectic Modern Craftsman



720 N. Broadway
Eclectic Colonial Revival



721 N. Broadway
Queen Anne



726 N. Broadway
National Style



806 N. Broadway
Victorian Shingled

North Broadway Neighborhood



807 N. Broadway
English Tudor



813 N. Broadway
Queen Anne



823 N. Broadway
Colonial Revival



903 N. Broadway
Neoclassical



915 N. Broadway
Modern Minimalistic Traditional



935 N. Broadway
Greek Revival



405 Franklin St.
Colonial Revival/ Modern



310 Fulton St.
Italianate



311 Fulton St.
Ranch

DE PERE NEIGHBORHOOD PRESERVATION PLAN



410 Fulton St.
Greek Revival



417 Fulton St.
National Style



425 N. Wisconsin St.
Queen Anne



443 N. Wisconsin St.
Tudor



449 N. Wisconsin St.
Colonial Revival



503 N. Wisconsin St.
Vernacular



521 N. Wisconsin St.
American Foursquare



527 N. Wisconsin St.
Dutch Colonial

*Example door/windows and
retained open porch.*

Randall Neighborhood



801 Lawton Place
Tudor Revival



802 Lawton Place
Side Gable



803 Lawton Place
Side Gable



804 Lawton Pl.
Side Gable



805 Lawton Pl.
Side Gable



806 Lawton Pl.
Colonial Revival



820 Lawton Place
Tudor Revival



916 Lawton Place
Neo-Classical



702 N. Michigan St.
Colonial Revival



708 N. Michigan St.
Colonial Revival



716 N. Michigan St.
Colonial Revival



755 Nicolet Ave
Georgian Revival

DE PERE NEIGHBORHOOD PRESERVATION PLAN

Randall Neighborhood

Example door/ windows



803 Oakdale Ave.
Front Gable



807 Oakdale Ave.
Colonial Revival



814 Oakdale Ave.
Colonial Revival



815 Oakdale Ave.
Front Gable



821 Oakdale Ave.
Colonial Revival



908 Oakdale Ave.
Tudor Revival



918 Oakdale Ave.
Colonial Revival



920 Oakdale Ave.
One-story Cube



924 Oakdale Ave.
Colonial Revival



933 Oakdale Ave.
Colonial Revival



937 Oakdale Ave.
Colonial Revival



940 Oakdale Ave.
Tudor Revival

Randall Neighborhood



947 Oakdale Ave.
Colonial Revival



950 Oakdale Ave.
Dutch Colonial Revival



953 Oakdale Ave.
Contemporary



956 Oakdale Ave.
Colonial Revival



435 Randall Ave.
Dutch Colonial Revival



436 Randall Ave.
Colonial Revival



414 Randall Ave.
Contemporary



508 Randall Ave.
Colonial Revival with additions



514 Randall Ave.
Dutch Colonial Revival



515 Randall Ave.
Colonial Revival



605 Randall Ave.
Colonial Revival



612 Randall Ave.
Colonial Revival

DE PERE NEIGHBORHOOD PRESERVATION PLAN

Randall Neighborhood



614 Randall Ave.
Colonial Revival



615 Randall Ave.
Colonial Revival



702 Randall Ave.
Neo-classical



718 Randall Ave.
Contemporary



429 Ridgeway Blvd
Colonial Revival



503 Ridgeway Blvd.
Colonial Revival



509 Ridgeway Blvd.
Colonial Revival



604 Ridgeway Blvd.
Colonial Revival



608 Ridgeway Blvd.
Colonial Revival



616 Ridgeway Blvd.
Colonial Revival



620 Ridgeway Blvd.
Colonial Revival



703 Ridgeway Blvd.
Gable Ell

Randall Neighborhood



713 Ridgeway Blvd.
Colonial Revival



723 Ridgeway Blvd.
Colonial Revival



727 Ridgeway Blvd.
Colonial Revival



703 N. Superior St.
Gable Ell



707 N. Superior
Side Gable



715 N. Superior St.
Colonial Revival



803 Talbot Ave
Colonial Revival



809 Talbot Ave
Colonial Revival



817 Talbot Ave.
Colonial Revival

DE PERE NEIGHBORHOOD PRESERVATION PLAN

Randall Neighborhood



818 Talbot Ave.
Colonial Revival



902 Talbot Ave.
Colonial Revival



906 Talbot Ave.
Colonial Revival



908 Talbot Ave.
Colonial Revival



915 Talbot Ave
Colonial Revival

Example doors/windows

Michigan-Superior Neighborhood



503 Fulton St.
Folk National



525 Fulton St.
Folk National/Ranch



109 N. Huron St.
Side Gabled



114 N. Huron St.
Contemporary



115 N. Huron St.
Side Gabled



120 N. Huron St.
Gable Ell



121 N. Huron St.
Colonial Revival



126 N. Huron St.
Dutch Colonial Revival



127 N. Huron St.
Colonial Revival



131 N. Huron St.
Dutch Colonial Revival



132 N. Huron St.
Side Gabled



202 N. Huron St.
Queen Anne

DE PERE NEIGHBORHOOD PRESERVATION PLAN

Michigan-Superior Neighborhood

Example enclosed porch



208 N. Huron St.
Front Gabled



209 N. Huron
Bungalow



214 N. Huron St.
American Foursquare



215 N. Huron St.
Queen Anne



216 N. Huron
Ranch/Folk National



218 N. Huron St.
Gable Ell



221 N. Huron St.
Gable Ell



227 N. Huron St.
Side Gabled



233 N. Huron St.
Front Gabled



605 James St.
Colonial Revival



621 James St.
Queen Anne



721 James St.
Gable Ell

Michigan-Superior Neighborhood



208 N. Michigan St.
Gable Ell



214 N. Michigan St.
Bungalow



220 N. Michigan St.
American Foursquare



222 N. Michigan St.
Dutch Colonial Revival / Cross Gable



232 N. Michigan St.
Front Gabled



306 N. Michigan
Colonial Revival



312 N. Michigan St.
Italianate



321 N. Michigan St.
Front Gabled



430 N. Michigan St.
American Foursquare



431 N. Michigan St.
Front Gabled



436 N. Michigan
Dutch Colonial Revival



437 N. Michigan St.
Queen Anne

DE PERE NEIGHBORHOOD PRESERVATION PLAN

Michigan-Superior Neighborhood



442 N. Michigan St.
Gable Ell



443 N. Michigan St.
Queen Anne



448 N. Michigan St.
Queen Anne



449 N. Michigan St.
Bungalow



500 N. Michigan St.
Front Gabled



503 N. Michigan St.
Queen Anne



508 N. Michigan St.
Bungalow



511 N. Michigan St.
Queen Anne



514 N. Michigan St.
Gable Ell



520 N. Michigan St.
Queen Anne



521 N. Michigan St.
Queen Anne



528 N. Michigan St.
Gable Ell

Michigan-Superior Neighborhood



529 N. Michigan St.
French Provincial



600 N. Michigan St.
Queen Anne



606 N. Michigan St.
Contemporary



614 N. Michigan St.
Contemporary



615 N. Michigan St.
Queen Anne



619 N. Michigan St.
Contemporary



620 N. Michigan St.
Side Gabled



621 N. Michigan St.
Queen Anne



626 N. Michigan St.
Colonial Revival



632 N. Michigan St.
Contemporary



633 N. Michigan St.
Colonial Revival



636 N. Michigan St.
Contemporary

DE PERE NEIGHBORHOOD PRESERVATION PLAN

Michigan-Superior Neighborhood



639 N. Michigan St.
Contemporary



705 N. Michigan St.
Bungalow



713 N. Michigan St.
Bungalow



719 N. Michigan St.
Bungalow



725 N. Michigan St.
Bungalow



120 N. Superior St.
Bungalow



126 N. Superior St.
Contemporary



132 N. Superior St.
Dutch Colonial Revival



133 N. Superior St.
American Foursquare



202 N. Superior St.
Side Gabled



208 N. Superior St.
Gable Ell



209 N. Superior St.
Queen Anne

Michigan-Superior Neighborhood



214 N. Superior St.
Gable Ell



215 N. Superior St.
Bungalow/ Front Gabled



220 N. Superior St.
Gable Ell/ Queen Anne



221 N. Superior St.
Gable Ell



226 N. Superior St.
Queen Anne



227 N. Superior St.
Queen Anne



232 N. Superior St.
Gable Ell



233 N. Superior St.
Queen Anne



423 N. Superior St.
Craftsman/ Bungalow



428 N. Superior
Collegiate Gothic



429 N. Superior St.
Contemporary



437 N. Superior St.
American Foursquare

DE PERE NEIGHBORHOOD PRESERVATION PLAN

Michigan-Superior Neighborhood



443 N. Superior St.
Colonial Revival



449 N. Superior St.
Dutch Colonial Revival



502 N. Superior St.
Contemporary



503 N. Superior St.
Queen Anne



506 N. Superior St.
Colonial Revival



509 N. Superior St.
Bungalow



514 N. Superior St.
Front Gabled



515 N. Superior St.
American Foursquare



520 N. Superior St.
Craftsman/ Colonial Revival



521 N. Superior St.
Front Gabled



526 N. Superior St.
Colonial Revival



527 N. Superior St.
Front Gabled

Michigan-Superior Neighborhood



601 N. Superior St.
Gable Ell/ French Provincial



602 N. Superior St.
Front Gabled



603 William Street
Italianate



432 N. Wisconsin St.
Queen Anne



444 N. Wisconsin St.
Front Gabled



450 N. Wisconsin St.
Front Gabled



502 N. Wisconsin St.
Gable Ell



508 N. Wisconsin St.
Queen Anne



518 N. Wisconsin St.
Queen Anne



522 N. Wisconsin St.
Tudor Revival



526 N. Wisconsin St.
Queen Anne



616 N. Wisconsin St.
Italianate

DE PERE NEIGHBORHOOD PRESERVATION PLAN

Michigan-Superior Neighborhood



622 N. Wisconsin St.
American Foursquare



628 N. Wisconsin St.
Italianate



632 N. Wisconsin St.
Dutch Colonial Revival



638 N. Wisconsin St.
Gable Ell



702 N. Wisconsin St.
Queen Anne



712 N. Wisconsin St.
Dutch Colonial Revival



718 N. Wisconsin St.
Bungalow



724 N. Wisconsin St.
Side Gabled

Intentionally left blank



IMPLEMENTATION AND NEXT STEPS

PART

5



Advisory Ideas for Future Private Improvements

The recommendations of this plan are implemented in three ways:

- Implementing Regulatory Elements
- Community Input & Visioning Model
- Resources and Contact Information
- Tax Credits

The recommendations of this plan are implemented in three ways:

- **Regulatory elements** involve the creation of a special district, with provisions limited to those identified in Part Two. Two options exist for implementation of these items: an overlay zone, that provide special requirements for development within the district; and/or a locally designated historical district, pursuant to the city’s Historic Preservation Ordinance.
- **Policy elements**, identified in Part Three, are implemented through the city’s capital improvement program, by a neighborhood association, and by public/private partnerships.
- **Advisory elements**, identified in Part Four, are ultimately implemented through the voluntary efforts of private property owners.

The three historic districts are already listed on both the national and state registers of historic places, making several financing incentives available to eligible projects.

IMPLEMENTING REGULATORY RECOMMENDATIONS

An overlay zone establishes special land use and development requirements that modify regulations already included in the zoning districts covering the area. Thus, an overlay zone can enforce setbacks, land use restrictions, and similar land development features, but typically does not provide individual review of otherwise permitted projects such as the architectural compatibility of new structures on vacant lots. Overlay zones are created as zoning ordinance amendments by the City Council with the recommendation of the Planning Commission.

The City of De Pere’s Historic Preservation Ordinance establishes criteria that govern design review, establish a process for enforcing design review within a locally designated historic district, and establishes an appeal process for owners who are denied a “certificate of appropriateness.” This plan recommends creation of “limited” local historic districts as a more effective method of implementing the basic recommendations proposed in Part Two. This method is “limited” because it permits only some of the review powers accorded to the Historic Preservation commission under the city’s ordinance. For example, a limited district would not require review and approval of individual alterations to existing homes (unless a neighborhood chose to grant it such powers). It would, however, require a street orientation and a garage setback, and would require review of new construction projects on vacant lots. The scope of regulation or review is limited only to those items that can have the most important negative impact on the neighborhoods.



Further, we recommend modifying the procedure for adopting a local preservation district and related regulations to require a simple majority approval by the property owners in the district. This may be measured in two ways:

- By petition of property owners in the district.
- In the case of a Historic Commission or city initiated district designation, notification of all property owners by registered mail and approval by a simple majority of the responding property owners. The district designation includes both specific regulations and the scope of Historic Preservation Commission review and certification of improvements. Prior to the vote, property owners within the boundary should be notified of the Local Designation Application and its proposed mandatory requirements. A public hearing must be held prior to the vote.

COMMUNITY INPUT AND VISIONING MODEL

The process that led to the development of this Neighborhood Preservation Plan provided valuable lessons that may be replicated in other notable environments in the City of De Pere. This model planning process should engage the neighborhood at several events.

- **Event One: Introductions and Process.** The first event should be a neighborhood presentation to explain the planning process, expectations and address concerns. All residents in the neighborhood and adjoining properties should be invited to the event.
- **Event Two: Discussions.** Small group discussions or one-on-one interviews with neighbors to share their priorities and ideas for the area. Again, all residents in the neighborhood and adjoining property properties should be invited to participate.
- **Event Three: Open House.** Prior to the open house, the publication should be made available for review. The Open House event is a forum for neighbors to have the opportunity to review the contents of the document and provide changes it.

TAX CREDITS VS. DEDUCTIONS VS. PROPERTY TAX RELIEF

A tax credit differs from a deduction in the following way:

- When you figure your income taxes, a deduction reduces your income for purposes of determining how much you owe the government in taxes.
- A tax credit, on the other hand, is a dollar-for-dollar reduction in what you actually owe in taxes. In this program, for example, if you were to spend \$20,000 on eligible work, you would receive a \$5,000 credit against what you owe in state income taxes. If you cannot use the full credit in a given year, you can carry the unused credit into the following years until you use it up.

This program does not affect what you owe in property taxes.

RESOURCES AND CONTACT INFORMATION

LOCAL CONTACTS

De Pere Park, Recreation & Forestry Department for landscaping
920-339-8362

De Pere Community and Economic Development for historic preservation strategies.
920-339-4043

STATE AND NATIONAL CONTACTS

Wisconsin Historical Society Division of Historic Preservation
608-264-6493
www.wisconsinhistory.org

National Trust for Historic Places
www.nationaltrust.org

STATE OR NATIONAL REGISTER LISTING

One way to find out whether your property is listed in the state or national register of historic places is to consult our Architecture and History Inventory, which contains information about a great number of buildings in Wisconsin, both listed and unlisted. If your building is listed, either individually or as a contributing element to a historic district, the Architecture and History Inventory will tell you.

To consult the Architecture and History Inventory, go to www.wisconsinhistory.org/ahi.

HISTORIC HOME OWNER'S TAX CREDITS

Owning a historic property in Wisconsin carries with it several benefits. One of these is the ability to participate in federal and state income tax incentives programs for rehabilitation of historic properties. Currently, there are three programs available to owners of properties that are listed on the national or state registers of historic places, or that may be eligible for listing in the national register. These programs include:

- Wisconsin 25% Historic Rehabilitation Credit. A 25% Wisconsin Investment Tax Credit for persons who rehabilitate historic non-income producing, personal residences, and who apply for and receive project approval before beginning physical work on their projects.
- Wisconsin 5% Supplement to Federal Historic Rehabilitation Credit. An additional 5% Wisconsin Investment Tax Credit for persons who qualify for the 20% tax credit, and who begin actual rehabilitation work.
- Federal 20% Historic Rehabilitation Credit. A 20% federal Investment Tax Credit for rehabilitation of income producing historic buildings.

WISCONSIN 25% HISTORIC REHABILITATION CREDIT

The Wisconsin Historical Society's Division of Historic Preservation administers a program of 25% state income tax credits for repair and rehabilitation of historic homes. To qualify, your personal residence must be one of the following:

- Listed in the state or national register;
- Contributing to a state or national register historic district; or
- Be determined through the tax credit application process to be eligible for individual listing in the state register.
- And you must spend at least \$10,000 on the following types of eligible work within a two-year period:

Work on the exterior of your house, such as roof replacement and painting, but not including site work such as driveways and landscaping;

- Electrical wiring, not including electrical fixtures;
- Plumbing, not including plumbing fixtures;
- Mechanical systems, such as furnaces, air conditioning, and water heaters; and
- Structural work, such as jacking up floors.
- Interior remodeling and decoration.

If you cannot meet the \$10,000 minimum investment requirement within the two-year period, when you apply, you may request a five-year expenditure period.

Staff Review

All applications must be reviewed by Division of Historic Preservation staff prior to the start of any work to make sure that the homes are historic and that the proposed work will not have a harmful effect on the houses' materials and historic features. This review usually takes less than three weeks.

Other Rules and Guidelines

If you sell the property within five years of claiming the credit, you must pay back the credit to the Wisconsin Department of Revenue. During that five-year period, you must receive State Historic Preservation Office approval for any proposed work that may affect your property's historical integrity.

Because this is both a historic preservation program and a program of income tax credits, other rules and guidelines exist. Before you apply, you should request and read through the application materials.

Application Materials

A description of the program, rehabilitation guidelines and applications are available at the Wisconsin Historical Society website in digital format or you can request paper copies of these documents by calling 608-264-6493.

The historic preservation tax incentives are not for everyone. You may want to consult Table 5.1: Tax Incentive Requirements to determine if you want to participate in these programs.

WISCONSIN 5% SUPPLEMENT TO FEDERAL HISTORIC REHABILITATION CREDIT

If you qualify to receive the federal 20% Investment Tax Credit, you will automatically receive the Wisconsin 5% Investment Tax Credit if you apply for and receive National Park Service approval of your project before beginning physical work. If you begin work before your project is approved, you will not be able to claim the Wisconsin 5% Investment Tax Credit.

Table 5.1: Summary of requirements for state and federal tax credit programs

	Fed 20% Credit	Fed 20% credit and WI 5%	WI 20% Credit	Fed 10% Credit
Historical Status				
Listed in the National Register of Historic Places	Yes	Yes	Yes	
Listed in the State Register of Historic Places			Yes	
Located in a National Register Historic District	Yes	Yes	Yes	
Located in a State Register Historic District		Yes		
Eligible for National Register, but not yet listed	Yes	Yes		
Built before 1936				Yes
Types of work that qualify for the credit				
Exterior work, excluding site work	Yes	Yes	Yes	Yes
Interior decorative work	Yes	Yes		Yes
Structural, heating, plumbing, and electrical work	Yes	Yes	Yes	Yes
Application Requirements				
Must submit federal applications	Yes	Yes		
Must submit state applications			Yes	
Work must be approved before work may begin		Yes		
Minimum expenditures to qualify for credit				
Cost of rehab must exceed the building's adjusted basis	Yes	Yes		Yes
Cost of eligible work must exceed \$10,000			Yes	
Limitations on Credit				
Subject to \$10,000 maximum credit			Yes	
Subject to federal passive loss rules	Yes	Yes		Yes



FEDERAL 20% INVESTMENT TAX CREDIT

- To qualify, your building must be used in the production of income, either residential or non-residential income.
- Your property must be listed in the National Register, contribute to a National Register district, or be determined eligible for listing in the National Register through the application process.
- You must spend at least as much money on the rehabilitation project (not including the value of non-depreciable items, such as landscaping and additions) as the “adjusted basis” of the building – or \$5,000, whichever is greater. The adjusted basis is the building’s depreciated value.
- All rehabilitation work that you carry out on the interior and exterior of the building qualifies for the credit.
- If you sell the property within five years of claiming the credit, you must pay back a pro-rated portion of the credit to the Internal Revenue Services. During that five-year period, you must receive State Historic Preservation Office approval for any proposed work that may affect your property’s historical integrity.
- No maximum credit limit exists.
- The program is administered by the National Park Service which approves all work. Application is made through the Division of Historic Preservation, State Historical Society.
- The National Park Service is required to charge a fee for its project review. This fee varies, depending on the costs being claimed, with a maximum fee of \$2,500.