

Municipal Building 625 52nd Street – Room 204	<i>Kenosha Historic Preservation Commission Agenda</i>	February 27, 2014 5:00 p.m.
<i>Alderman Jan Michalski - Chairman and Merike Phillips - Vice-Chairperson, Peter Shaw Johnson, Royanne Moon, Sue Dyke O'Day, William Siel and Violet Ricker</i>		

Call to Order and Roll Call

Approval of Minutes from November 14, 2013

1. Election of Chairperson and Vice-Chairperson
2. Proposed Historical Artifact Listing – Reuther Central High School Murals, 913 57th Street.
(District #2) PUBLIC HEARING
3. Commission Training.

Public Comments

Commissioner Comments

Staff Comments

Adjournment

Community Development & Inspections
625 52nd Street – Room 308
Kenosha, WI 53140
262.653.4030 phone / 262.653.4045 fax
www.kenosha.org

If you are disabled in need of assistance, please call 262.653.4030 at least 72 hours before this meeting.

Notice is hereby given that a majority of the members of the Common Council may be present at the meeting. Although this may constitute a quorum of the Common Council, the Council will not take any action at this meeting.

HISTORIC PRESERVATION COMMISSION
Minutes
November 14, 2013

MEMBERS PRESENT: Alderman Jan Michalski, Merike Phillips, Royanne Moon, Sue Dyke O'Day and William Siel

EXCUSED: Peter Shaw Johnson

STAFF PRESENT: Mike Maki

Other present included: Jeff Warnock, Superintendent of Parks

The meeting was called to order at 5:03 p.m. by Alderman Michalski and roll was taken.

A motion was made by Mr. Siel and seconded by Ms. Phillips to approve the minutes of the October 31, 2013 meeting as written. The motion passed unanimously. (Ayes 5; Noes 0)

1. Proposed Historic Artifact – Kenosha County Courthouse Murals at 912 56th Street. (District #2) PUBLIC HEARING

Public hearing opened.

John Moyer, Kenosha County Corporation Counsel, 912 56th Street, represented the County. Mr. Moyer noted that he attended a meeting on Monday, November 11th with Alderman Michalski, the city attorney and Mike Maki on discussion of the ordinance. Mr. Moyer said he went back to the County with the information from the meeting and they continue to object to the designation.

Public hearing closed.

Mike Maki, Community Development Specialist, said that he did hold a meeting on Monday, November 11th and noted with the continued objection from the County the Common Council would not be able to place on the agenda and can not take action.

A motion was made to receive and file by Ms. Dyke O'Day and seconded by Mr. Siel. (Ayes 5; Noes 0)

Ms. Phillips said she was disappointed in the county and asked if we could recommend the county to put some kind of protection in place internally so the murals cannot be removed or painted over.

A motion was made to have protection recommending that the County through an internal agreement that the historic murals do not get lost by Ms. Phillips and seconded by Ms. Dyke O'Day.

Public hearing opened.

Mr. Moyer said he knows the murals are valuable and that the county has no intention of losing them. Mr. Moyer asked to receive something in writing on the recommendations commission on recommendations.

Public hearing closed.

Mr. Siel said it was also disappointing that the county objects to the designation. Mr. Siel would like a list created on what artifacts were listed and those that have been objected by the owner.

Mr. Maki noted the commission has two different ordinances and that there is clear distinction between both. Mr. Maki said for one ordinance the commission is advisory, and the second ordinance regarding artifacts are binding in nature.

The motion passed. (Ayes 5; Noes 0)

A motion was made by Ms. Phillips and seconded by Ms. Dyke O'Day to maintain a public list of nominated and objected artifacts that have come before the commission. The motion passed. (Ayes 5; Noes 0)

2. Discussion of Miniature Statue of Liberty. (District #2) PUBLIC HEARING

Public hearing opened.

Jeff Warnock, Superintendent of Parks, said the park's budget had funds to have the statue restored and have the points of the crown replaced. Mr. Warnock contacted Bruce Bosman of Bosman Monuments to proceed with the restoration.

Bruce Bosman, Bosman Monuments 650 39th Avenue, said he has had the statue of Liberty for about a year now and he has talked to a company in Milwaukee about the casting. Mr. Bosman noted that the statue is made out of cooper not bronze and it has a great history, it is 63 years old and was donated from the boy scouts in 1950. Mr. Bosman noted only 300 were made and the cost at the time was around \$300. Mr. Bosman said the Boy Scouts also have an interest on where she will end up. The statue is very light weight and Vanguard Bronze did not know how to fix her. The statue needs a lot of work, she has lost all her crown points and the cost to repair her could be about \$60,000. The monument was brought to this meeting tonight so all of you could look at her. You would have to take her apart and put her together again and find a way to hide the seams. Mr. Bosman recommended to restore her by a local body shop with bondo, and find a place indoors to protect her in the future.

Mr. Siel said it will be hard to replace what is missing but keep the color (Patina), could they paint to cover the seems.

Mr. Bosman said yes they could paint to cover the seems and that they would do their best to keep it to the color.

Mr. Warnock noted he understands it is fragile and we could leave it as is and place her in the museum. We have the money to restore her but it will change her look. He suggested we could just replace the crown points.

Mr. Siel said that only putting the points on her and not doing a complete restoration does not bother him.

Public hearing closed.

Alderman Michalski asked if she is kept indoors do we anticipate any more deterioration. Mr. Bosman answered no.

Ms. Dyke O'Day noted we should leave her as is.

Alderman Michalski noted he would like to see the crown repaired. He also noted that the current outside pedestal is now vacant outside and that he does not see a problem with putting something there such as a sculpture on a temporary basis. Alderman Michalski has no objection for the statue to go to the museum.

Ms. Phillips said she has a book from New York on the restoration of the Statue of Liberty and we should take the museum approach and leave our statue as is. Ms. Phillips showed a picture of the New York Statue of Liberty. Ms Phillips recommends the statue be placed at the museum and on a nicely done base with the same look. She would not like it just placed on the floor.

Alderman Michalski recommends to not restore the statue but to replace the crown points.

A motion was made by Ms. Phillips to only restore the crown points with no further restoration and seconded by Ms. Moon. The motion passed. (Ayes 5; Noes 0)

Mr. Maki added that he got interpretation from the city attorney on the ordinance concerning reviews of monuments and statues. Mr. Maki went over section 15.10 of the zoning ordinance with the commission.

3. Project update on the old YMCA – Residences of Library Park update. (District #2)

Public hearing opened.

Tom O'Connell, 1612 North Sheridan Road, Waukegan, IL, representative from Partners In Design Architects and Dave Nankin, 2008 St. Johns Avenue, Highland Park, IL spoke on the item. Mr. Nankin noted that he appeared here last May or June to present the builders plans. Mr. Nankin said he has been dealing with construction costs and requirements of the State and Federal National Park Service. He showed the proposal of the property and adding of windows to keep with the original style. The National Park Service wants them to make sure they keep the small gymnasium. They redesigned 45 units and plan to make the gymnasium into a possible media room or work out room. Mr. Nankin noted they will also include surface parking and open windows that were blocked. Mr. O'Connell said they met with the Wisconsin Historical Society on the State level and the Federal Park Service and were told DO NOT falsify history. The new windows should look different then the old windows. When you look at the building you should be able to see a difference. Mr. O'Connell went over the plans he brought – on the east side of the building concrete blocked windows, they will allow him to put in old looking windows. However, in areas of the building that have currently had windows they were told to not include muntins. Mr. O'Connell also talked about having four piers of limestone and iron fencing to help screen the paved parking lot.

Public hearing closed.

Mr. Maki noted the way he looks at buildings, the additions should be replicated old and new. Mr. Maki asked about what does the Federal want? Mr. Nankin said to keep interior touch points.

Mr. Maki asked is there anyway to preclude them to look similar the old and new. Mr. O'Connell stated that Federal told them not to falsify history and wants the new look to

be different. Mr. Nankin said they have five years to be in compliance and could change the windows after that time.

Mr. Maki noted that the next meeting is in January, 2014 and that this meeting is just a discussion. We can't vote on a Certificate of Appropriateness at this meeting.

Ms. Phillips noted they did an excellent job working on this and asked if they could do anything to change the depth of Mullions. Mr. O'Connell said they have to be different – completely different.

Ms. Phillips said she would like to see something done to hide the facade of the back of the adjacent building because it would be highly visible; could they save the front facade or the Kueny addition to help screen the parking? Mr. O'Connell noted that the budget is tight right now and each unit is at a high cost.

Mr. Maki asked about if there is any access from 59th place for the parking lot. Mr. O'Connell said no. Mr. Maki noted that instead of an iron fence, maybe they could do a limestone wall which would screen the parking lot better..

Mr. Nankin asked if they could get feedback on what they presented tonight.

Alderman Michalski said he sees their hands are tied with Federal and State requirements.

Mr. Maki questioned the black spandrels – is there something other than black? Mr. Nankin responded that there are other options.

A motion to receive and file was made by Mr. Siel and seconded by Ms. Phillips. The motion passed. (Ayes 5; Noes 0)

4. Discussion on the Library Park Signage. (District #2)

Ms. Phillips asked this item to be put on the agenda. She noted that there are four little signs and that other historic districts have nicer signs. Ms. Phillips would like nice bronze signs that say "Historic District " and would like street signs to let people know about the area.

Ms. Phillips said all historic areas should have this done and this should be put into the CIP if needed.

Alderman Michalski said that the historic district includes parks and that the Parks Department needs to be involved in the decision and the parks Commission. He also asked would street signs be with Public Works?

Mr. Maki responded yes, Public Works would be involved. He said this would probably require custom design and additional cost. We would have to talk to Public Works.

Alderman Michalski noted that the 60th Street group would also like signs.

Public Comments

NONE

Commissioner Comments

NONE

Staff Comments

Mr. Maki said this is the last meeting for 2013 . The next meeting is set for January 30, 2014.

A motion was made by Ms. Dyke O'day and seconded by Mr. Siel to adjourn the meeting. The motion passed unanimously. (Ayes 5; Noes 0) The meeting adjourned at 6:25 p.m.

Certification that the minutes have been approved by the Historic Preservation Commission.

Jeffrey B. Labahn, Director of Community Development & Inspections

Meeting Minutes Prepared by: Laurie Bauman, Community Development & Inspections

FACT SHEET Kenosha Historic Preservation Commission	Community Development Division 625 52nd Street Kenosha, WI 53140 262.653.4030	February 27, 2014	Item 1
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Election of Chairperson and Vice Chairperson.

PURPOSE:

Elect a Chairperson and Vice Chairperson

HISTORIC DISTRICT:

N/A

NOTIFICATIONS/PROCEDURES:

N/A

ANALYSIS:

- The Bylaws of the Kenosha Historic Preservation Commission require the election of a Chairperson and Vice Chairperson by the Commission and that they take office at the first regular meeting of the calendar year.
- The term of office for the Chairperson and the Vice Chairperson shall be one (1) year.

RECOMMENDATION:

A recommendation is made to elect a chairperson and vice-chairperson.



Michael Maki, A.I.C.P.



Jeffrey B. Labahn, Director

FACT SHEET Kenosha Historic Preservation Commission	Community Development Division 625 52nd Street Kenosha, WI 53140 262.653.4030	February 27, 2014	Item 2
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Proposed Historical Artifact Listing for Reuther Central High School Murals at 913 57th Street. (District #2)

PURPOSE:

Review of proposed Historical Artifact Listing

HISTORIC DISTRICT:

Civic Center Historic District

NOTIFICATIONS/PROCEDURES:

The following people have been notified of the proposed Historical Artifact: Mayor Bosman, all Aldermen, Police Chief, Fire Chief, Directors of Kenosha Public Museums, Public Works, Kenosha Water Utility and Community Development & Inspections. Kenosha Unified School District, the property owner, has also been notified of the proposed listing. The Common Council is the final review authority.

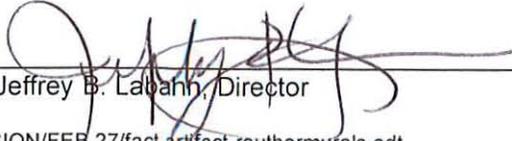
ANALYSIS:

- Chapter 38 of the General Code of Ordinances established standards for listing historical artifacts on the City's inventory of Historic Artifacts. Chapter 38 was adopted to provide for the identification, protection, enhancement, perpetuation and use of artifacts that reflect special aspects of the City's historical, architectural, cultural, or aesthetic heritage.
- The proposed historical artifact is required to be either a minimum of 50 years old, or associated with a property that meets the criteria for listing on the National Register of Historic Places, State Register of Historic Places or a City landmark. The historical artifact must also meet one or more of five (5) additional items for designation.
- The Reuther Central High School Murals are both a local historical artifact that is at least 50 years old and an artifact that is associated with a property that meets the criteria for listing on the National Register of Historic Places.
- The murals also meet the five additional items for designation and is noted as an item that:
 - reflects the cultural, archaeological, political, economic, social or religious history;
 - is identified with personages, events, or periods of history which are significant to the community;
 - embodies distinguishing characteristics of architecture, an architect, architectural materials, craftsmanship, or works of nature;
 - in its inherent historical nature provides the citizenry with educational or aesthetic enrichment; and,
 - is located in a designated local, State, or National Register property or district.
- Additional information on the description of the Reuther Central High School Murals and their significance are provided in the attached Historical Artifact Determination.

RECOMMENDATION:

A recommendation is made to forward the Reuther Central High School Murals' Determination to the Common Council for listing as a historical artifact. Historical Artifact.


Michael Maki, A.I.C.P.


Jeffrey B. Labahn, Director

**KENOSHA HISTORIC PRESERVATION COMMISSION
HISTORICAL ARTIFACT DETERMINATION**

ARTIFACT NAME/DESCRIPTION	<i>Reuther Central High School Murals</i>
ADDRESS	<i>913 57th Street</i>
CONSTRUCTION DATE	<i>1926</i>
ARCHITECT/SCULPTOR/BUILDER	<i>Gustave Brandt</i>

STANDARDS FOR DESIGNATION - MUST CHOOSE 1 OR MORE

X	1	Item is a local historical artifact that is at least 50 years old.
X	2	Item is associated with a property that meets the criteria for listing on the National Register of Historic Places.

STANDARDS FOR DESIGNATION - MUST CHOOSE 1 OR MORE

X	3	Item exemplifies or reflects the cultural, archaeological, political, economic, social, or religious history.
X	4	Item is identified with personages, events, or periods of history which personages, events, or periods are significant to the community.
X	5	Item embodies distinguishing characteristics of architecture, an architect, architectural materials, craftsmanship, or works of nature.
X	6	Item is in its inherent historical nature provides the citizenry with educational or aesthetic enrichment.
X	7	Check here if the historical artifact is located in a designated local, State, or National Register property or district.

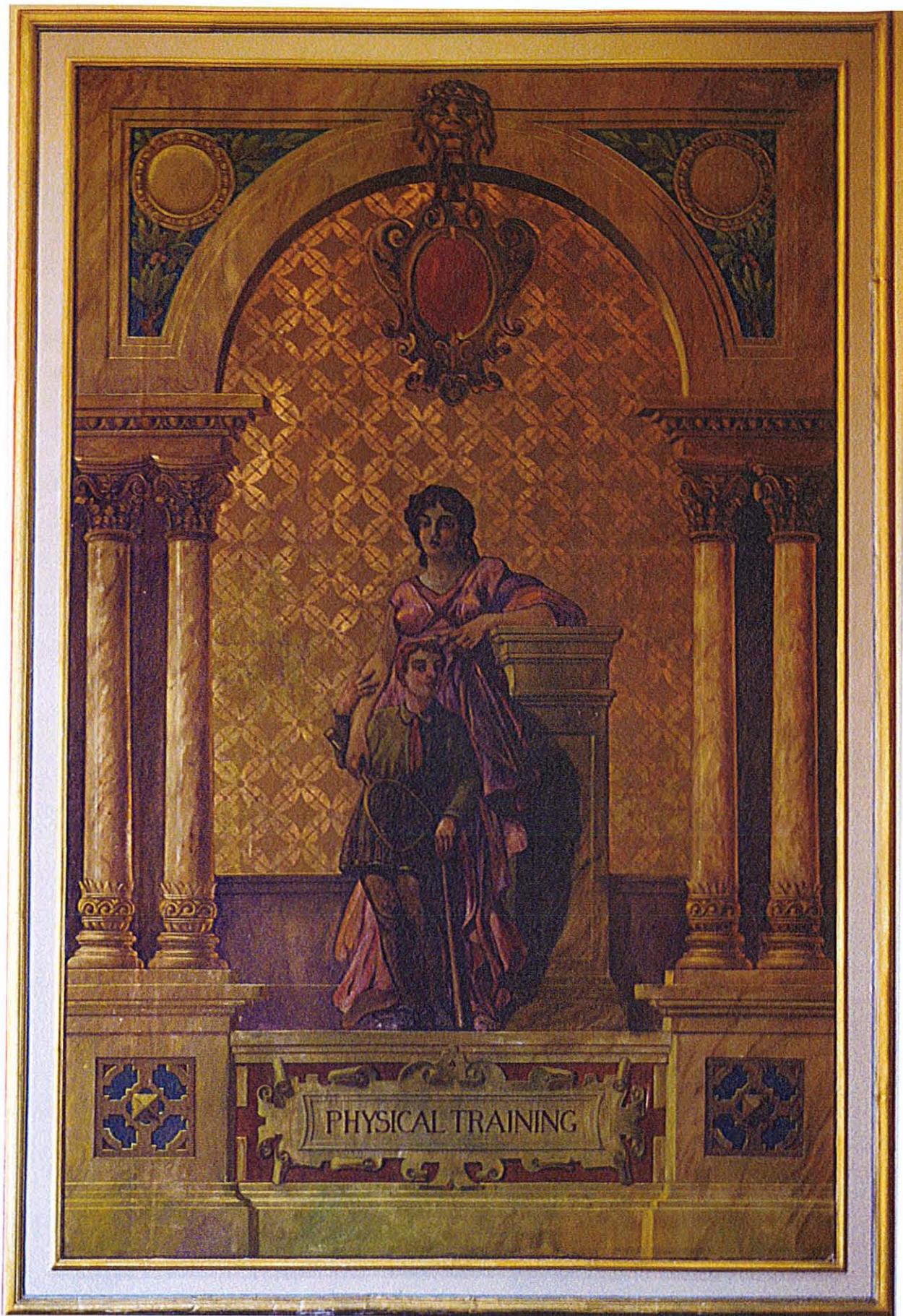
<i>Level of Action</i>	<i>For Listing</i>	<i>No Listing</i>	<i>Removal from Listing</i>
COMMUNITY DEVELOPMENT & INSPECTIONS	X		
PUBLIC HEARING DATE: 2/27/14	RECOMMENDATION DATE:		
HISTORIC PRESERVATION COMMISSION			
COMMON COUNCIL			
DATE OF COUNCIL ACTION:			

DESCRIPTION

Artist Gustave Brandt of Chicago painted the three murals that are located above and on either side of the auditorium stage in Reuther Central High School. The 44-foot mural painting above the proscenium arch is a striking feature of the auditorium. This mural symbolizes Kenosha history over a century, with two side panels next to the stage and above the balcony.

One side panel depicts mental training, while the other shows physical training.





Reuther Central High School Murals
3

Kenosha's progress is shown in the painting above the proscenium, which also symbolizes the arts and sciences. Youthful, agricultural-minded Kenosha as it founded its free high school is shown in the left section of the panel. Kenosha is portrayed in the murals, moving through the years to its latest high school, gigantic factories, and civic recreation. *(Please see picture on next page)*

SIGNIFICANCE

The 1926 school yearbook explained that the main panel "shows the High School as the culmination of the ideals of such educators as Col. (Michael) Frank (considered the father of Wisconsin's public-school system), Col. (John) McMynn (the school's first principal) and Mrs. (Mary D.) Bradford (the former superintendent of Kenosha public schools); a high school with a curriculum varied enough to fit the needs of all classes of students and one which will place Kenosha among the first of the cities of Wisconsin in education."

The new High School building was completed in 1926 and occupies the whole block bounded by Sheridan Road, 10th Avenue (formerly Congress Street) and 57th Street (formerly Park Street). It was designed by John D. Chubb. The school is listed on the National Register of Historic Places and is a contributing structure to the Civic Center Historic District. When built, it was called Kenosha High School. However, Central High School is the name engraved in the Frieze stone on the building Entablature. It later became Mary D. Bradford High School, and ultimately Walter Reuther Central High School, named for United Auto Workers leader Walter Reuther. A major remodeling project was completed in 1993, at a cost of \$3.2 Million Dollars. A second restoration project on the building's exterior began in 2009 and was completed in December, 2010 at a cost of \$8.2 Million.

Gustave Brandt, the artist of the three murals above and next to the stage, came to America from Germany in 1892-93 to work on murals at the 1893 World's Fair in Chicago. After the fair was over, he decided to stay in America and worked on murals and other artwork in America, including the murals completed for Kenosha's High School.. Brandt is also know to have completed some of the artwork for the Masonic Temple in Allentown, Pennsylvania, which was also completed in 1926.



NOTE: Image of mural has been modified to fit page

FACT SHEET Kenosha Historic Preservation Commission	Community Development Division 625 52nd Street Kenosha, WI 53140 262.653.4030	February 27, 2014	Item 3
<i>Commission Training</i>			

PURPOSE:

Commission Training

HISTORIC DISTRICT:

N/A

NOTIFICATIONS/PROCEDURES:

N/A

ANALYSIS:

- The attached training material will be discussed with the Historic Preservation Commission.

RECOMMENDATION:

A recommendation is made to receive and file.



Michael Maki, A.I.C.P.

Jeffrey B. Labahn, Director

National Preservation Laws and Statutes

Federal historic preservation laws largely concern the effects of federal undertakings. The three major federal laws involved are the National Historic Preservation Act, the National Environmental Policy Act, and Section 4(f) of the Department of Transportation Act.

National Historic Preservation Act (NHPA)

The NHPA is the leading federal preservation legislation, providing preservation regulations, standards, and guidelines. With the 1966 act came several specific preservation activities, including the establishment of the National Register of Historic Places, State Historic Preservation Offices, Certified Local Government program, Grants-in-Aid, and the Advisory Council on Historic Preservation. Amendments in 1976, 1980, and 1998 furthered the goals of the act, providing stronger protection of historic properties.

Four sections of the NHPA deal directly with federal agencies. The most powerful of these areas is Section 106, which requires federal agencies to take into account the effects of their activities and programs on historic properties.

Section 106

Section 106 of the NHPA requires federal agencies to consider the effects of their undertakings on historic properties. This portion of the legislation establishes a review process to ensure that historic properties are considered during federal project planning and execution. The review process is administered by the Advisory Council on Historic Preservation, which is an independent federal agency. Section 106 acts as the cornerstone of the 1966 NHPA, which was created out of public concern that the Nation's historic resources were not receiving adequate attention.

Section 106 requires that every federal agency or any project funded or licensed by the federal government examine its undertakings and how those actions could affect historic properties. A federal agency must review any type of its actions that has the potential to affect historic properties. These include a broad range of activities, including construction, rehabilitation and repair projects, neglect, demolition, licenses, permits, loans, loan guarantees, grants and federal property transfers. A historic property is any property listed in or eligible for the NRHP. Section 106 cannot prevent a federal agency from proceeding with desired projects, but it does require analysis of the project and allows for identification of historic resources. In many cases, alternatives are suggested which satisfy all interested parties.

National Environmental Policy Act (NEPA)

Under the NEPA, federal agencies are responsible for the environmental impact of their activities. Historic properties as well as natural resources are considered to be part of this environment. Enacted in 1969, the NEPA states that it is the federal government's responsibility to provide American citizens

with a safe and healthful environment and to "preserve important historic, cultural, and natural aspects of our national heritage." There is much overlap between NEPA and Section 106 of the NHPA, but differences occur in the scope of protection afforded under each law. The NEPA applies to all historic and cultural properties, while the NHPA only governs properties listed or eligible for listing on the National Register. The NHPA, however, applies to a much wider range of federal agency activities, while NEPA regulates only major federal actions.

Section 4(f) of the Department of Transportation Act

This segment of legislation prohibits federal approval or funding of transportation projects that require the "use" of any historic site, public park, recreation area, or wildlife refuge, unless there is no feasible alternative and the project incorporates all possible plans to minimize harm to the affected property. This includes the direct physical taking of property as well as indirect impacts that would greatly impair the value of protected sites. Adopted in 1966, this law applies to all transportation agencies within the U.S. Department of Transportation.

Additional Federal Laws

Some federal preservation laws contain enforcement provisions that provide civil and/or criminal penalties for violations, including these two:

- Archaeological Resources Protection Act (ARPA): establishes a permitting process regarding important archaeological sites
- Native American Graves Protection and Repatriation Act (NAGPRA): addresses the return of human remains and cultural objects held by museums or federal agencies to Native Americans

State Preservation Laws and Statutes

State preservation laws address private actions affecting historic resources. This is done primarily through laws that enable local governments to pass ordinances for the protection and preservation of historic sites.

Wisconsin Act 395

In Wisconsin, the primary historic preservation legislation is Wisconsin Act 395. Adopted in 1987, this legislation expresses the state's approach and commitment to historic preservation. It states:

The historical and cultural foundations of this state should be preserved as a living part of its community life and development... Increased knowledge of historic resources, the establishment of better means of identifying and administering them and the encouragement of their preservation will improve the planning of governmentally assisted projects and will assist economic growth and development.

This act created the Wisconsin State Register of Historic Places, which, like the National Register of

Historic Places, lists "districts, sites, buildings, structures, and objects which are significant in national, state, or local history, architecture, archaeology, engineering and culture." Criteria for the State Register are also similar to those of the National Register. The Wisconsin Act 395 also contains provisions for reviewing the state's long-range building plans with respect to historic properties under the state's control. The act also initiated a state tax credit program for the rehabilitation of historic structures.

Wisconsin State Historic Building Code

Another important preservation law in Wisconsin is the State Historic Building Code. This statute, authorized in 1982, provides an alternative building code for the preservation or restoration of historic buildings. These alternative standards allow the use of original materials and construction techniques that are no longer permitted under present-day building codes, given that acceptable health and safety measures are ensured. To qualify, buildings must be listed in, nominated to, or determined eligible for either the National or State Register of Historic Places. The Historic Building Code may also be applied to buildings designated as historic by local communities that have state-certified municipal preservation or landmarks ordinances and that are included in a certified local register of historic places. Once owners obtain permission to use the Historic Building Code, they may use it in lieu of any other state, county, or municipal code. This statute provides flexibility to historic building projects, but does not apply to one- and two-family dwellings.

Wisconsin Statute 62.23

To ensure that historic preservation becomes part of the local government planning process, the Wisconsin legislature enacted Wisconsin Statute 62.23 in 1993. This law mandates that cities with properties listed on the National or State Registers of Historic Places adopt a Historic Preservation Ordinance. In order for a local ordinance to be certified it must:

- Contain criteria for the designation of historic structures and districts on a local historic register similar to the criteria for inclusion in the National Register of Historic Places;
- Provide procedures for designation of historic structures or districts including a nomination process, public notice, and opportunities for written and oral public comment;
- Provide for the exercise of control by the city, to achieve the purpose of preserving and rehabilitating historic structures and districts; and
- Create a historic preservation commission.

State Historic Preservation Offices

Throughout the U.S., state governors appoint a State Historic Preservation Office (SHPO) to carry out the responsibilities of the National Historic Preservation Act (NHPA) in their state. Each SHPO performs a wide variety of functions under the NHPA, state laws, and other authorities. These functions include:

- Nominating properties to the National Register of Historic Places
- Conducting statewide historic preservation planning and a statewide inventory of historic properties

- Providing technical assistance to federal and state agencies, local governments, and others
- Certifying local governments to participate in the national program

Wisconsin SHPO

In Wisconsin, the SHPO is the Division of Historic Preservation - Public History at the Wisconsin Historical Society. This office serves as the principal historic preservation agency in the state. The Wisconsin SHPO oversees state and federally mandated preservation responsibilities. The Wisconsin SHPO's responsibilities include:

- Maintaining inventories of Wisconsin's historic properties
- Administering the Certified Local Government program
- Nominating sites to the National Register and State Register of Historic Places
- Supporting research on historic architecture
- Administering federal and state tax credit programs for the rehabilitation of historic properties
- Cataloging burial sites
- Reviewing public projects for their effects on historic resources under Section 106 of the NHPA and Wisconsin Statutes

Certified Local Government (CLG) Program

The Certified Local Government (CLG) program is a national preservation program initiated in 1980 as part of the National Historic Preservation Act. This program helps local governments integrate historic preservation concerns with local planning decisions.

A Wisconsin CLG is any city, village, county, or town that has been certified by Wisconsin's State Historic Preservation Office and the Department of the Interior as meeting the following criteria:

1. Enforces an appropriate local ordinance for the designation and protection of historic properties,
2. Has established a qualified historic preservation commission by local ordinance,
3. Maintains a system for the survey and inventory of local historic properties, and
4. Provides for public participation in the local historic preservation program.

Benefits of CLG Status

The key benefit of CLG status is becoming eligible to apply for federal historic preservation grant money that is available only to CLGs. These grants can cover a wide variety of historic preservation activities, such as survey projects, preparation of National Register nominations, educational activities such as workshops, video programs, or the development of preservation publications, development of municipal preservation plans, and the administration of local historic preservation programs.

CLG status also gives local governments more authority regarding preservation activities. CLGs can authorize the use of the Wisconsin Historic Building Code for locally designated historic buildings. CLGs are also responsible for reviewing National Register nominations for properties within their municipal boundaries before the applications are sent to the State Historic Preservation Review Board.

National Register and State Register of Historic Places

The National Register of Historic Places is the nation's official list of properties that are deemed historically significant on a local, state, or national level. The National Register is administered by the National Park Service and the Keeper of the Register, who makes the final decision about whether a property should be listed. The State of Wisconsin also maintains a State Register of properties that have been determined to be significant to Wisconsin's heritage.

Criteria for Eligibility

A property is eligible for listing on the National Register if it meets one or more of the following criteria:

- Criterion A: Property is associated with historic events or activities
- Criterion B: Property is associated with important persons
- Criterion C: Property has a distinctive design or physical characteristics
- Criterion D: Property has yielded, or may be likely to yield, information about prehistory or history

In addition to meeting one of the above criteria for historic significance, the property must retain integrity, or a sense of time and place. Integrity is determined based on seven qualities: location, design, setting, materials, workmanship, feeling, and association.

Purpose of Listing a Property

The National Register primarily serves as a means of honoring and recognizing important historic and cultural properties. National Register status does not place restrictions on private property owners. It does, however, provide a degree of protection from federally funded or licensed activities, which must take into consideration their impact on historic resources. Income-producing properties listed on the National Register may also take advantage of federal rehabilitation tax credits. In Wisconsin, residential properties listed in the National Register may qualify for state rehabilitation tax credits.

Nominations

Properties are typically nominated to the National Register by property owners, preservation advocates, or consultants. Nominations must meet the criteria set forth in National Register Bulletin 16: How to Complete the National Register Registration Form. Nominations are then reviewed by the staff of the Wisconsin Historical Society and presented to the Wisconsin State Review Board for consideration. Once approved at the state level, the nomination is sent to Washington D.C., where it is reviewed once more at the federal level. If the nomination is approved at the federal level, the property is officially listed in the National Register of Historic Places.

Both the State Register and the National Register are administered by the Division of Historic Preservation – Public History at the Wisconsin Historical Society. Current property listings of both

registers are available on our website.

Read more on our website [About the State Register and National Register of Historic Places](#).

Historic Preservation Tax Incentives

A variety of beneficial tax incentives are available to owners of Wisconsin historic properties. Both federal and state income tax incentive programs are available for the rehabilitation of historic properties that are either listed in or eligible for the National Register or State Register of Historic Places.

Federal Historic Rehabilitation Credit

This program administered by the National Park Service provides a 20 percent federal investment tax credit (ITC) for rehabilitation of historic buildings that are income-producing. This includes buildings used for offices, commercial trade, or for rental income. The property must be listed in or eligible for the National Register or contribute to a National Register district.

Expenditures of the rehabilitation project must be at least the adjusted basis (depreciated value) of the building or \$5,000, whichever is greater. Both interior and exterior rehabilitation work qualifies for the credit. Work must comply with the Secretary of the Interior's Standards for Rehabilitation. Approval should be acquired before work on the project begins.

For more information, see the Society's information on [Historic Preservation Tax Credits for Income Producing Historic Buildings](#).

Wisconsin Supplement to Federal Historic Rehabilitation Credit

If an owner qualifies for the 20 percent federal tax credit and receives National Park Service approval for the rehabilitation project before beginning work, the owner will automatically receive the Wisconsin 20 percent tax credit.

Community Development Block Grants

The Community Development Block Grants (CDBG) program is administered by the U.S. Department of Housing and Urban Development. The CDBG program provides annual grants on a formula basis to entitled cities, urban counties, and states to develop viable urban communities. Viable communities are those that (1) provide decent housing and suitable living environments, and (2) expand economic opportunities, primarily for low- and moderate-income persons.

CDBG Funding

CDBG funds assist a wide variety of projects, including economic development, housing rehabilitation, public facilities, and large-scale physical development projects. Preservation activities can be supported through the CDBG program by helping residents to maintain and upgrade historic homes.

The Department of Housing and Urban Development (HUD) determines grant amounts using a formula that measures various factors, such as a community's extent of poverty, population, housing overcrowding, age of housing, and lag in population growth. The annual CDBG appropriation is allocated between states and local jurisdictions called "entitlement" and "non-entitlement" communities.

Entitlement Communities

Three types of jurisdictions are considered entitlement communities:

- The central cities of Metropolitan Statistical Areas (MSAs)
- Metropolitan cities with populations of at least 50,000
- Qualified urban counties with a population of 200,000 or more (excluding the populations of entitlement cities)

Wisconsin entitlement communities include the following cities: Appleton, Beloit, Eau Claire, Fond du Lac, Green Bay, Janesville, Kenosha, La Crosse, Madison, Milwaukee, Neenah, Oshkosh, Racine, Sheboygan, Superior, Waukesha, Wausau, Wauwatosa, and West Allis. Wisconsin entitlement counties are Dane, Milwaukee, and Waukesha.

Non-Entitlement Communities

The state also distributes CDBG funds to non-entitlement localities that do not qualify as entitlement communities. Non-entitlement areas are cities with populations of less than 50,000 (except cities that are designated principal cities of MSAs) and counties with populations of less than 200,000.

Wisconsin awards CDBG funds only to units of general local government that carry out development activities. Each year Wisconsin develops funding priorities and criteria for selecting projects, including:

- Formulating community development objectives
- Deciding how to distribute funds among communities in non-entitlement areas
- Ensuring that recipient communities comply with applicable state and federal laws and requirements