WISCONSIN
HISTORICAL
SOCIETY

February 25, 2021

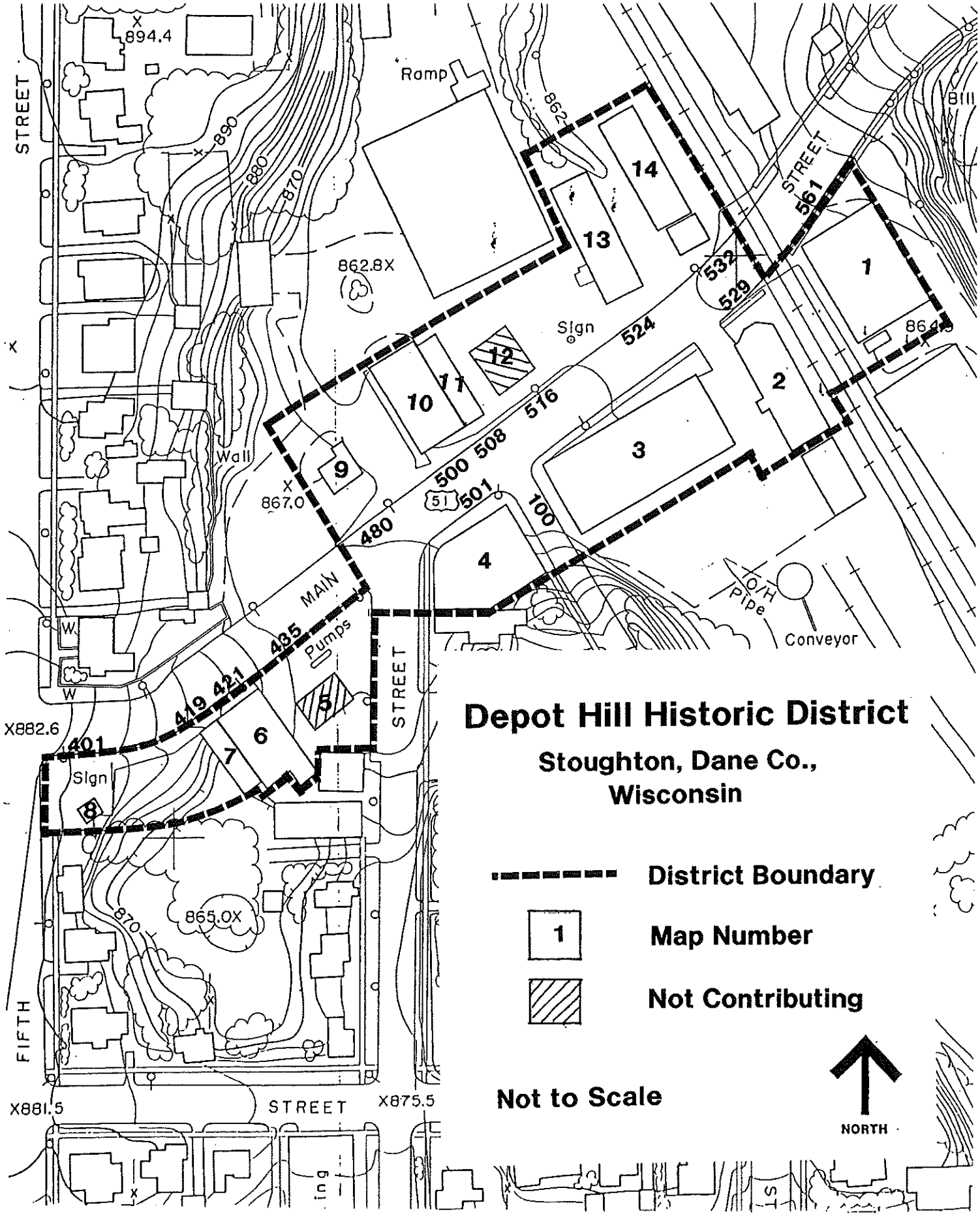
Dear Property Owner:

You are invited to a presentation and informational meeting on the National Register of Historic Places and the Depot Hill Historic District; property you own is within the district. The meeting will be Wednesday, March 10, 2021 at 6:00pm. Normally we would meet in-person but given current travel and meeting restrictions, we will be online using the Zoom online platform. To register to attend, simply type in this link: http://wihist.org/Depot-Hill-HD into your web browser to register for the meeting. You can register at any time, even while the meeting is in progress. The meeting will consist of a presentation on the National Register program by Peggy Veregin, the National Register Coordinator at the Wisconsin Historical Society, as well as a brief presentation about the Depot Hill district and its significance. After the presentation, there will be an opportunity for questions and comments.

The National Register is the official national list of historic properties in America worthy of preservation and is maintained by the National Park Service in the U.S. Department of the Interior. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society.

This district was nominated to the National Register in 1998. The district was not officially listed due to owner objection but the National Register program determined the district eligible for listing. Current owners in the district have expressed interest in lifting the objection which would clear the way for owners of *contributing buildings* to take advantage of the Rehabilitation Tax Credit program, providing up to a 40% credit on eligible expenses. Information explaining the program will also be provided.

If you have any questions, please contact Peggy Veregin at the Wisconsin Historical Society at peggy.veregin@wisconsinhistory.org.


Depot Hill Historic District
Stoughton, Dane Co., Wisconsin
District Boundary
Map Number
Not Contributing
Not to Scale
NORTH
STREET
MAIN
STREET
FIFTH
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Sign
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532 E Main Street

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TO: **City Officials**

FROM: **Daina Penkiunas, State Historic Preservation Officer**

RE: **State and National Register of Historic Places nomination**

DATE: **September 2, 2021**

The property you own located within the boundaries of the ***Depot Hill Historic District,*** was nominated to the National Register in 1998, but not listed due to the objection of a majority of private property owners. We have received a request to re-notify owners to allow formal listing and access to the economic benefits of National Register listing. The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. The State Register is Wisconsin's parallel program. Listing in the state and national registers provides recognition and assists in preserving our nation's heritage; this is not a regulatory program for private property owners.

Benefits: Listing of the ***Depot Hill Historic District*** provides recognition of the district's historic importance and assures protective review of federal, state and municipally-planned projects that might adversely affect the character of the historic district. If the district is listed in the National Register, certain federal investment tax credits for rehabilitation may apply. The Wisconsin statutes also provide for state tax credits for certain qualified projects.

Listing will not place limitations on private property by the federal or state government. Public visitation is not required of owners. Neither the state nor federal government will attach restrictive covenants to the property or seek to acquire it. Under section 66.05 of the Wisconsin Statutes, local units of government have certain responsibilities for property they own that is listed in the National Register and also must submit written notification to the State Historical Society when owners of registered properties apply for demolition permits. The Society, if it chooses, has a 30-day period to document the property prior to demolition.

Should you have any questions about this notification, please contact Peggy Veregin of our office at 608/264-6501 or email at peggy.veregin@wisconsinhistory.org.

Enclosure

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- National Register listing carries NO RESTRICTIONS to private property owners regarding what they do with their property.
- For private property owners, National Register listing is NOT REGULATORY
- There is an up to 40% Rehabilitation Tax Credit available ONLY to those whose properties are listed in the National Register and are ***Contributing to the district.***
- If the district is not listed in the National Register, no property owners in the district will be eligible to use the rehabilitation tax credit program.
- Please see enclosed FAQ for more information.

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Preservation Information

Division of Historic Preservation - Public History

Frequently Asked Questions

About the State Register of Historic Places and the National Register of Historic Places

Citizens of Wisconsin often have questions about the advantages—or the disadvantages, if any—of having their property listed in the State Register of Historic Places and the National Register of Historic Places. What are the implications, or the benefits or restrictions, if any, of having private or public property nominated to and listed in the National Register and the State Register? The following are some of the most commonly asked questions, with answers that try to avoid excessively technical language. For more detailed information, contact the Division of Historic Preservation - Public History.

What are the National Register of Historic Places and the State Register of Historic Places?

The National Register is the official national list of historic properties in America worthy of preservation and is maintained by the National Park Service in the U.S. Department of the Interior. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Division of Historic Preservation at the Wisconsin Historical Society. Both listings include sites, buildings, structures, objects and districts that are significant in national, state or local history, architecture, archeology, engineering and culture.

How are properties nominated to the State Register and the National Register?

The most popular procedure is to nominate properties to both registers at the same time. Generally, the nomination process requires two steps: first, the submission of a preliminary "Questionnaire" that provides basic information about the property to determine if the property appears to meet the criteria for listing, and, second, the submission of a "National Register of Historic Places Nomination Form" that is completed according to state and federal standards. Any person or organization may nominate properties to the registers, but because it is a complex process, private consultants are usually employed. The owner of the property is informed of the nomination.

How much time does it take to nominate a property to the registers?

This depends on the type and location of the property, among other things. The nominator frequently must research and photograph the property and must, of course, complete the required forms and submit them to the Wisconsin Historical Society, where the nomination is reviewed by staff and scheduled for review and approval by the State Historic Preservation Review Board, which meets quarterly. State Register nominations are approved at the state level, and National Register nominations are approved by the National Park Service in Washington, D.C. All of this can take about one-and-a-half years.

If my private property, such as my home, is listed in the State Register and the National Register, do these designations restrict what I can do with the property?

No.

Am I required to restore or preserve my property if it is listed in the State Register and the National Register?

No. Of course, because the property is historically significant, you are encouraged to preserve it.

Do I automatically receive funds or other financial assistance when my property is listed in the registers?

No. However, an owner of a listed property is eligible to apply for state or federal income tax credits for the rehabilitation of historic property.

Is the property protected from demolition because it is listed in the registers?

No. Listing a property in the registers does not automatically protect it from demolition (or other alterations). However, listing a property in the registers does "trigger" state and federal laws that require federal, state, and local government agencies to take into consideration the effect of their plans or projects on such listed properties.

What are the benefits of having a property listed in the National Register and the State Register?

The principal benefit is the knowledge that you are helping to preserve your local, state, and national heritage. To assist you, the state and federal governments provide a number of more tangible benefits such as eligibility for state and federal income tax credits for rehabilitating historic properties; eligibility for property tax exemptions for archeological sites; consideration in the planning of federally assisted and state assisted projects, as well as projects of local governments and school boards, when those projects affect the property; eligibility to use the state's Historic Building Code, which may facilitate rehabilitation; qualification for state and federal charitable income tax deductions for the donation of historic preservation easements; and eligibility for official State Register of Historic Places plaques.

What are the disadvantages of having a property listed in the National Register and State Register?

Listing a property in the registers does not impose restrictions on the private property owner. The private owner is free to sell, alter or demolish the property. Of course, if the property owner is utilizing any federal or state funding or assistance, the proposed projects are reviewed to ensure that historic values of the property are taken into consideration.

Do I automatically receive a plaque to place on my property when it is listed?

No, but you may purchase an official State Register of Historic Places plaque or other appropriate plaques of your choosing.

If the property is owned by local or state government and is listed in the State Register and the National Register, are there any special responsibilities that state agencies and local governments incur?

Yes. Because these are publicly owned historic or prehistoric properties, the state agencies or local governments, including school boards, must inform the State Historic Preservation Officer at the Wisconsin Historical Society of any plans or proposed actions that will affect any listed property. The State Historic Preservation Officer may require negotiations to reduce or avoid adverse effects.

Please note: Local historic preservation programs are often established by local government ordinances, and property owners are advised to consult their local governments for information regarding local regulations.

The state and federal historic preservation programs are comprehensive and involve a number of statutes, regulations, rules and guidelines. For further information or details about the preservation programs, please contact: The Division of Historic Preservation-Public History, Wisconsin Historical Society, 816 State St., Madison, WI 53706. Telephone (608) 264-6498.

Visit the Wisconsin Historical Society Website: www.wisconsinhistory.org

WISCONSIN HISTORICAL SOCIETY

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NOTICE OF NOMINATION TO STATE AND NATIONAL REGISTERS OF HISTORIC PLACES

The nominations listed on the attached agenda will be considered by the Wisconsin Historic Preservation Review Board for nomination to the Wisconsin State Register of Historic Places and the National Register of Historic Places on the date indicated. The National Register is the federal government's official list of historic buildings and other cultural resources worthy of preservation. The State Register is Wisconsin's parallel program.

RESULTS OF LISTING IN THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

Eligibility for federal and state tax incentives: If a property is listed in the National Register, its owner may become eligible for federal and state tax credits. The Tax Reform Act of 1986 provides a 20 percent income tax credit for rehabilitating historic income-producing buildings. Under Wisconsin state statutes, an additional 20 percent Wisconsin income tax credit is available to owners who apply for and receive project approval prior to the start of construction work.

Wisconsin statutes, (s.71.07(9r)) provide a 25 percent income tax credit for persons who rehabilitate non-income-producing buildings that the owners use as their personal residences and that are listed in the State or the National Register. Because the tax aspects outlined above are complex, individuals should consult their accountants or the appropriate state or federal revenue office for assistance in determining the tax consequences of the above provisions.

The Tax Treatment Extension Act of 1980 provides federal tax deductions for charitable contributions for conservation purposes of partial interests in historically significant land areas or structures.

Eligibility for Property Tax Exemptions: When an archeological site is listed in the State Register or National Register, its owner may become eligible for a property tax exemption. Wisconsin statutes [s. 70.11(13m)] provide for a property tax exemption of the listed area if the area is subject to a permanent protective covenant. This covenant defines the obligations of the landowner and the Wisconsin Historical Society in the protection of the site. Example copies of the covenant are available upon request.

Consideration in planning for federal, licensed, and federally assisted projects: Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies allow the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800.

Consideration in issuing a surface coal mining permit: In accordance with the Surface Mining and Control Act of 1977, there must be consideration of historic values in the decision to issue a surface coal-mining permit where coal is located. For further information, please refer to 30 CFR 700, et seq.

Consideration in planning for state projects: Each state agency owning a listed property shall develop a long-range plan for the management, preservation and improvement of that property as part of its long range public building program under s. 13.48 of the state statutes. If a state agency sells or transfers any listed property, it shall reserve a conservation easement under s. 700.40, Wisconsin Statutes, to be transferred and held by the Wisconsin Historical Society. For further information, please refer to s. 44.41, Wisconsin Statutes.

Local government implications: Under section 66.05 of the Wisconsin Statutes, the Wisconsin Historical Society must receive notice whenever the owner of a State or National Register listed property applies to his or her local unit or government for a demolition permit. This notice should be submitted to the Society by the local government. The Society cannot prevent demolition, but has a 30-day period during which it may document the property prior to demolition.

(over)

Under section 66.037 and 120.12 of the Wisconsin Statutes, a political subdivision and a school board shall, in the earliest stage of any action related to long-range planning for facilities development or the razing of a historic property which its owns, determine if the proposed actions will affect a historic property which is listed in the State or National Register. The political subdivision and the school board shall notify the SHPO of any such proposed activity and solicit comments concerning the proposal from that office under s.44.42 State Statutes.

Qualification for Federal and state grants for historic preservation when funds are available: *Presently, no funding is available.*

RIGHTS OF OWNERS TO COMMENT AND/OR TO OBJECT TO LISTING IN THE NATIONAL REGISTER

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accordance with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit, to the Division of Historic Preservation-Public History, Wisconsin Historical Society, a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. (The form enclosed may be used for this purpose).

Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object to a National Register listing, a property will not be listed. However, the Division of Historic Preservation-Public History shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection should be submitted to the Division of Historic Preservation Public History, Wisconsin Historical Society, 816 State Street, Madison, WI 53706, by the date on which the Historic Preservation Review Board will consider the nomination.

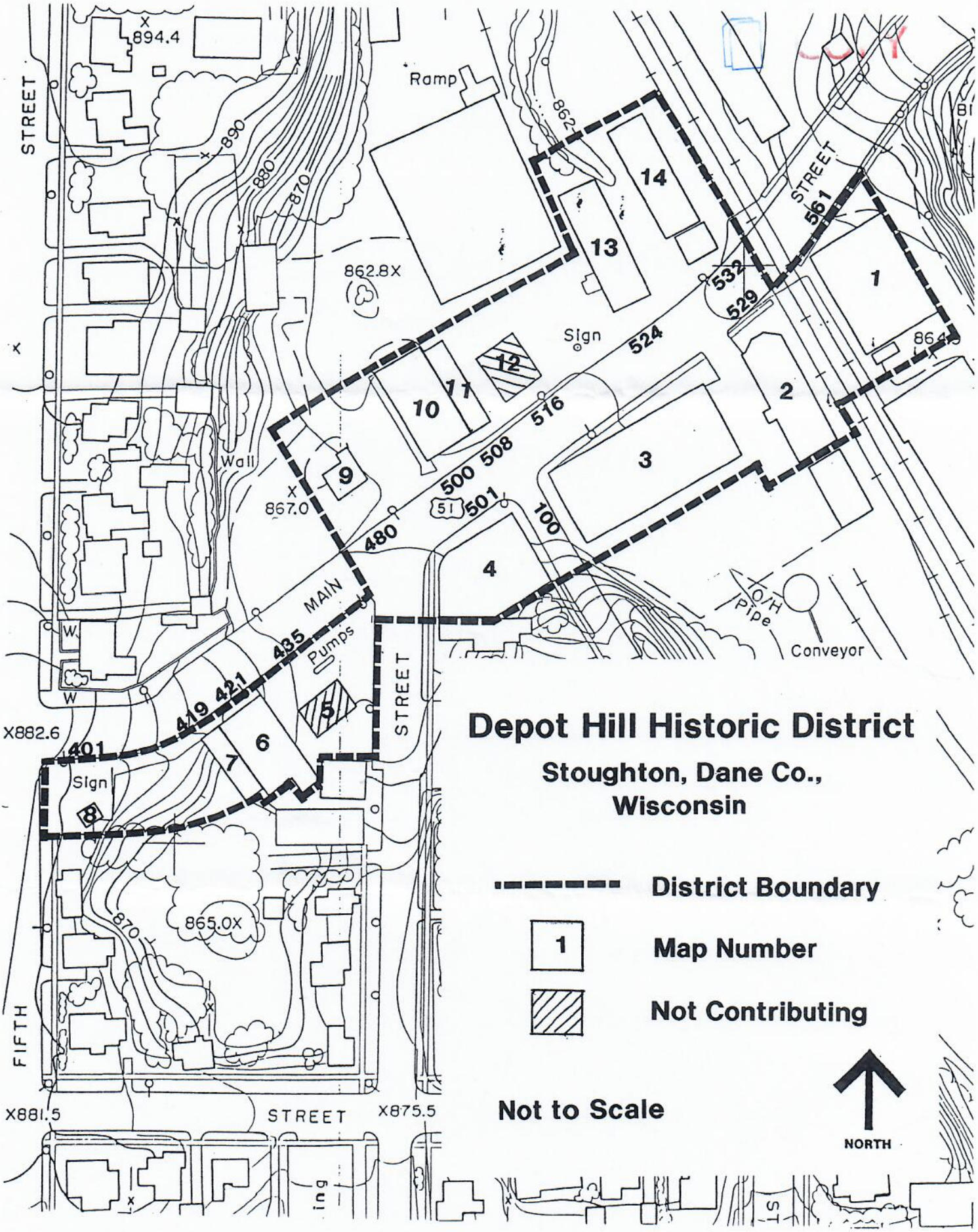
If you wish to comment on the nomination of the property to the State Register or National Register, please send your comments to the Division of Historic Preservation-Public History before the Wisconsin Historic Preservation Review Board considers this nomination. A copy of the nomination can be obtained from the Wisconsin Historical Society for a small fee. Information on the State Register and the National Register and the various tax provisions will be provided upon request.

STATE AND NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, engineering, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded, or may be likely to yield, information important to prehistory or history.

In Wisconsin, the State Register and the National Register are administered by the Division of Historic Preservation-Public History, Wisconsin Historical Society, 816 State St., Madison, WI 53706. Questions about these nominations or the State or the National Register should be directed to Daina Penkiunas (608/264-6511). Questions about state income tax credits for rehabilitating historic houses or for rehabilitating income-producing historic buildings should be directed to Mark Buechel (608/264-6491) or Jen Davel (608/264-6490).


Depot Hill Historic District
Stoughton, Dane Co., Wisconsin
District Boundary
1
Map Number
Not Contributing
Not to Scale
NORTH
STREET
Ramp
Sign
Wall
MAIN
Pumps
STREET
Conveyor
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