

**United States Department of Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Division Street Historic District

other names/site number N/A

2. Location

| | | | |
|----------------------------|---|---------------------|----------------------------|
| street & number | 200-300 Block of Division Street and 145, 170, 175, 190, 195, and 220 South Chestnut Street. | N/A | not for publication |
| city or town | Platteville | N/A | vicinity |
| state Wisconsin | code WI | county Grant | code 043 |
| | | | zip code 53818 |

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination
request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally
statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State Historic Preservation Officer-WI

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

5. Classification

| Ownership of Property (check as many boxes as as apply) | Category of Property (Check only one box) | Number of Resources within Property (Do not include previously listed resources in the count) | |
|---|--|---|-----------------|
| <input checked="" type="checkbox"/> private | <input type="checkbox"/> building(s) | contributing | noncontributing |
| <input type="checkbox"/> public-local | <input checked="" type="checkbox"/> district | 18 | 1 buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> structure | | sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> site | | structures |
| | <input type="checkbox"/> object | | objects |
| | | 18 | 1 total |

Name of related multiple property listing:
(Enter "N/A" if property not part of a multiple property listing.)

N/A

Number of contributing resources
is previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Bungalow/Craftsman

LATE VICTORIAN

Materials

(Enter categories from instructions)

Foundation Stone

walls Weatherboard

BRICK

roof Asphalt

other Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Division Street Historic District
Name of Property

Grant
County and State

Wisconsin

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1894-1926

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Division Street Historic District

Grant

Wisconsin

Name of Property

County and State

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - Local government
 - University
 - Other
- Name of repository:
Area Record Center-UW Platteville

10. Geographical Data

Acreage of Property Approx. 4.0 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 15 706160 4733980
 Zone Easting Northing

3 _____
 Zone Easting Northing

2 _____
 Zone Easting Northing

4 _____
 Zone Easting Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

| | | | |
|----------------------------|--|------------------|-------------------|
| name/title | Timothy F. Heggland, Consultant for the City of Platteville Historic Preservation Commission | date | February 11, 2007 |
| organization | | telephone | 608-795-2650 |
| street & number | 6391 Hillsandwood Rd. | zip code | 53560 |
| city or town | Mazomanie | state | WI |

Division Street Historic District

Grant County

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title

Various, see separate listing

organization

date

street & number

telephone

city or town

state

Wisconsin

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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Section 7 Page 1

Division Street Historic District
Platteville, Grant County, Wisconsin

Description:

The Division Street Historic District is a small residential district located in the city of Platteville that is comprised of nineteen still largely intact single family homes that were built between 1894 and 1926.¹ The District includes all thirteen of the houses that line both sides of the 200-300 block of Division Street and it also includes six more houses of similar size and quality that are located on both sides of S. Chestnut St. around the point where this street intersects with the east end of Division Street. Land at the east end of the District slopes downhill to the south but it is flat elsewhere within the District's boundaries. Most of the District's houses have landscaped yards that are characterized by grassed lawns, ornamental shrubs, and mature trees. Three of the District's four oldest houses are vernacular form buildings, two being examples of the Gabled Ell form, and the third, an example of the Two-Story-Cube form. Seven of the other sixteen houses are good representative examples of Queen Anne style designs, eight are equally good examples of the American Foursquare style, and there is also a single example of the Bungalow form. Although four of these houses are clad in brick, most of the rest were originally clad in clapboards and many of these still retain their original cladding.

The Division Street Historic District is a well-defined portion of the much larger nineteenth and early twentieth century residential area that surrounds it and it comprises one of the city of Platteville's few remaining intact concentrations of architecturally significant historic residences. The District is also located one block to the east of the University of Wisconsin-Platteville campus and two blocks southwest of the west end of the city's Main Street Commercial District, which is the city's principal historic business district and which was listed in the NRHP in 1990. The District covers portions of three city blocks and its streets have concrete curbs and gutters and they are lined with narrow parkways, mature shade trees, and concrete sidewalks. Houses in the District generally respect uniform setbacks and most of their lots are typical of nineteenth century urban practice, being long and narrow and mostly rectilinear in shape, resulting in houses that are set quite close together unless occupying double lots. There are no alleys in the District and garages are generally detached and are usually located at the rear of their respective lots and are reached by long driveways. The garages are not included in the resource count. The only vacant lots within the District are those belonging to houses whose parcels contain more than one lot.

The years during which growth occurred in the District also correspond to major periods of growth in the city as a whole. Most of the land that comprises the District was first platted in 1858 by George W.

¹ The 2000 population of the city of Platteville was 9989. Platteville is located the southwestern corner of Wisconsin.

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Division Street Historic District
Platteville, Grant County, Wisconsin

Henry as Henry's Addition, an act that appears to have based on Henry's overly optimistic belief that the renewed growth that the city was experiencing in the last years of the 1850s would be sustained. Unfortunately, Henry's timing proved to be premature and the outbreak of the Civil War two years later sharply curtailed new home construction in the city. Once the war ended, new home construction resumed and by 1868 three new houses had actually been built in what is now the District, and a fourth was built there between 1868 and 1872. These were to be the last for many years, however, and none of these four small vernacular form houses has survived. In fact, no more houses would be built in Henry's Addition until 1894, which probably reflects the fact that for most of the last half of the nineteenth century, Henry's Addition was located at the western edge of the settled portion of the city and most of the land to the south and west of it remained open and unsettled.

The District's first four extant houses were built between 1894-1896, years during which the city was in the early stages of a much larger and more sustained period of growth. Three of these four houses were vernacular form examples, although they were larger than the District's earlier ones. The fourth, though, was the District's first Queen Anne style house and it would soon be followed by the construction of the District's first American Foursquare house in 1898. With just a single exception, all the rest of the fourteen houses that were built in the District after 1898 were examples of the Queen Anne and American Foursquare styles, and nine of these were built between 1901 and 1910.

After 1910, the pace of development in the District slowed, and just five more houses were built there between 1911 and 1926. Today, the eighteen contributing buildings in the District are notable within their local context for their locally significant owners and especially for being fine examples of the styles that they represent.² They are also notable for being typically somewhat larger than houses in neighboring residential areas and they also exhibit a noticeably higher degree of integrity than buildings in these areas. Although some of the houses in the larger residential neighborhood that encircles the District were also once distinguished by their size and quality design, many of these houses have now been altered as these areas have transitioned from being ones characterized by owner-occupied single family residences to ones that are increasingly used as non-owner-occupied rental housing. The still largely intact Division Street Historic District, however, continues to be a visually cohesive single family-dominated residential area whose individually notable components and relatively high degree of integrity sets it apart from the increasingly altered neighborhoods that surround it.

² The District's single non-contributing building, 255 Division St., has lost too much integrity to qualify as a contributing resource.

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Division Street Historic District
Platteville, Grant County, Wisconsin

INVENTORY

The following inventory lists every building in the District along with the names of the original owners, the construction date, the address, and also the resource's contributing (C) or non-contributing (NC) status. The abbreviations given below for architectural styles are the same abbreviations used by the Wisconsin Historical Society's Division of Historic Preservation. These are as follows:

- AF = American Foursquare
- BU = Bungalow
- ELL = Gabled Ell
- FG = Front Gable
- QU = Queen Anne
- TSC = Two-Story-Cube

| | | | | | | |
|----|-----|----|--------------|------------------------|-----------|-------|
| C | 145 | S. | Chestnut St. | John Hemphill House | 1921 | AF |
| C | 170 | S. | Chestnut St. | John Chapman House | 1906-1907 | QU |
| C | 175 | S. | Chestnut St. | Robert Spear House | 1908-1915 | QU |
| C | 190 | S. | Chestnut St. | W. J. Robinson House | 1906 | QU |
| C | 195 | S. | Chestnut St. | John Klebenstein House | 1911-1912 | QU |
| C | 220 | S. | Chestnut St. | S. B. Van Etta House | 1895-1896 | TSC |
| | | | | | | |
| NC | 255 | | Division St. | Adolph Weise House | 1895-1896 | ELL |
| C | 260 | | Division St. | C. C. Grindell House | 1904-1905 | AF |
| C | 280 | | Division St. | George Barden House | 1907-1908 | AF/QU |
| C | 295 | | Division St. | Catherine Jones House | 1902-1908 | QU |
| C | 310 | | Division St. | W. F. Grindell House | 1906-1907 | QU |
| C | 315 | | Division St. | H. L. Van Etta House | 1917-1918 | FG/BU |
| C | 330 | | Division St. | Peter Nicklas House | 1894-1895 | ELL |
| C | 335 | | Division St. | Guy Stocks House | 1898-1899 | AF |
| C | 355 | | Division St. | E. M. Curkeet House | 1913-1914 | AF |
| C | 360 | | Division St. | Carrie Rowe House | 1901-1902 | AF |
| C | 375 | | Division St. | Harry Schneider House | 1925-1926 | AF |
| C | 380 | | Division St. | Thomas D. Boss House | 1894-1895 | QU |
| C | 385 | | Division St. | Emeline Davidson House | 1906-1907 | AF |

The following are brief descriptions of some representative, intact examples of the District's resources, which are listed in roughly chronological order by style.

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Division Street Historic District
Platteville, Grant County, Wisconsin

Gabled Ell Vernacular Form

330 Division St.

Peter Nicklas House

1894-95³

The Nicklas House is one of the oldest buildings in the District and is the only one of the District's two Gabled Ell form houses that still retains its original appearance. The house has a T-plan, a rubble stone foundation, and exterior walls that are clad in clapboards, and these walls are sheltered by the multi-gabled main roof. Both wings of the house are two stories tall, the main facade faces south onto Division St., and the main entrance to the house is sheltered by a small, open one-story, hip-roofed porch that spans part of the length of the south-facing elevation of the ell. This porch still retains its original turned supporting post and its elaborate cut out wooden frieze band, and these are the only decorative touches to be found on this otherwise simple example of vernacular form design.

That both wings of this house are equal in height and are two-stories-tall is more typical of urban examples of this form than rural ones, and the fact that the windows in both stories of the one-bay-wide upright wing are paired rather than separate is more typical of later examples of the form.

Queen Anne Style

Seven of the nineteen houses in the District are examples of the Queen Anne style and these can be divided into two groups: those that are more typical of Late Victorian era examples of the style, and those that represent transitional examples that, in this case, exhibit features shared by the American Foursquare style houses that were being built in the District at the same time.

190 S. Chestnut St.

W. J. Robinson House

1906

This highly intact, essentially rectilinear plan, two-story house occupies a prominent corner lot and it has a rock-faced concrete block foundation and exterior walls that are clad in clapboard. It is sheltered by a steeply pitched combination gable-and-hip main roof, the flat uppermost part of which is still encircled by its original decorative metal cresting. The main facade of the house faces east onto S. Chestnut St. and a one-story hip-roofed open porch spans the full-width of the facade. The principal feature of this asymmetrically designed facade is a projecting two-story polygonal bay that comprises the right-hand portion of the facade. This bay is unusual in that while both of its stories are polygonal

³ City of Platteville Real Estate Tax Rolls. All the construction dates given in this nomination are the result of this tax records research.

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Division Street Historic District
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in plan, the second story is larger than its first story, which it overhangs. In addition, a gable-roofed dormer is placed on the main roof slope above this bay and it is clad in fish-scale wood shingles and has a small Palladian style triple-window group centered on it. A similar projecting two-story bay topped by a gable-roofed dormer is also located on the south-facing side elevation of the house, but this one has a polygonal first story and a rectilinear plan second story, and the dormer contains just a single semi-circular-arched window.

280 Division St.

George Barden House

1907-1908

The highly intact two-story Barden House is an excellent example of a transitional example Queen Anne style house that shares features also found in nearby American Foursquare designs. This large, essentially rectilinear plan house has a rock-faced concrete block foundation and its exterior walls are clad in red brick and are sheltered by the combination hip and gabled main roof. The asymmetrical main facade of the house faces south onto Division St. and its first story is sheltered by a full-width front porch whose flat roof is supported by grouped, classically derived wood columns at the corners and also flanking the off-center entrance. By this date, the design of many Queen Anne style houses in Platteville reflected more modern stylistic trends and they typically have simpler plans than their predecessors and have exteriors that make use of fewer materials and utilize fewer decorative elements. The Barden House is a good case in point; its large but essentially plain main block being almost identical in design with equal-size American Foursquare style houses of the same period. It is only the placement of a shallow two-story polygonal bay topped with a gable-roof dormer on the main facade and a one-story polygonal plan bay on the east-facing side elevation of the house that justify its being called an example of the Queen Anne style.⁴

175 S. Chestnut St.

Robert Spear House

1908-1915

If the general trend in Queen Anne style design by 1908 was towards a greater simplicity, there were still exceptions, and the highly intact house that was built for Robert Spear, and is the last example of the Queen Anne style in the District, is a good example. The Spear house is two-stories-tall, has a rock-faced concrete block foundation, and has exterior walls clad in dark tan brick that are sheltered by the house's combination hip-and-gabled main roof. That this house has an essentially rectilinear plan main block is not obvious because three of its four elevations feature shallow projecting bays. The main facade of the house faces west onto S. Chestnut St. and it is asymmetrical in design. It is dominated by a broad, shallow, two-story-tall rectilinear plan bay that comprises the left-hand portion

⁴ This house is almost a mirror image of the very similar Charles Burg house located at 555 W. Main St. in Platteville, which was built in 1908-1909 and is a contributing resource in the West Main Street Historic District.

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Division Street Historic District
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of the facade and which is crowned by a gable-roofed dormer. The house's main entrance is roughly centered on this facade and it features side-lights and transom lights and it is sheltered by a full-width classically derived, flat-roofed, one-story veranda that also wraps around the northwest corner of the house and spans part of the north-facing side elevation as well. A second, smaller rectilinear plan two-story-bay is centered on this north-facing side elevation and another two-story polygonal plan bay is located on the south-facing side elevation, both of which are also crowned with gable-roofed dormers.

American Foursquare

Eight of the nineteen houses in the District are examples of the American Foursquare and these can be also be divided into two groups: those that are typical of the style, and those that represent transitional examples that exhibit features shared by the Queen Anne style houses that were being built in the District at the same time.

260 Division St.

C. C. Grindell House

1904-1905

The highly intact Grindell House is a typical example of the American Foursquare and it is also one of only two examples in the District that is built of brick. The two-story Grindell House has a square plan, cut stone foundation walls, and exterior walls that are clad in dark brown brick and that are sheltered by a hipped roof that has overhanging boxed eaves. A small gable-roofed dormer is centered on each of the four slopes of this roof and all four dormers feature a paired window group. The main facade of the house is symmetrical in design and faces south onto Division St. and its first story is sheltered by a full-width open front porch. This facade is three-bays-wide and the main entrance is placed in the first story of the center bay and it is flanked on either side by a pair of tall grouped windows that occupy the first stories of the other two bays. These two side bays also have a single window in their second stories and all the house's windows and doors have rectilinear openings and concrete sills and lintels.

355 Division St.

E. M. Curkeet House

1913-1914

Even though the Curkeet House is one of the District's three newest American Foursquare examples, its design still reflects elements of the Queen Anne style. Like the C. C. Grindell House, this one is also clad entirely in brick, cream brick this time, and it is also two-stories-tall, has a square plan, and has walls that are sheltered by a hipped main roof. The Curkeet House's principal facade is three-bays-wide, it is asymmetrical in design, faces north onto Division St., and its first story is sheltered by a full-width open front porch that is a typical feature of this style. The house's main entrance is placed to the

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Division Street Historic District
Platteville, Grant County, Wisconsin

left of center on this facade and to its left is a rectilinear window opening that occupies the first story of the left-hand (east) bay. To the right of the entrance, however, is a broad, projecting, polygonal plan bay of the type more often found on Queen Anne style houses, and a gable-roofed dormer is placed on the main slope of the roof in the attic story above this bay, its off-center placement also being more typical of Queen Anne style practice.

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Division Street Historic District
Platteville, Grant County, Wisconsin

Significance:

The Division Street Historic District is a small, architecturally significant residential district that is located in the historic core of the city of Platteville. The District is located two blocks southwest of Platteville's Main Street Historic District, which was listed in the National Register of Historic Places (NRHP) in 1990, and it was identified as a potential historic district having local significance under National Register (NR) Criterion C (Architecture) by the City of Platteville Intensive Survey, which was undertaken in 2004-2005.⁵ Research was undertaken to assess the potential for nominating the District to the NRHP utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the District utilizing the Queen Anne and American Foursquare styles subsections of the Architectural Styles study unit of the CRMP, and the Gabled Ell and Two-Story-Cube vernacular forms subsections of the Vernacular Forms study unit of the CRMP.⁶ The results of this research are detailed below and show that the Division Street Historic District is locally significant under NR Criterion C as an architecturally significant collection of single family residences that together constitute a well-defined and visually distinct geographic and historic entity within the city of Platteville.

The Division Street Historic District is comprised of 18 contributing resources and a single non-contributing one. It constitutes one of the most intact collections of historic residential buildings to be found within the corporate boundaries of the city of Platteville. The District's five earliest buildings were built in the 1890s. Three of these are Vernacular Form buildings, while the other two are early examples of the Queen Anne style and the American Foursquare form. All of the District's other buildings were built between 1901 and 1926, and all but one are examples of the Queen Anne and American Foursquare styles. Almost all of these buildings are of at least medium size and several possess fine designs. Collectively, the District's resources are of even greater importance than its individual components because their high degree of integrity makes it possible to study in some depth the designs that were built by the middle and upper middle class citizens of Platteville during the District's relatively brief period of significance.⁷

⁵ Heggland, Timothy F. *City of Platteville Intensive Survey*. Platteville: 2005. Copy on file at the Division of Historic Preservation, Wisconsin Historical Society, Madison, WI.

⁶ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, pp. 2-15, 2-25, and 3-5-3-7.

⁷ The period of significance is bounded by the known construction dates of the contributing resources in the District.

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Division Street Historic District
Platteville, Grant County, Wisconsin

Historic Context

A detailed history of the city of Platteville and its built resources is embodied in the *City of Platteville Intensive Survey Report*, printed in 2005. Consequently, the historic context that follows deals primarily with the history of the District itself and with the immediate surrounding area.

Today, Platteville has a population of 9989 and the University of Wisconsin-Platteville has brought the city fame throughout the entire region. In 1828, though, when John H. Rountree arrived to prospect for lead at Platte Mounds, which was so named for the large glacial remnants that are located to the east of the current city site, he and his partners were the first Euro-Americans to settle on the future site of Platteville and indeed were among the very first to settle in what later became Grant County. At that time, the hilly land around them was a mixture of prairie and woodlands, and there were no settlements located closer than Galena, Illinois, and New Diggings, Wisconsin, both of which were located some twelve to eighteen miles to the south. Like most prospectors, Rountree chose his site because of reports he had had of its rich mineral potential; he did not arrive there with an eye to effecting a permanent settlement. Never-the-less, the site he chose was a good one, there being a small stream nearby that supplied him and the others with water, and he was also lucky in his choice of a site because lead was found on his land in considerable quantity.

Rountree wintered over in this new place and the following year he and his partner, J. B. Campbell, set about building a smelter to transform the lead diggings of the previous season into a salable commodity. By the summer of 1828, the new smelter was a reality and Rountree then set about building a one-story double log cabin to provide shelter for newcomers. The first shelters erected by the pioneers of the place were built from what was readily available, including huts built out of sod, so in such a setting, a log house was considered to be "a commodious and pretentious domicile."⁸ Within a year, a small settlement made up mostly of log cabins had grown up around Rountree's holdings, and about this time, Joseph Dixon and his brother also arrived and plowed up ten acres of prairie that was located about a mile south of the city, thereby becoming the first farmers in the region. Also in 1828, Rountree built the first store in the settlement, this being a frame log building, and by the end of the year, a small settlement that by now was officially called Platteville had been created. It was composed of Rountree's smelter, his store, the boarding house he had built, and also two or three log dwellings, including Rountree's own.

The principal business of the new settlement was lead mining and it would continue to be so for a number of years thereafter. As news of the success of the lead mining in this area spread, more settlers arrived, but the numbers were not great and the settlement's population was about 40 by the end of 1830 and by

⁸ *History of Grant County*. Chicago: Western Historical Society, 1881, p. 676.

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Division Street Historic District
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1832 did not exceed 100 and was held in check by the outbreak of what is now known as the Blackhawk War. The conclusion of the war, however, focused public attention on the area and the opening of a land office at Mineral Point in the fall of 1834 brought both settlers and speculators who wanted to purchase land near the settlement. Further advances came in the form of the first sawmill in the region, which was established by Rountree in 1836 a short distance northwest of the village on a branch of the Platte River, which flows west of Platteville. In the same year, Rountree also built the first hotel in the village on the southwest corner of E. Main and S. Third streets, which was later known as the Blundell House after a later proprietor. Platteville continued to grow and by 1837 its population was approximately 200 and even though growth was hampered by adverse business conditions in that year, progress continued to be made. In 1837, the first church was built in the village and in the region, it being a frame building that was located on Main Street belonging to the Methodist Episcopalian congregation of Platteville.

By 1840, growth was apparent in many areas of village life. Stage lines connected Platteville with Galena, Illinois, and Mineral Point and Madison in Wisconsin Territory. Population increased as well, with most of the early inhabitants of the village coming from Kentucky or Tennessee or the eastern states or else from England. With increased population and increasing economic maturity came a more substantial architecture. The oldest surviving building in Platteville now is the Mitchell-Rountree Stone Cottage, which was built of limestone in 1837 for John Rountree's East Coast in-laws, the Mitchells. This fine Colonial style house, while not large by later standards, would not have looked out of place in the Mitchell's native Virginia and Maryland and it was an exceptional but by no means unique example of the way in which newcomers to Wisconsin replicated here architectural styles and methods of construction that they brought with them from their previous homes.⁹ In 1841, Platteville was incorporated as a village by an act of the Territorial legislature and in 1842, John Rountree platted a portion of the land he owned as the Village of Platteville, which is the original plat of the village and includes most of the land contained within W. Pine, N. Elm, W. Cedar, and N. Oak streets.

In 1842, the Presbyterian congregation in Platteville built their first church, the second story of which was also the home of the Platteville Academy, the community's first seat of higher learning. This frame Greek Revival style building is located at 40 W. Cedar St. and is still extant today, albeit in altered condition. With the exception of the stone Mitchell-Rountree House, all of the buildings in Platteville at this time were either pioneer log buildings or else were of frame construction and while photographic evidence of these early days is lacking, it is probable that the vast majority of these were either simple Greek Revival style buildings or even simpler Front Gabled or Side Gabled vernacular form equivalents.

⁹ Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 15.

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In 1843, John Rountree built the first brick building in the village on the southeast corner of E. Main and S. third streets, this being a two-story building made of brick s fired locally. The population of the village at this time was about 500. In 1845, a second brick commercial block was built on Main Street by E. Bayley, two small brick public school houses were also built in the north and south parts of the village, and the Methodist congregation built a new and larger brick church for itself in the Gothic Revival style on the northeast corner of W. Main and N. Chestnut streets.¹⁰ By 1846, Platteville was one of the settled and prosperous places of Grant County. In that year Isaac Hodges opened the first bank in the village, which, like most of the other businesses in the village, was located on Main Street or on the blocks immediately adjacent to it.

In 1850, the population of the village was approximately 1500 and it is ironic, given Platteville's mining history, that the village was about to receive a major economic setback later in that year, when the news of the finding of gold in California lured more than 200 of its citizens off to the new gold fields. This was a serious loss of manpower and it came at a time when lower prices for lead and the lack of easily worked new deposits of lead ore had already had a negative impact on the village's economic activity. Business in Platteville did not really recover from this combination of events for the next five years, and yet this period also saw meaningful advances. Chief among them was the decision of the board of directors of the Platteville Academy to build a new building to house their thriving school. Their new three-story, Greek Revival style limestone-clad school building was completed in 1853 at 30 N. Elm Street and its construction helped to ensure that Platteville's already outstanding regional reputation as a seat of educational excellence would continue to bring students to the city from the region surrounding the village.¹¹

By 1855, business activity had resumed its previous pace, the village population once again began to increase, and so did the amount of platted land in the village. The first new plat was Covell's Addition, in 1855, which was located north of Adams St. and west of Oak St., and whose principals were John Lewis, E. M. Covell, and John H. Rountree. This was followed by Henry's Addition in 1858, which is located just southwest of the Original Plat on both sides of the 200-300 block of Division Street and on part of the east and west sides of S. Chestnut St. Henry's Addition was platted by George W. Henry just one year after the nationwide financial panic of 1857 had brought much of the nation's economic activity to a standstill and most of the Division Street Historic District lies within the boundaries of this addition. However, no houses are known to have been built in this plat until after the end of the Civil War.

In 1860, plans to build a railroad eastward from Platteville to the village of Calamine in adjoining

¹⁰ *History of Grant County*. Chicago: Western Historical Society, 1881, p. 693.

¹¹ This building, now known as Rountree Hall, was listed in the NRHP in 1974.

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Lafayette County were made and while actual construction of the road was put off by the coming of the Civil War, the railroad was incorporated as the Platteville & Calamine Railroad in 1861, the incorporators being M. M. Cothren, D. W. Jones, Hanmer Robbins, E. Bayley, Samuel Moore, John H. Rountree, N. H. Virgin, and the first Governor of Wisconsin, Nelson Dewey. The confidence that the would-be proprietors of the railroad felt in their project was expressed in other ways as well. In the same year John H. Rountree platted two additions to his original Platteville plat. The first was Rountree's Western Addition to the Original Plat, which included land roughly bounded by W. Pine St. to the south, N. Washington St. to the west, Market St. to the north, and N. Elm St. to the east. The second was Rountree's Eastern Addition to the Original Plat, which included land roughly bounded by E. Main St. to the north, Lydia St. (now S. Water St.) to the west, Laurel St. to the south, and what today is Valley Rd. to the east.

The Civil War had a mixed effect on the village. On the one hand, business growth was curtailed, while on the other hand the farmers surrounding the village enjoyed a period of real prosperity as prices for their crops rose in response to the needs of the Union Army. This resulted in a renewed period of prosperity for Platteville's merchants and for its manufacturers of agricultural implements. At the end of the war in 1865, Platteville had a population 2061 and the war's end also brought with it an increase in confidence on the part of the city's landowners. Once again, John H. Rountree led the way by platting Rountree's Northwestern Addition to the Original Plat in that year, which included land in the Union Street-W. Adams Street-W. Cedar St. area. Another event of great future importance to Platteville was the State of Wisconsin's purchase of the 1853 Platteville Academy building at 30 N. Elm St. in 1866, which was then remodeled and expanded to house the state's first Normal School or teaching college.

As the post-war period began, Platteville still looked remarkably like it had in years past despite the growth it had incurred. Houses were now increasingly built of brick, but wood still ruled and would continue to do so until the present day. Houses were still being built, for the most part, in either the Federal or Greek Revival styles or their vernacular equivalents, and only a very few examples of the more modern and more fashionable Gothic Revival style and Italianate styles had yet been built here. The same was true of the commercial buildings in the village's downtown. Wood was slowly giving way to brick and new buildings were typically larger than the ones they replaced, but the downtown at this time was still a mix of wood and brick and most of the buildings here were also, for the most part, still being built in either the Federal or Greek Revival styles or their vernacular equivalents.

The first houses that were constructed in what is today the Division Street Historic District were built between 1858, when Henry's Addition was first platted, and 1868, when a map of the city of Platteville printed in that year showed that three houses were located on the south side of the 200-300 block of

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Division St.¹² According to this map these houses were located at the west end of the south side of the 200-300 block and belonged to F. Bonson, W. Kelly, and W. H. Long, and the 1872 Bird's Eye View of Platteville suggests that all three were small, one-story Side Gable form houses. The same Bird's Eye View also shows that by 1872 a fourth house had also been built within the District boundaries on the northeast corner of Bradford and Division streets where 380 Division St. is now located.¹³

It is possible that all four of these houses were built at least partly out of the general enthusiasm that was then being felt in Platteville regarding the anticipated arrival of the community's first railroad. In 1867, agitation to finally build the Platteville & Calamine Railroad began once again and the citizens of Platteville and others in the communities of Elk Grove and Kendall subscribed \$270,000 to underwrite its construction. The road was completed in 1870, the tracks running along the east side of the village, and Platteville finally had railroad access. Once again, confidence in the benefits the railroad would bring resulted in additional land being platted in the village. Late in 1869, H. C. Miller platted Miller's Addition to the Original Plat, this being a small addition that is bounded by E. Main St., Anne St., and Broadway, and in 1870, J. H. Rountree platted yet another addition to the village, this being Rountree's Railroad Addition, which is located in the area adjacent to the railroad corridor that is bounded by E. Mineral St., Cora St., and what is now Valley Rd.

The Galena & Calamine road was essentially just a feeder line to larger railroads. In 1871, proprietors from Galena, Illinois, laid out a route for a second more ambitious railroad that would extend from Galena north to Fennimore in northern Grant County via Platteville. This new line, called the Galena & Southern Wisconsin Narrow Gauge Railroad, was finished in 1875, whereupon J. H. Rountree once again deemed it time to plat another portion of his land adjoining the village, this being the Rountree's Northeast Addition to the Original Plat, which was bounded roughly by Broadway, Anne St., E. Mineral St., and the railroad tracks. In 1879, the Galena line was acquired by the Chicago & Northwestern railroad, who re-graded it to accept standard gauge tracks, whereupon Platteville finally had continuous, direct railroad connections with Milwaukee and cities to the northeast

Platteville's population in 1880 had risen to 2685, this being the same year that the State legislature approved Platteville's request to be chartered as a city. This new status was soon reflected in new public buildings, such as the construction of a new wing for the State Normal School in 1882. By 1885, Platteville's population had risen to 2765 and by 1890 to 2940. This gradual rise in population reflected the steady but unspectacular growth that characterized this maturing period in Platteville's history. The coming of the railroad had benefited the city economically and especially the surrounding farms, whose

¹² New Map of Grant County. New York: Warren Gray, 1868 (Platteville insert).

¹³ None of these four houses are now extant.

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produce now accounted for the bulk of the city's trade. By 1890, Platteville was, and for some time had been, Grant County's largest community, and its prosperity was creating a new generation of buildings, many of which increasingly reflected national trends in architectural styles.

The growth that Platteville had experienced up until this time had continued at a steady, if unspectacular pace, but this was about to change. Beginning in the 1890s, attention began to focus on the zinc ore that had once been an unwanted byproduct of the lead mining process. New technologies were then being developed that would make the extraction of zinc ore and the smelting of it a more commercially viable enterprise. The result was a second mining boom period for the city. Even by 1895, the population of the city had already risen to 3321 and it would reach 3800 by 1900.

The increase in Platteville's population affected every area of the city, including Henry's Addition. Up until the early 1890s, this plat was located just a little too far from the center of the city to attract new home builders. With the revival of the mining industry, however, all this changed. Before the 1890s, residential construction in the city mostly took place north of Pine Street, which is located one block to the north of Division Street and, even as late as 1896, the *Bird's Eye View* of the city published in that year showed that very little development had occurred south of Pine Street up until then.¹⁴ Between 1892 and 1900 Platteville's population grew from 2900 to 3800, and since much of this growth did not happen until the last three years of the decade it is not surprising that this placed an enormous burden on the city's existing housing stock. By the end of the decade, those wanting new houses had to buy and develop lots either in the city's already existing plats (and especially in ones located south of Pine Street that had not been fully developed before, such as Henry's Addition), or else in the new plats that were then being developed.

Once new buildings began to appear in Henry's Addition, lots there filled up quickly. Four of the District's earliest extant houses were constructed between 1894 and 1896, and three of the four were built on lots fronting onto Division St. Also built at this time was the S. B. Van Etta House at 220 S. Chestnut St., the only one of the six houses in the District fronting onto S. Chestnut St. that was built before 1906.

By 1908, ten of the thirteen houses that are now located on 200-300 block of Division Street had been completed, as had two more on S. Chestnut St. Two more houses would be built on S. Chestnut St. between 1908 and 1915, with the last one, the John Hemphill House at 145 S. Chestnut St., being built in 1921, and three more houses were also built on Division Street between 1909 and 1926, the year

¹⁴ Bird's Eye View of Platteville, Wisconsin. Milwaukee: C. J. Pauli, publisher, 1896.

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that the last house in the District was completed.¹⁵ Many of these new houses were built for merchants and professionals whose places of business were located just a few blocks away in the downtown. For instance, John Hemphill, who built his American Foursquare house at 145 S. Chestnut St. in 1921, was the city's assessor, while William F. Grindell, a prominent local furniture dealer, built a new Queen Anne style house for himself at 310 Division St. in 1906-07 just down the street from the American Foursquare house that had been built for C. C. Grindell in 1904-05.

By 1908, Platteville's population had reached 5800, much of it being due to the labor-intensive nature of the zinc mining and smelting process. This increase put pressure on city services and resulted in the construction of new public buildings. For instance, in 1906, the city built its first high school building, the Richardsonian Romanesque Revival style Hanmer Robbins School that is still located at 405 E. Main St. Nor was the city the only entity that was dealing with the consequences of growth at this time.

By 1907, the Normal School, with a faculty of 26 and a student body of 459, had not only earned a reputation as an outstanding institution for the education of teachers, it had outgrown its original facility. A new main building was constructed two blocks west on Main Street and opened in September 1907.¹⁶

That Platteville has been fortunate to have the State's Normal School located within its boundaries became ever more apparent as the twentieth century evolved. For one thing, the economic boom that had accompanied the zinc mining era was essentially over by the beginning of World War I and the population of the city actually declined to 4900 by 1915. Fortunately, the changes that had been wrought in the meantime in terms of infrastructure and service improvements in the city were more permanent and Platteville was a far more modern city by the time zinc era ended. Fortunately too, the loss of zinc mining to the local economy was more than balanced out by the continued growth of the region's agricultural sector and by the growth of the Normal School. By 1929, Platteville's population had once again risen to 5000 and, while it fell again during the Great Depression, the post-World War II boom years brought prosperity and growth to the city once again.

The move of the State Normal School to the west side of the city in 1907 also had enormous consequences for the city in later years because the continual expansion of that institution and its eventual transformation into the University of Wisconsin-Platteville after World War II was accompanied by the gradual expansion of its campus, which today encompasses nearly all the land south of W. Main Street and west of S. Hickory Street. Today, Platteville is larger than ever and while its economy is probably more dependent on the University of Wisconsin-Platteville and its more than 6000 students and associated

¹⁵ Hibbard, James B. Op. Cit., p. 114 (reproduces historic photos of the Hemphill house).

¹⁶ Hibbard, James B. Op. Cit., p. 33.

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staff than its other citizens would ideally like, the city is also in the fortunate position of being heavily dependent on an institution that is there for the long term and whose stability it can count on.

The Division Street Historic District and the surrounding neighborhoods, which were all also originally comprised almost exclusively of single family residences, remained stable for many years. By the late 1960s, however, these neighborhoods were beginning to change, due primarily to the growth of the student body of the University of Wisconsin-Platteville, whose campus is located one block to the west of the District. What had up to that time been almost exclusively single family residences were now being converted into rental properties that catered to the University's student body and the prestige and desirability that had long clung to the District and the surrounding area diminished as a result. Today, however, some of these houses are once again being returned to single family occupancy by those who value their quality construction and superior design.

Architecture

The Division Street Historic District is believed to be of local significance under NRHP Criterion C because its collection of single family residences is now one of the few intact concentrations of historic residences that still survive in the city of Platteville. The District contains nineteen single family houses, three of the four earliest being Gabled Ell and Two-Story-Cube vernacular form houses that were built in the mid-1890s. It is the District's seven Queen Anne style and eight American Foursquare houses, however, all of which were built between 1894 and 1926, that gives it its principal architectural significance. These houses are both highly intact and they also provide an excellent opportunity to explore the stylistic transition that was taking place at the beginning of the twentieth century when the older Queen Anne style was giving way to newer Progressive styles such as the American Foursquare.

Four buildings are known to have been built in the District prior to 1872, and while no photos of these buildings have been found, bird's eye views of Platteville published in 1872 and 1896 suggest that they were all small Side Gable form vernacular buildings of the type whose designs were typically influenced by similar Greek Revival style examples. All of these houses have now either been moved to other locations or demolished.

Of the 19 extant buildings in the District, five were built between 1894 and 1899, nine more between 1900 and 1909, three more between 1910 and 1919, and the last two between 1920 and 1926. Three of the four earliest extant houses in the District are examples of either the Gabled Ell or the Two-Story-Cube vernacular forms. Both of the District's Gabled Ell form examples have two-story-tall upright wings and

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ells and they, like most of Platteville's other late nineteenth century examples of this form, are slightly larger than the city's earlier examples. The best and most intact of these two is the clapboard-clad Peter Nicklas House, which is located at 330 Division St. and was built in 1894-1895. The substantial growth that Platteville experienced after 1896, and the prosperity that this growth created, quickly found expression in the larger and more elaborate houses that Platteville's citizens chose to build in the District in the years that followed.

What most clearly distinguishes the Division Street Historic District from other historic Platteville neighborhoods is its collection Queen Anne style and American Foursquare residences, there being fifteen in all. The oldest of these is the L-plan, clapboard-clad, Queen Anne style Thomas D. Boss house located at 380 Division St., which was built in 1894-1895. The next oldest, though, is the American Foursquare Guy Stocks house located at 335 Division St., which was built in 1898-99. This pattern would continue throughout most of the rest of the period of significance, with Queen Anne style and American Foursquare houses being built side-by-side, often within the same year.

Some of the District's Queen Anne houses are typical examples of the style and exhibit features that are closely associated with it, such as the use of multiple cladding materials, irregular plans, complicated asymmetrical facades, large front porches, and even wraparound verandas. Good examples of this type include the W. J. Robinson house located at 190 S. Chestnut St., built in 1906, and the W. F. Grindell house located at 310 Division St., built in 1906-07, both of which are clad mostly in clapboard. Other Queen Anne style examples in the District, however, incorporate much of the symmetrical feeling and greater simplicity of the American Foursquare into their design while still retaining something of the asymmetry of the Queen Anne style. At its simplest, this involved placing one or more asymmetrically placed Gabled-roofed dormers on the slopes of the hipped main roofs that cover what is otherwise essentially a rectilinear or square plan two-story main block. The John Chapman house located at 170 S. Chestnut St. and built in 1906-07 is a good example of this. A more elaborate example is the brick-clad George Barden house located at 280 Division St., which was built in 1907-1908 and which features a two-story asymmetrically placed polygonal bay on its main facade and a one-story polygonal bay on its east-facing side elevation.

These houses coexist with equally good contemporary examples of the American Foursquare. A typical case in point is the brick-clad C. C. Grindell house, which was built in 1904-05 and is located next door to the Barden house. The Grindell house is symmetrical in design and has the full-width front porch that is so typical of the Foursquare type. Other good later examples include the Guy Stocks house located at 335 Division St., which was built in 1898-99, and the Carrie Rowe house located at 360 Division St. and built between 1901 and 1902.

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And yet, even though the general trend nationally during this period was away from the elaborateness of the Queen Anne style and towards the greater simplicity of the so-called Progressive styles such as the American Foursquare and the Bungalow, houses continued to be built in the District that bucked the trend. For instance, the last Queen Anne style house built in the District was the Robert Spear house located at 175 S. Chestnut St. This brick-clad house was built between 1908 and 1915 and, while it does not make use of elaborate materials, it does have the cruciform plan, combination gabled and hipped main roof, asymmetrical design, and wraparound veranda that are all hallmarks of the Queen Anne style and which could just as easily have been found on a house built twenty years earlier.

The future ultimately belonged to the Progressive styles, however. No additional Queen Anne style houses would be built in the District or elsewhere in Platteville after the United States entered World War I. The last houses to be built within the District are both examples of the American Foursquare, these being the John Hemphill house located at 145 S. Chestnut St., built in 1921, and the Harry Schneider house located at 375 Division St., built in 1925-26. What makes the Division Street Historic District of more than ordinary interest today is that it is the only place in Platteville where the complex nature of this important stylistic transition can be so clearly seen.

No new buildings were built within the District's boundaries after 1926, and its houses are still mostly single family residences today. Consequently, the District has managed to retain its pre-World War II appearance and sense of scale even while profound changes have taken place in other nearby historic neighborhoods.

Architects

Researching historic buildings constructed in Wisconsin's smaller cities seldom produces the identities of the designers and/or builders of these buildings, and unfortunately, this proved to be true for the buildings within the Division Street Historic District as well. Mostly this is due to the fact that the newspapers in Platteville seldom included such information when noting that a house was under construction, regardless of the building's size or the importance of its owner. None of the buildings in the District is known to have been designed by architects although this does not rule out the possibility that some were.

Conclusion:

The Division Street Historic District is therefore being nominated to the NRHP for its architectural significance because it represents a coherent whole that is clearly visually distinct from surrounding

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neighborhoods and because it contains individual buildings of considerable architectural merit. The District contains a small but highly intact concentration of historic single family residences and its significance is further enhanced by its generally well maintained status. Individually, most of the District's buildings are fine representative examples of their particular styles. Collectively, they are also of significance to the history of Platteville because these buildings illustrate the evolution of architectural design in Platteville during the period of significance. The Division Street Historic District is thus believed to be eligible for inclusion in the NRHP at the local level not only because of the individual architectural significance of the buildings it contains, but also because they constitute a largely intact ensemble of buildings that is evocative of the period during which they were built.

Preservation Activity:

The Division Street Historic District is fortunate in that it has continued to be able to attract owners who take pride in their historic houses and have, in some cases, begun to restore them. In addition, the City of Platteville Historic Preservation Commission has been active in educating property owners of historic resources in Platteville as to the importance and value of historic preservation, including acting as the sponsor of this nomination.

Archeological Potential

The extent of any archeological remains in the District is conjectural at this time. It is known that at least three building that were once located within the District were later replaced by new, still extant buildings, and it is possible that some archeological remains from these earlier buildings may still be extant despite subsequent construction activity.¹⁷ No information about possible prehistoric remains in this area was found in the course of this research. It is likely, however, that any remains of pre-European cultures located within the District would have been greatly disturbed by the building activity associated with the subsequent development of the area.

Acknowledgment

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¹⁷ These three houses were all located on the south side of the 200-300 block of Division St. and can be seen on the 1896 Bird's Eye View of Platteville and two are still shown on the 1908 Sanborn-Perris map, the first one that covers this area.

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Historical Society. However, the contents and opinions contained in this nomination do not necessarily reflect the views or policies of the National Park Service or the Wisconsin Historical Society.

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Boundary Description

The boundary of the District begins at a point on the W curblin of S. Chestnut St. that corresponds to the NE corner of the lot associated with 170 S. Chestnut St., then turns 90° and continues W along the N (rear) lot lines of the lots associated with 170 S. Chestnut St. and 260, 280, 310, 330, 360, and 380 Division St. to a point on the E curblin of Bradford St. that corresponds to the NW corner of the lot associated with 380 Division St. The line then turns 90° and runs S along said E curblin and across Division St. and continuing S said curblin until reaching the SW corner of the lot associated with 385 Division St. The line then turns 90° and continues E along the rear lot lines of the lots associated with 385, 375, 355, 335, 315, 295, and 255 Division St., then turns 90° and continues N along the E lot line of the lot associated with 255 Division St. until reaching a point that corresponds to the SW corner of the lot associated with 220 S. Chestnut St. The line then turns 90° and continues E along the S lot line of said lot to a point on the W curblin of S. Chestnut St. that corresponds to the SE corner, then turns and continues N along said W curblin and across Division St. to a point that corresponds to the SE corner of the lot associated with 190 S. Chestnut St. The line then turns 90° and continues E across S. Chestnut St. to a point on the E curblin of said street that corresponds to the SW corner of the lot associated with 195 S. Chestnut St. The line then continues E along the S lot line of said lot to the SE corner, then turns 90° and continues N along the rear lot lines of 195, 175, and 145 S. Chestnut St. to the NE corner of the lot associated with 145 S. Chestnut St. The line then turns 90° and continues W along the N lot line of 145 S. Chestnut St. to a point on the E curblin of S. Chestnut St. that corresponds to the NW corner of said lot, then turns 90° and continues S along said E curblin to a point that corresponds to the SW corner of said lot. The line then turns 90° and continues W across S. Chestnut St. to the W curblin and the POB. Said boundaries enclose approximately 4.0 acres of land.

Boundary Justification

The boundaries of the District enclose all the land that has historically been associated with the District's resources. The buildings within the boundaries are both larger than those around them and they have superior designs, a higher degree of integrity, and dates of construction that fall within NRHP guidelines. The other buildings adjacent to the District are usually either smaller than the ones within the District, were too altered to be included within it, or both.

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Items a-d are the same for photos 1 – 8.

Photo 1

- a) Division Street Historic District
- b) Platteville, Grant County, WI
- c) Timothy F. Heggland, November 2006
- d) Wisconsin Historical Society
- e) General View looking NNE up S. Chestnut St. from Division St.
- f) Photo 1 of 8

Photo 2

- e) 175 S. Chestnut St., View looking E
- f) Photo 2 of 8

Photo 3

- e) 190 S. Chestnut St., View Looking WNW
- f) Photo 3 of 8

Photo 4

- e) 260 Division St., View looking WNW
- f) Photo 4 of 8

Photo 5

- e) 280 Division St., View looking WNW
- f) Photo 5 of 8

Photo 6

- e) 315 Division St., View looking S
- f) Photo 6 of 8

Photo 7

- e) 330 Division St., View looking N
- f) Photo 7 of 8

Photo 8

- e) 355 Division St., View looking SE
- f) Photo 8 of 8