

**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 West Main Street Historic District

other names/site number N/A

2. Location

street & number	Generally bounded by North and South Elm, West Pine, North and South Hickory, and West Mineral streets.	N/A	not for publication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

West Main Street Historic District

Grant County

Wisconsin

Name of Property

County and State

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)

private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)

building(s)
 district
 structure
 site
 object

Number of Resources within Property
(Do not include previously listed resources
in the count)

contributing	noncontributing
48	6 buildings
	sites
	structures
	objects
48	6 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**

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

EDUCATION/school

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Greek Revival

Queen Anne

Colonial Revival

Bungalow/Craftsman

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.)

West Main Street Historic District
Name of Property

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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

1847-1955

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Kleinhammer, Henry
Jones, David R.

Narrative Statement of Significance

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

West Main Street Historic District

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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 13.5 acres

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

1	<u>15</u>	<u>705890</u>	<u>4734420</u>	3	<u>15</u>	<u>706230</u>	<u>4734110</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>15</u>	<u>706250</u>	<u>4734320</u>	4	<u>15</u>	<u>705960</u>	<u>4734100</u>
	Zone	Easting	Northing		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 7, 2007
organization		telephone	608-795-2650
street & number	6391 Hillsandwood Rd.	zip code	53560
city or town	Mazomanie	state	WI

West Main Street Historic District

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Name of Property

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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		date
organization			telephone
street & number			zip code
city or town	state	Wisconsin	

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

West Main Street Historic District
Platteville, Grant County, Wisconsin

Description:

The West Main Street Historic District is a large residential district located in the city of Platteville that is comprised of fifty-three single family homes, a carriage house, and the NRHP-listed Greek Revival style Rountree Hall, one of earliest buildings in southwestern Wisconsin associated with higher education and one of Platteville's earliest surviving school buildings.¹ The District is located one block west of Platteville's NRHP-listed Main Street Commercial Historic District, which is the city's principal historic commercial district, and the University of Wisconsin's Platteville campus is located immediately to the west of the West Main Street Historic District. The District consists of both sides of the 300, 400 and 500 blocks of W. Mineral St. and W. Main St. and also the north side of the 600 block of W. Main St. It also includes the north side of the 300 block and most of the 400 block of W. Pine St., five houses and Rountree Hall located on N. and S. Elm St., a single house on Bradford St., and eight more houses on N. Hickory Street. Land within the District is mostly flat, most of the District's houses share uniform setbacks along the District's tree-lined streets, and most have landscaped yards that are characterized by grassed lawns, ornamental shrubs, and mature trees.

The oldest houses in the District are two brick houses built in the 1840s at 65 and 85 N. Elm Street. Next oldest and the largest building in the District is the outstanding stone-clad Greek Revival style Rountree Hall located at 30 N. Elm St., whose first portion was built in 1853.² The other fifty-two buildings in the District are all single family houses that range from an Italianate Style example built in the 1850s to late examples of the Colonial Revival style built in the early 1950s, and it is this mix of styles that is the District's defining feature. The most frequently encountered style in the District is the Queen Anne, there being twenty examples including the outstanding Frank Burg House located at 315 W. Main St., which was designed by Platteville architect Henry Kleinhammer and built in 1908-1909. Almost equal in number, however, are the District's fifteen examples of the Gable Ell, Front Gable, and Side Gable vernacular forms. These houses can be small or large and include some of the District's oldest and finest buildings, several of which are clad in brick.³ In addition, the District also includes several notable Period Revival style houses, including the Neo-Classical Revival style R. W. Brown House built in 1907 at 345 W. Main St., and the Dutch Colonial Revival style Frank Burg Jr. House, located at 485 W. Main St. and built in 1921-1922, both also designed by Kleinhammer.

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

² Rountree Hall (Platteville Academy) was listed in the NRHP 12-17-1974.

³ At least one, the Gable Ell form Charles Stephens House at 670 W. Main St., was built in 1867 and it is still occupied by Stephen's descendants today.

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The District's two oldest houses are located on the east side of N. Elm Street. Elm Street comprises the eastern edge of the District and it is also that portion of the District that lies closest to the historic commercial center of the city. At the time these two houses were built they constituted the western edge of the settled portion of the city and the land to the west of them was open and unplatted. It was this same combination of proximity to the city's commercial core and the availability of open land that led to the construction of Rountree Hall on the corner of N. Elm and W. Main streets in 1853. This impressive building was built to house the Platteville Academy, a high school and college preparatory that was the closest thing to an institution of higher education that existed in southwestern Wisconsin when it opened. Its completion soon attracted new development to what was then still an unsettled part of the city. Between 1854 and 1868, thirteen new houses were constructed in the immediate vicinity of the Hall, almost all of which were built either in the Greek Revival style or in one of its associated vernacular forms, and most of these were located on West Main Street, which even in the 1840s was the principal east-west thoroughfare leading into and out of Platteville. The spurt of growth the District experienced during the 1850s and 1860s would not be repeated for another twenty years. Only six additional houses were built within the District in the 1870s and 1880s, a diminished rate of growth that also mirrored the very gradual growth that the city as a whole experienced during the same period.

The next twenty years, though, brought great changes to the District. The revitalization of Platteville's mining industry that occurred in the 1890s and the rapid population growth that followed resulted in twenty mostly medium to large Queen Anne style houses being built in the District between 1889 and 1909, and it is these houses that give the District its predominant architectural character.

After 1910, the pace of development in the District slowed, although new houses continued to be built within its boundaries throughout the remainder of the period of significance.⁴ Today, the forty-nine contributing buildings in the District are especially notable within their local context for being good and frequently outstanding examples of the styles that they represent.⁵ They are also notable for being typically larger than houses in neighboring residential areas and they also exhibit a noticeably higher degree of integrity than buildings in neighboring areas. While some of the houses in the larger residential neighborhood that encircles the District on its north and south sides were also once distinguished by their size and quality design, many of these houses have now been altered as this neighborhood has transitioned from being one characterized by owner-occupied single family residences to one that is increasingly dominated by non-owner-occupied rental housing. The still largely intact West Main Street Historic District, however, continues to be a visually cohesive

⁴ The period of significance, 1847-1953, is bounded by the known construction dates of the contributing resources within the District.

⁵ The District's six non-contributing buildings have all lost too much integrity to qualify as contributing resources.

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West Main Street Historic District
Platteville, Grant County, Wisconsin

residential area whose individually notable components and relatively high degree of integrity sets it apart from the increasingly altered neighborhoods that surround it.

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. When a specific building date is not given, bracketed dates are used when possible. These dates reflect the appearance or non-appearance of a building on one or more of the following maps: the 1875 and 1896 Bird's Eye Views of Platteville, the 1884, 1892, 1900, 1908, 1915 and 1929 Sanborn-Perris fire insurance maps of Platteville; and the 1929 Sanborn-Perris map of Platteville updated to 1938 and again, to 1947. 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:

AC = Arts & Crafts
AS = Astylistic
AF = American Foursquare
CO = Colonial Revival
CON = Contemporary
DU = Dutch Colonial Revival
ELL = Gable Ell
FG = Front Gabled
GO = Gothic Revival
GR = Greek Revival
IT = Italianate
NE = Neo-classical Revival
QU = Queen Anne
SE = Second Empire
SG = Side Gabled

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West Main Street Historic District
Platteville, Grant County, Wisconsin

C	65	S.	Bradford St.	Milton Rewey House	1952-1953	SG/ CON
C	30	N.	Elm St.	Rountree Hall	1853/1867- 1868/1881- 1882/1891- 1892	GR
C	35	N.	Elm St.	John W. Burris House	1906-1907	QU
C	65	N.	Elm St.	J. L. Pickard House	pre-1850	SE
C	85	N.	Elm St.	John Lewis House	ca.1847	GR
C	115	N.	Elm St.	J. L. Cabines House	1884-1892	SG
C	80	S.	Elm St.	E. M. Huntington House	1914-1915	CR
C	85	N.	Hickory St.	House	1896-1908	QU
C	90	N.	Hickory St.	William Murphy House	1901-1902	ELL
C	100	N.	Hickory St.	J. W. Murphy House	1897-1898	AF
C	125	N.	Hickory St.	Thomas White House	1884-1885/ 1954-1955	FG
C	130	N.	Hickory St.	George Meyers House	1897-1898	QU
C	145	N.	Hickory St.	John Cundy House	1907	QU
C	155	N.	Hickory St.	John Cundy House	1896-1897	QU
C	160	N.	Hickory St.	Goodsell Billings House	1920	AC
C	315	W.	Main St.	Frank Burg House	1908-1909	QU
C	345	W.	Main St.	R. W. Brown House	1907	NE
C	385	W.	Main St.	O. F. Griswold House	1871-1872	ELL
C	405	W.	Main St.	George Nicholas House	1906-1907	DU
C	435	W.	Main St.	Thomas L. Cleary House	1888-1889	QU
C	455	W.	Main St.	Isaac Hodges House	1858-1859	IT/ELL
C	470	W.	Main St.	M. P. Rindlaub House	1903-1904	QU
C	485	W.	Main St.	Frank Burg Jr. House	1921-1922	DU
C	500	W.	Main St.	T. J. Colburn House	1867-1868	ELL
C	515	W.	Main St.	G. M. Guernsey House	pre-1868	GO
C	520	W.	Main St.	Charles H. Allen House	pre-1868	FG
C	530	W.	Main St.	Park Kelley House	1915	AC
C	555	W.	Main St.	Charles Burg House	1908-1909	QU
C	560	W.	Main St.	Jacob Wentli House	pre-1867	SG
C	590	W.	Main St.	James E. Fawcett House	1906	QU
C	620	W.	Main St.	A. W. Kopp House	1905-1906	QU
C	640	W.	Main St.	Anthony Alcock House	1866-1867	ELL

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C	670	W.	Main St.	Charles Stephens House	1867	ELL
NC	300	W.	Mineral St.	William Meyers Sr. House	1867-1868	SG
NC	340	W.	Mineral St.	Julius Augustine House	1854-1855	ELL
C	360	W.	Mineral St.	John D. Wood House	pre-1856/ post-1947	IT/NE
C	410	W.	Mineral St.	R. B. Keating House	1928-1929	DU
C	440	W.	Mineral St.	Harold Brockman House	1939-1940	CO
C	445	W.	Mineral St.	W. P. Hill House	1940-1941	CO
NC	450	W.	Mineral St.	H. Clay Evans House	1867-1868/ 19??	SG
NC	480	W.	Mineral St.	John Rose House	1867-1868	FG
C	495	W.	Mineral St.	T. J. Colburn House	1867-1868	SG
C	500	W.	Mineral St.	Thomas Bainbridge House	1906-1907	QU
C	515	W.	Mineral St.	A. H. Kaumpf House	1893-1894	QU
C	520	W.	Mineral St.	J. A. Wilgus House	1906-1907	QU
C	540	W.	Mineral St.	J. F. Kyle House	1885-1886	SG
C	550	W.	Mineral St.	Ira Montgomery House	1950-1951	CO
NC	565	W.	Mineral St.	/P. Kuehling House	/1945 (moved)	FG
NC	330	W.	Pine St.	J. McBride House	1894-1895/ 19??	QU/CON
C	350	W.	Pine St.	John McBride House	1900-1904	QU
C	370	W.	Pine St.	Johnson Rundell House	1888-1889	QU
C	390	W.	Pine St.	Johnson Rundell House	1891-1892	QU
C	410	W.	Pine St.	Robert W. Brown House	1897-1898	QU
C	410	W.	Pine St.	Robert W. Brown Carriage House	1897-1898	AS
C	440	W.	Pine St.	J. J. Williams House	1899-1900	QU

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West Main Street Historic District
Platteville, Grant County, Wisconsin

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

Greek Revival Style

85 N. Elm St.	John Lewis House	1847 ⁶
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The Lewis House is one of the two oldest buildings in the District and is the only one to retain its original appearance. The house occupies the southeast corner lot of N. Elm and W. Mineral streets, and it has a two-story, rectilinear plan main block that is clad in red brick and whose three-bay-wide main facade faces west onto N. Elm St. The main entrance to the house is placed in the left-hand bay of the first story of this facade and it features sidelights and is surmounted by a transom light. Each of the two window openings in this story's two remaining bays and the three identical window openings in the story above has a cut stone lintel and sill and the front-facing gable end above exhibits the returned eaves that are a typical feature of this style.

While a modern, two-story addition has now replaced the original one-story rear wing of the house, the brick main block is still largely intact and faithfully reflects its status as the District's oldest building.

30 N. Elm St.	Rountree Hall	1853-1892
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The NRHP-listed Rountree Hall that we see today follows a five-part Palladian style scheme that is comprised of a three-story central block that is connected by two-story hyphens to two-story pavilions at either end. The result is a symmetrically designed building whose parts are all clad in limestone and one could be forgiven for thinking that the whole was constructed at one time. In fact, the original portion—the three-story-tall center block—was built in 1853 to a design furnished by a New York architect, D. J. Gardiner, and the original occupant was the Platteville Academy, a private college preparatory school. In 1866, the State of Wisconsin purchased this building to house its first Normal School and the following year built the south hyphen and south pavilion. A two-story addition was added to the rear of the south pavilion in 1881-1882, and in 1891-92 the north pavilion and its hyphen were built to a design by Wisconsin architect David R. Jones that was a conscious imitation of the design of the south pavilion and its hyphen.⁷

⁶ City of Platteville Real Estate Tax Rolls. A fine early photograph of this house can be found on p. 104 of James B. Hibbard's book, *Images of America: Platteville*, published by Arcadia Publishing in 2004.

⁷ Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing in 2004, pp. 35, 37, 41 (illustrated).

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When the Normal School moved into a new building (on a new campus that is immediately adjacent to and just west of the District) in 1907, the former Platteville Academy Building became the home of the school's new Mining School. Today, this outstanding building has been sensitively remodeled into apartments.

Second Empire

65 N. Elm St.

Josiah L. Pickard House

ca.1847-ca.1884

Historic tax rolls show that a house was first built on this lot at the same time as the Greek Revival style John Lewis house next door and they also show that it was valued at about the same amount. In addition, the earliest Bird's Eye View of Platteville published in 1875 shows a Front Gable form house that looks almost identical in size and design to the Lewis House. By the time the next Bird's Eye View was published in 1896, however, the house had been transformed into the excellent Second Empire style house that is visible today and the 1884 Sanborn-Perris map of the city shows that the house had already achieved this form by that date. It is not known if the current brick-clad house is actually a new house built between 1875 and 1884 or if it represents a complete remodeling of the original. What is certain is that the current house is the finest example of the Second Empire style in Platteville. The main block of the current house is two-stories-tall and rectilinear in plan and its brick walls are sheltered by the mansard roof that is one of the hallmarks of the style. The main facade faces west onto Elm St. and it is two-bays-wide with the main entrance being placed in the first story's left-hand bay. This entrance features a pair of entrance doors that are sheltered by a small but elaborate wooden entrance canopy that is supported on ornate wooden brackets and an elaborate polygonal-plan bay window is placed in the bay to the right of the entrance. Both of these bay's second stories contain a window opening, the one over the entrance being a single opening and the one above the bay window being a double one.

While the original portion of this Second Empire style house is still in excellent condition today, a one-story brick addition was attached to the south side of the house in the 1980s. This addition replaced a one-story veranda that originally occupied this space. This addition used detailing and materials that exactly match those found on the main block of the house.

Josiah L. Pickard, the first owner of a house on this lot, was the principal of the Platteville Academy when his house was built ca.1847. The fact that the Academy later chose a site directly across the street

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from his house as the location for the Academy's new building in 1853 may have been partly influenced by Pickard's familiarity with this site.

Italianate Style

455 W. Main St.

Isaac Hodges House

1858-59

The highly intact Isaac Hodges house has a T-plan, cut stone foundation walls, and exterior walls that are clad in red brick and are sheltered by the house's multi-gable roof. The house has a Gable Ell form consisting of a two-story upright wing and a one-and-one-half-story ell wing, and its main facade faces north onto W. Main St. The facade of the upright wing is three-bays-wide and the main entrance to the house is located in the first story of the right-hand bay and features sidelights and a transom light above, and it is sheltered by a one-story-flat-roofed open porch. Interestingly, there is an identical entrance door with sidelights and transom placed directly above the first story, one that opens onto the roof of the porch. All of the house's window openings have dressed stone lintels and sills and all appear to retain their original six-over-six-light double hung wood sash windows. Also apparently original is the full-width one-story wooden porch that spans the length of the ell wing on the main facade.

The Hodges house is an excellent and highly intact variant example of the Front Gable subtype of the Italianate style. As described in Virginia & Lee McAlester's *A Field Guide to American Houses*, examples of this subtype have "Italianate detailing that is added to the simple front-gabled rectangular box popularized by the Greek Revival style."⁸ In this case, this detailing consists of slightly overhanging eaves that are supported by small, regularly spaced decorative wood brackets, and it was applied to both wings of this Gable Ell form house. Were it not for this, the house could with equal justice be considered to be an outstanding example of the Gable Ell vernacular form and if given returned cornices, an equally fine example of the Greek Revival style.

Isaac Hodges was a pioneer banker in Platteville.

⁸ McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984, pp. 211, 226-227.

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West Main Street Historic District
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Queen Anne Style

350 W. Pine St.

John McBride House

1900-1904

This largely intact, cruciform plan, two-story house is typical of many of Platteville's other Queen Anne style houses but is now one of the few examples that retains integrity. The McBride House has a cut stone foundation, exterior walls clad in clapboard, multiple gable ends clad in fish scale pattern wood shingles, and it is sheltered by a steeply pitched combination gable-and-hip main roof. The main facade of the house faces south onto S. Pine St. and a one-story veranda spans the full-width of the facade and wraps around its southeast corner. This veranda has a shallow-pitched hip-roof that is supported by slender turned wood posts. A smaller porch of identical design is placed across the rear portion of the east-facing side elevation and shelters the rear entrance to the house.

555 W. Main St.

Charles Burg House

1908-1909

The two-story Charles Burg House was one of the last examples of the Queen Anne style to be built in the District. 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 gable main roof. The asymmetrical main facade of the house faces north onto W. Main St. and its first story is sheltered by a full-width front porch whose flat roof is supported by grouped, classically derived wooden columns at the corners and also flanking the off-center entrance. By this date, the design of most 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 Burg House is a good case in point, its large but essentially plain main block is almost identical with equal-size American Foursquare style houses of the same period. It is only the placement of shallow two-story polygonal bays topped with gable-roof dormers on the main facade and on the east-facing side elevation of the house that justify its being called an example of the Queen Anne style.

315 W. Main St.

Frank Burg House

1908-1909

If the general trend in Queen Anne style design by 1908 was towards a greater simplicity, there were still exceptions, and the outstanding, still highly intact house that was built for Frank Burg in the same year as the Charles Burg house mentioned above is a notable example. The Frank Burg house is the largest and the most elaborate of all of Platteville's Queen Anne style houses and it was built in 1909

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from a design supplied by Platteville architect Henry Kleinhammer.⁹ The house occupies a prominent lot that comprises the southwest corner that was formed by the intersection of S. Elm and W. Main streets. It is two-and-one-half-stories-tall, has a tall, raised cut stone foundation, and has exterior walls clad in cream brick that are sheltered by the house's gabled main roof.

That this house also has an essentially square plan main block is not readily apparent because three of its four corners are covered by two and even three-story-tall towers and projecting bays. The main facade of the house faces north onto W. Main St. and it is asymmetrical in design and is dominated by a circular plan three-story tower that comprises the left-hand (northeast) corner of the facade. The facade's right-hand (northwest) corner consists of a shallow two-story polygonal plan bay while the main wall surface that is located between these two elements is crowned by a massive wood-shingle-clad gable end on which is centered a triple window group of Palladian inspiration. The house's main entrance is roughly centered on this facade and it is sheltered by a large, classically derived, flat-roofed, one-story entrance porch. A second entrance of nearly equal importance is more-or-less centered on the east-facing side elevation of the house and it too is sheltered by a classically derived flat-roofed one-story porch. Connecting both of these entrance porches is a balustraded semi-circular-plan terrace that wraps around the three-story circular tower that forms the house's northeast corner. The house's southeast corner is comprised of another two-story polygonal plan bay, this one being crowned with a gable-roofed dormer.

Frank Burg was a prominent clothier in Platteville when his elaborate new house was built.

Arts and Crafts Style

560 W. Main St.

Park Kelley House

1915

Examples of the Arts & Crafts style are uncommon outside Wisconsin's major cities so finding two intact examples in Platteville is unusual. Both of these are located in the District and the older of the two is the highly intact Park Kelley House, which is two-stories-tall, has a shallow L-plan configuration, and, like most American examples of this style, has exterior walls completely clad in stucco. The main facade faces south onto W. Main St., it is symmetrical in design and three-bays-wide, and all of its windows are grouped and have six-over-one-light double hung wood sash. The most interesting features of this facade are the second story's two end bays. Both of these bays consist of triple window groups that wrap around the facade's corners, with the center window in each of these

⁹ Henry Kleinhammer Collection. Area Record Center, Kaarman Library, UW-Platteville. See also: Hibbard, James B., op. cit., p. 107 (illustrated).

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groups being splayed, a very unusual treatment that suggests that this design may have been the work of an as yet unidentified architect. The house is sheltered by a gable roof that has wide overhanging boxed eaves, and a one-story sun porch spans the full width of the house's west-facing side elevation.

160 N. Hickory St.

Goodsell Billings House

1920

Ironically, although the Billings House is the newer of the District's two Arts and Crafts style houses, its design reflects the earlier English antecedents of this style and the works of Charles Francis Annesley Voysey in particular. Like the Kelley House, this one is also clad entirely in stucco, all its windows are grouped, and it is also two-stories-tall, has a rectilinear plan, and is sheltered by a multi-gable main roof. The principal facade faces east onto N. Hickory St. and it is dominated by two identical size projecting two-story-tall gable-roofed pavilions that flank the centered main entrance to the house. This entrance is placed on the wall surface between the two pavilions and it is sheltered by an open, classically derived entrance porch that has a broken bed curved pediment roof. This facade would be a symmetrical composition were it not for a one-story sun porch that is attached to the south-facing side elevation of the house. This porch has a shed roof whose slope is a continuation of the south-facing slope of the roof of the main facade's left-hand (south) pavilion, and the distinctive profile this gives to the overall facade is one that can be found on many English houses designed by Voysey and other English Arts and Crafts architects.

Dutch Colonial Revival

485 W. Main St.

Frank Burg, Jr. House

1921-22

Period Revival style designs first begin to appear in Wisconsin's smaller cities just after the end of World War I, but by this time most of the lots in the District had already been built upon. Nevertheless, six examples of the Colonial Revival and Dutch Colonial Revival styles were built in the District after the war and the Dutch Colonial Revival example that Frank Burg, Jr. built just down the block from his parents house is the finest of the six. This one-and-one-half story house has a rectilinear plan, a poured concrete foundation, and walls clad in brown brick. The whole is sheltered by the side gambrelled main roof. The main facade faces north onto W. Main St. and it is symmetrical in design and three-bays-wide, with the main entrance to the house being placed in the center bay. This entrance is flanked by sidelights and it is sheltered by an open, classically derived entrance porch that has a broken curved pediment roof. Quadruple window groups are placed in the bays to the right and the left of the entrance, and a broad, shed-roofed dormer that contains three widely spaced window openings spans much of the width of the facade in the story above.

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Like the large Queen Anne style house of Burg's parents located at 315 W. Main St., the Frank Burg, Jr. House was also designed by Platteville architect Henry Kleinhammer, who shows here that he was quite capable of adapting to the changing architectural styles of the period.¹⁰

¹⁰ Ibid (Kleinhammer Collection).

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Significance:

The West Main Street Historic District is a large, architecturally significant residential district located in the historic core of the city of Platteville. The District is located one-half block to the west of the Platteville 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 2004-2005.¹¹ Research was undertaken to assess the potential for nominating the District to the NRHP utilizing the NR significance area of Architecture, a theme identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the District utilizing the Greek Revival, Italianate, Second Empire, Queen Anne, Neo-Classical Revival, American Foursquare, and Period Revival styles subsections of the Architectural Styles study unit of the CRMP, and the Front Gable, Side Gable, and Gabled Ell vernacular forms of the Vernacular Forms study unit of the CRMP.¹² The results of this research are detailed below and show that the West Main Street Historic District is locally significant under NR Criterion C as an architecturally significant collection of single family residences and a single former school building that together constitute a well-defined and visually distinct geographic and historic entity within the city of Platteville.

The District is comprised of 49 contributing resources and 6 non-contributing ones and it contains the largest intact historic collection of historic residential buildings found within the corporate boundaries of the city of Platteville. The District's earliest buildings were built in the 1840s, 1850s, and 1860s and are Greek Revival style, Italianate style and Vernacular Form buildings. A larger number, however, were built between 1890 and 1930 and are examples of the Queen Anne, Arts & Crafts, and the Period Revival styles. Most of these buildings are of at least medium size and a number are among Platteville's largest and most architecturally distinguished historic houses and have fine designs, a few of which are the known work of a local architect. Collectively, the District's resources are of even greater importance than its individual components because their large numbers and their generally good degree of integrity makes it possible to study in depth the range of designs that were available to middle and upper middle class citizens of Platteville during the period of significance, which period extends over most of the history of the city.¹³

¹¹ Hegglund, Timothy F. *City of Platteville Intensive Survey*. Platteville: 2005. Copy on file at the Division of Historic Preservation, Wisconsin Historical Society, Madison, WI.

¹² Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, pp. 2-3, 2-5-2-6, 2-11, 2-15, 2-17-2-18, 2-23, 2-25, 2-29, and 3-1-3-6.

¹³ The period of significance is bounded by the known construction dates of the contributing resources in the District.

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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."¹⁴ 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 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, however, was still 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

¹⁴ *History of Grant County*. Chicago: Western Historical Society, 1881, p. 676.

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settlers arrived, but the numbers were not great and the population of the settlement was about 40 by the end of 1830 and by 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 to the area and the opening up of a land office at Mineral Point in the fall of 1834 brought both settlers and speculators who were eager to purchase land in the vicinity of 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 the 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, 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 architectural styles and methods of construction that they brought with them from their previous homes.¹⁵ 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 it 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. While photographic evidence of these early days is lacking, it is probable that the vast majority of these were either simple Greek Revival

¹⁵ Hibbard, James B. op. Cit., p. 15.

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style buildings or even simpler Front Gable or Side Gable vernacular form equivalents.

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.¹⁶ 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 the village could boast of the following houses, public buildings, and places of business.

In 1850, the village contained 12 brick and 196 frame houses, 13 log houses, 4 churches—Episcopal, Presbyterian, Methodist and Catholic—1 academy, 2 district schools, 9 dry-goods stores, 2 hotels, 1 fanning-mill factory, 1 threshing-machine factory, 2 cabinet shops, 1 chair shop, 1 drug store, 1 harness shop, 1 tin shop, 1 shoemaker shop, 4 wagon and plow shops, 2 cooper shops, 6 blacksmith shops, 1 barber shop, 2 livery stables, 2 brick-yards, 2 billiard rooms, 3 saloons, 1 bakery, 4 lawyers, 5 doctors, and 4 tailors.¹⁷

The earliest houses in the District were built of brick in the 1840s at 65 and 85 N. Elm St., a location that at that time would have been considered the far western edge of the village. It was the construction of the original portion of the Platteville Academy Building across the street at 30 N. Elm St. in 1853 that supplied the principal motivation for the settling of this part of Platteville. Begun as a private school in 1839, the Academy began to be supported by the village in 1842, the year its first building was built, and it served thereafter as the city's first high school. In 1853, a new and much larger building was built at 30 N. Elm St. on the west edge of the village on grounds that comprised the entire east end of the block bounded by W. Main, N. Elm, and W. Mineral streets. The Academy's location on W. Main St. was especially important because even in those early days, Main Street was Platteville's principal route for travelers coming to the village from either the east or the west. The construction of so elegant a building on this important thoroughfare and the prestige associated with what was then the only center of higher education in the region were sufficient to lure other potential home owners to the area.

¹⁶ *History of Grant County*. Chicago: Western Historical Society, 1881, p. 693.

¹⁷ Holford, Castello N. *History of Grant County, Wisconsin*. Lancaster: The Teller print Co., 1900, p. 465.

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Because of its location on the western edge of the settled portions of Platteville, those seeking to build houses near the Academy were able to buy sizable parcels of land. The houses in the District built soon after the establishment of the Academy included the Isaac Hodges House at 455 W. Main St., built in 1858-59, the Julius Augustine House at 340 W. Mineral St. in 1854-1855, the John D. Wood House at 360 W. Mineral St., built prior to 1856. All of these were substantial Greek Revival and Italianate Style brick houses that were situated on what were originally multi-lot parcels.

The year 1866 was an especially momentous one for the District because in that year the State of Wisconsin purchased the Platteville Academy building at 30 N. Elm St. to serve as the home of its first State Normal School or teacher's college. In order to make the building suitable, the first of what would eventually be four separate additions to the original building was begun in the following year and the steady growth that this institution enjoyed laid the foundation for the future University of Wisconsin campus at Platteville that today is largest employer in the city and in the region that surrounds it.¹⁸

Building on multi-lot parcels was also to be the pattern of development in the District throughout the 1860s, 1870s, and 1880s. Many of the houses built in the District during these years were also typically built of brick and they were either examples of the Italianate and Gothic Revival styles or else of one of the vernacular forms such as the Front Gable, Side Gable, or Gable Ell. By 1895, thirty-one houses had been built within the District, twenty-one of which still survive, and most of them were situated on large multi-lot parcels fronting on W. Main and Market streets. During this fifty-year period, the District had also become the pre-eminent residential neighborhood in the city and those who lived here represented some of the city's most distinguished families. By the mid-1890s, however, forces were at work in the city that would soon cause many more houses to be constructed in the District and in the surrounding neighborhoods. The principal force at work was population growth. Platteville's population grew from 2900 in 1892 to 3800 in 1900, with much of this growth happening in just the last three years of the decade. Not surprisingly, this rapid growth placed an enormous burden on the city's existing building stock and resulted in new construction in parts of the city that had not previously been developed. The reason for all this growth was the revitalization of Platteville's mining industry, which began around 1900 and centered on the mining and processing of zinc ore. This activity brought many new people to the city and resulted in a building boom that was felt in every part of the city including the District.

Much of the new construction in the city occurred on previously undeveloped land and in new plats that were created specifically for this purpose. The historically haphazard development of the land in

¹⁸ Holford, Castello N. Op. Cit., pp. 479-484.

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the District, however, meant that those wishing to live there had to either buy an existing house, buy an empty lot that was being sold off from a larger existing multi-lot parcel, or buy an older house, demolish or move it, and replace it with a new, and almost invariably, a larger one. All of these options were chosen by newcomers to the District between 1890 and 1909 and twenty-five more houses were built there during this period.

Still another event that was to have long term consequences for the District occurred in 1907.

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 1907.¹⁹

After the Normal School moved into its new building in the 700 block of W. Main Street, the old one on N. Elm St. was remodeled to house the State's Wisconsin Mining Trade School, which opened in 1908. The move of the Normal School to the far west side of the city was one that would have enormous consequences for the District 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 also accompanied by the gradual expansion of its campus, which today encompasses nearly all the land west of S. Hickory St. and south of W. Main Street. In order for this enlarged campus to come into being, all the houses and other buildings that had once occupied that portion of the city lying west of Hickory and W. Main streets had to be purchased and demolished. Balancing this loss, however, has been the ever-increasing role that the campus has played in the social and economic life of the city.

The immediate effects of the campus's move on the District were minor, however, since by that date the District was largely complete. Just two houses were built within its boundaries between 1910 and 1919, and just three more in the following decade. Platteville's population continued to grow during the first decade of the twentieth century and by 1908 had reached 5400, so the demand for lots in the District continued. By 1920, all but five of the District's fifty-three houses had been completed and these five were built between 1921 and 1953 and are all examples or variants of the Colonial Revival and Dutch Colonial Revival styles.

The District and the surrounding neighborhoods, which were originally also comprised almost exclusively of single family residences, remained stable for many years. By the late 1960s, however,

¹⁹ Hibbard, James B. op. Cit., p. 51. The 1907 Normal School building has now been demolished.

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both the District the neighborhood surrounding were beginning to change, in response, primarily, to the growth of the student body of what had become the University of Wisconsin-Platteville, whose campus is located immediately to the west of the District and on the south side of W. Main Street.. What had up to that time been primarily single family houses were now increasingly becoming 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, these houses are once again beginning to be valued for their quality construction and superior design.

Architecture

The West Main Street Historic District is believed to be of local architectural significance under NRHP Criterion C because it contains Platteville's largest and finest concentration of architecturally important and intact houses. The District contains fifty-three single family houses, the earliest of which are Greek Revival style houses that were built in the 1840s, while the latest are late interpretations of the Colonial Revival style or early ranch style built in the early 1950s. When one considers the great length of this period of significance, it is not surprising that the District's resources exhibit an equally wide range of styles, a range that includes many of the architectural styles and vernacular forms found in the city during this period. The District contains twenty examples of the Queen Anne style, all of which were built between 1889 and 1909, and one, the Frank Burg House located at 315 W. Main St., is the finest example in Platteville. The District also contains Platteville's only Neo-Classical Revival style and Arts and Crafts style houses, as well as typical examples of the Colonial Revival and Dutch Colonial Revival styles. In addition to the houses, the District also contains the NRHP-listed Greek Revival style Rountree Hall, located at 30 N. Elm St. The original portion of this outstanding building was completed in 1853 as the Platteville Academy and it was afterwards expanded and turned into the State of Wisconsin's first Normal School.

The buildings within the West Main Street Historic District today constitutes a mix of 53 single family houses, one historic carriage house, and a single large Greek Revival style school building. Of the 55 buildings in the District, two are known to have been built prior to 1850, fourteen were built between 1851 and 1869, one between 1870 and 1879, five between 1880 and 1889, nine between 1890 and 1899, fourteen between 1900 and 1909, three between 1910 and 1919, two between 1920 and 1929, one between 1930 and 1939, one between 1940 and 1949, and two after 1950.²⁰ Not surprisingly, a number of the original buildings built in the District prior to 1869 have now either been moved or demolished, but those that have survived show that the District's first houses were typically medium-size clapboard or

²⁰ The house located at 565 W. Mineral St., was moved to this site in 1945. Its original construction date is not known,

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brick-clad Greek Revival style and Italianate style houses and brick or clapboard-clad Gabled Ell form, Side Gable and Front Gable form buildings whose designs were most often influenced by similar Greek Revival style examples. This is consistent with the normal stylistic evolution of Wisconsin's other communities founded prior to the Civil War. As the Greek Revival style, Italianate style, Gabled Ell form, Front Gable form, and Side Gable form study sections of the Architectural Styles study unit of the CRMP make clear, the architectural styles found in the West Main Street Historic District prior to 1869 were typical of those found in most other Wisconsin communities of that day, most of which were then just beginning to follow national architectural trends. Thus, the oldest houses in pre-Civil War Wisconsin communities typically tend to have been built in the Greek Revival style or were vernacular expressions of it, such as the Gabled Ell and Front and Side Gable forms, and they were also mostly built of wood. This same stylistic evolution can also be found in the buildings that were built during the 1850s and 1860s in the other residential neighborhoods that evolved around the historic downtown commercial core of Platteville.

What most clearly distinguishes the West Main Street Historic District from other early Platteville neighborhoods is its especially fine collection Queen Anne style houses, there being nineteen in all. Most of these houses exhibit several of the features typically associated with Queen Anne style residences including varied cladding materials, irregular plans, complicated asymmetrical facades, wraparound verandas, and circular towers. The finest of these is the Frank Burg House at 315 W. Main St., built in 1909 to a design by Platteville architect Henry Kleinhammer. Of the District's other eighteen examples, some of the most notable and intact are: the George Meyers House at 130 N. Hickory St., built in 1897-98; the Robert Brown House and Carriage House at 410 W. Pine St., built in 1897-98; the John McBride House at 350 W. Pine St., built in 1900-1904; and the John W. Burris House at 35 N. Elm St., built in 1906-07. Of special note are a number of houses in the District that are late examples of the Queen Anne style that also incorporate much of the symmetrical feeling and greater simplicity of the American Foursquare style into their design. Good intact examples include: the Charles Burg House at 555 W. Main St., built in 1909; and the James E. Fawcett House at 590 W. Main St., built in 1906.

And yet, even as the last of the District's Queen Anne style houses were being constructed, new houses that exhibited newer stylistic preferences had already begun to make their appearance. While eleven late examples of the Queen Anne style were built in the District in the first decade of the twentieth century, another three buildings were built in the District during this decade, as well and five more between 1911 and 1930. These eight additional buildings make up 15% of all the buildings in the District, and include among them fine examples of the Arts and Crafts, American Craftsman, and the Period Revival styles. Most of these buildings were built on new lots that were created by subdividing multi-lot parcels associated with the District's earlier buildings, while others replaced older houses in the District, all of

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which helps explain the District's somewhat eclectic architectural character.

Two of these later houses were designed in the Arts & Crafts Style and they are clad wholly in stucco, as is typical of examples of this style: the Park Kelly House at 530 W. Main St., built in 1915; and the Goodsell Billings House at 160 N. Hickory St., built in 1920, both of which are the work of as yet unidentified designers. Both of these buildings are fine examples of the Arts and Crafts style that was then becoming popular in the wealthier neighborhoods in Wisconsin cities. Another unusual example is Platteville's only Neo-Classical Revival style house, the R. W. Brown House at 345 W. Main St., built in 1907 to a design by Henry Kleinhammer.

The District's last Period Revival style houses were the W. P. Hill House at 440 W. Mineral St. and the Ira Montgomery House at 550 W. Mineral St., both of which are modest-sized late examples of the Colonial Revival style that were built in 1940-41 and 1950-1951, respectively. The last designs that were built in the District, however, were the Milton Rewey House at 65 S. Bradford St., and an addition that was added onto the Thomas White House at 125 N. Hickory St. The Rewey House has a Side Gable form and was built in 1952-53, and at first glance it could easily be mistaken for a very plain Colonial Revival style-influenced design. In fact, it is really an early Contemporary Style design that owes as much to the emerging Ranch Style as it does to any historic precedent. The same is true of the addition that was added onto the north side of the Thomas White House. The original portion of this house is its southern portion, which was a Front Gable Form house that was built for White in 1884-85. This house was then enlarged between 1954 and 1955 by the addition of a one-story Contemporary style-influenced wing. These last two properties resources both reflect the new architectural trends that would transform domestic design in Platteville after the end of World War II, trends that would find their fullest expression in the new post-war suburbs that would soon encircle the historic core of the city.

Despite the addition of a few newer buildings, the District was largely complete by 1920, only 6 buildings of all types having been built within its boundaries thereafter. Consequently, the District still retains its pre-World War II appearance and scale today even while profound changes have occurred elsewhere in the city of Platteville since the end of the war.

Architects

Researching 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 all but four of the buildings within the West Main Street Historic District. Partly this is due to the fact that the newspapers in Platteville seldom included such information when noting that a house was under

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construction, regardless of the building's size or the importance of its owner. What follows is the information that was found about the two architects who are known to have produced designs for buildings in the District.

The earliest known building in the District that was designed by an architect was the original portion of Rountree Hall, located at 30 N. Elm St., the design of which was donated by a New York architect named D. J. Gardiner in 1853.²¹ Nothing else is known about D. J. Gardiner but when the time came to expand this building in 1891, still another out-of-town architect, David R. Jones, was chosen.

David R. Jones

David Richard Jones (1832-1915) is best known today for the architectural practice he had in the city of Madison, where, for 13 years, from 1873-1885, he was perhaps the most important architect in the city. Jones was born in Wales in 1832, and he emigrated to the U.S. with his parents in 1845. His family settled on a farm that his father developed near Cambria, WI, and Jones worked there until his father died in 1850. In 1852, Jones left Cambria to study architecture with Lucas Bradley of Racine, WI (Bradley had had a successful practice in St. Louis, MO before moving to Racine). Jones apprenticed with Bradley until 1855, returning to Cambria to set up his own architectural office in 1856. "During the early years in Cambria, he [Jones] designed many buildings in Cambria including the Chatwood Hotel and the Welsh C.M. Church."²²

In March of 1873, Jones moved to Madison and set up an office. During his years in Madison, Jones designed numerous commercial buildings, private residences, and public buildings and churches, both in Madison and elsewhere in the state, primarily in the southern part. From 1880-1881 Jones also maintained a branch office in Racine, an office that was later taken over by his student, James G. Chandler, who was subsequently a principle in the Racine firm of Chandler & Park. Especially notable during Jones' tenure in Madison was the series of excellent buildings that he designed for the State of Wisconsin, "in fact he [Jones] was the main architect for the State of Wisconsin between the years 1873-1885."²³ It was while working for the State that Jones' career suffered its greatest setback, when,

²¹ Rausch, Joan, et al. *An Architectural and Historical Survey of Mining Communities in Portions of Lafayette and Grant Counties*. Southwestern Regional Planning Commission, 1983, p. 202.

²² Bauknecht, Joseph G. "David Richard Jones: Architect of Cambria." Unpublished Mss. on file with the City of Madison Planning Dept., Office of the Preservation Planner. At least one of the St. Paul architectural offices that Jones worked for was that of A. M. Radcliffe, where he was at in 1862.

²³ *Ibid.* See also: Butterfield, Consul W. *History of Dane County, Wisconsin*. Chicago: Western Historical Co., 1880, p. 1005; and *Portage Register*, February 15, 1915 (Obituary of D. R. Jones).

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in 1885, the \$200,000 South Wing addition of the State Capitol that Jones had designed and whose construction he was superintending, collapsed suddenly with considerable loss of life. Even though he was not charged with negligence, Jones' career was seriously damaged. He subsequently sold his office to a student, Owen J. Williams, in 1885, and returned to Cambria where he continued an active practice until not long before his death in 1915.

Six years after the tragic incident that was to alter his career, Jones designed his only known building in Platteville, this being the north wing addition to the Platteville Academy building at 30 N. Elm St. This stone-clad wing served to balance the existing facade of the building, which was then occupied by the State of Wisconsin's Platteville Normal School, and its construction was superintended by Henry Kleinhammer, a former Platteville carpenter who had by then become an architect.²⁴

Henry Kleinhammer

Henry Kleinhammer (1861-1949) was the only professional architect to practice in Platteville in the last part of the nineteenth century and the first half of the twentieth century. Kleinhammer was born in Geestemunde, Germany in 1861, and was apprenticed to a builder in that country in 1873. In 1883, Kleinhammer emigrated to the United States and settled in Platteville, where a half-brother was already a resident. For the next twelve years, Kleinhammer worked as a carpenter, but his competence soon moved him to the head of his profession in Platteville. By 1892, he was superintending the construction of the last addition to the Platteville State Normal School building, and by 1895, he was describing himself as an architect.²⁵ By 1917, the year that Kleinhammer applied for a license from the State of Wisconsin to practice as an architect, his application he stated that by that time "My plans include High Schools, Churches, Hotels, Banks, Garages, Office buildings, I.O.O.F. Hall, etc."²⁶

Kleinhammer practiced as an architect from 1895 until shortly before his death in 1949, and his surviving designs show that he continued to keep abreast of changes in architectural fashions throughout his life.²⁷ Even as late as 1940, for instance, when he was 79, his Art Deco style design for the Platteville Civic Center Building and National Guard Armory, which is still extant and located at

²⁴ State of Wisconsin Examining Board of Architects, Professional Engineers, Designers, and Land Surveyors. Applications for Licenses. Wisconsin Historical Society Archives, Series 1591, Box 13. Henry Kleinhammer Folder. The still extant State Normal School Building is located at 30 N. Elm St. and was listed as Rountree Hall (Platteville Academy) in the NRHP in 1974.

²⁵ Ibid.

²⁶ Ibid.

²⁷ *Platteville Journal*, October 20, 1949, p. 1. Obituary of Henry Kleinhammer. Kleinhammer's papers show that his last dated project was in 1946 for a tavern and residence for Clarence Seifker in Dickeyville, Wisconsin.

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475 N. Water St., shows a keen awareness of then current trends in architecture.²⁸ During his fifty-four-years as a practicing architect, Kleinhammer was responsible for the design of many buildings whose exact street locations remain unidentified, not only in Platteville but elsewhere. His papers show that he was responsible for designing buildings throughout southwestern Wisconsin and he is also believed to have provided designs for buildings located as far away as Chicago as well.

Only a few of the many Platteville buildings that Kleinhammer designed have been located but they are buildings of importance to the city. In 1904, Kleinhammer designed and built a still extant Queen Anne style house for himself and his family at 430 E. Main St. and the following year he designed the Richardsonian Romanesque Revival style Hanmer Robbins School building, which is located across the street at 405 W. Main St.²⁹ In the same year he also designed a store building for George Wedge on Second Street and the size and cost of these projects show that by this time Kleinhammer was already well known and respected locally.³⁰ Many other projects were to follow including three outstanding residences located in the proposed W. Main Street Historic District. In 1907, Kleinhammer designed Platteville's only Neo-Classical Revival style residence for R. W. Brown at 345 W. Main St. and a year later the outstanding late Queen Anne style residences of Frank Burg, at 315 W. Main St. Moving with the times, Kleinhammer would later design a fine Dutch Colonial Revival style house at 485 W. Main St. for Frank Burg Jr. as well.³¹

In addition to the buildings that Kleinhammer designed himself he also acted as a supervising architect for the works of others, including: the already mentioned 1893 addition to the Platteville Normal School, which was designed by David O. Jones of Cambria, Wisconsin; the Grant County Asylum (location unknown), designed by Madison architects Claude & Starck; and the Platteville High School (non-extant), which was built in 1917-1918 to a design by Parkinson & Dockendorff of La Crosse.³²

Conclusion:

The West Main 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

²⁸ Henry Kleinhammer Collection, UW-Platteville Archives. Blueprints. The Kleinhammer Collection contains blueprints and specification books for many more projects, both in Platteville and elsewhere, some of whose locations are known and many others which are not.

²⁹ *Platteville Journal*, March 15, 1905, p. 1; March 7, 1906, p. 1 (illustrated).

³⁰ *Ibid*, March 8, 1905, p. 4 (Notice to Contractors). The location of this building has not yet been ascertained.

³¹ Henry Kleinhammer Collection, UW-Platteville Archives. Blueprints.

³² State of Wisconsin Examining Board of Architects, Professional Engineers, Designers, and Land Surveyors. Applications for Licenses. Op. Cit.

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neighborhoods and because it contains individual buildings of considerable architectural merit. The District contains the largest concentration of intact historic single family residences of any neighborhood in Platteville 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 West Main Street Historic District is thus believed to be eligible for inclusion in the NRHP at the local level primarily 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 West Main Street Historic District is fortunate in that it has been 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 earlier buildings were once located within the District and it is possible that some archeological remains from these earlier buildings may still be extant despite subsequent construction activity. 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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Boundary Description

The boundary of the district begins at a point on the W curbline of S. Elm St. that corresponds to the SE corner of the lot associated with 80 S. Elm St. The line then continues NNE along said curbline and across W. Main St. to a point on said curbline that is directly opposite a point on the E curbline that corresponds to the SW corner of the lot associated with 35 N. Elm St. The line then turns 90° and crosses N. Elm St. to said SW corner, then continues E along the S lot line of said 35 N. Elm St. to the SE corner. The line then turns 90° and continues NNE along the rear lot lines of the lots associated with 35, 65, and 85 N. Elm St. to a point on the S curbline of W. Mineral St. that corresponds to the NE corner of the lot associated with 85 N. Elm St. The line then continues NNE across W. Mineral St. until reaching a point on the N curbline that corresponds to the SE corner of the lot associated with 115 N. Elm St. The line then continues N along the rear lot line of said 115 N. Elm St. to the NE corner, then turns 90° and continues WNW along the N lot line of said 115 N. Elm St. to a point on the E curbline of N. Elm St. that corresponds to the NW corner of the lot associated with 115 N. Elm St. The line then continues WNW across N. Elm St. to a point on the W curbline that corresponds to the NE corner of the lot associated with 300 W. Mineral St. The line then continues WNW along the rear lot lines of 300 and 340 W. Mineral St. until reaching a point that corresponds to the NW corner of the lot associated with 340 W. Mineral St. The line then turns 90° and continues NNE along the E lot line of the lot associated with 360 W. Mineral St. until reaching a point on the S curbline of Market St. that corresponds to the NE corner of the lot associated with 360 W. Mineral St. The line then turns 90° and continues WNW along the north lot line of said lot to the NW corner, then turns 90° and continues S along the W lot line of said lot to a point that corresponds to the NE corner of the lot associated with 410 W. Market St. The line then turns 90° and continues in a westerly direction along the rear lot lines of 410, 440, 450, 480, 500, 520, and 530 W. Mineral St. to a point that corresponds to the NE corner of the lot associated with 550 W. Mineral St. The line then turns 90° and continues N along the rear lot line of the lot associated with 155 N. Hickory St. until reaching the NE corner of said lot, then turns 90° and continues W along the N lot line of said lot to a point on the E curbline of N. Hickory St. that corresponds to the NW corner of said lot. The line then continues W across N. Hickory St. to the W curbline, then turns 90° and continues N along said W curbline to the NE corner of the lot associated with 160 N. Hickory St. The line then turns 90° and continues W along the N lot line of said 160 N. Hickory St. to its NW corner, then turns 90° and continues S along the rear lot lines of the lots associated with 160, 130, and 100 N. Hickory St. The line then turns 90° and continues W along the N lot line of 670 W. Main St. to a point on the E. curbline of N. Washington St. that corresponds to the NW corner of said lot, then turns 90° and continues S along said E curbline to the SW corner of the lot associated with 670 W. Main St. The line then turns 75° MOL and continues E along the N curbline of W. Main St. to a point on said curbline that corresponds to the SE corner of the lot associated with 620

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W. Main St., then continues E across N. Hickory St. to a point that corresponds to the SW corner of the lot associated with 590 W. Main St. The line then continues E along said N curbline to a point on said curbline that is located directly N of a point on the S curbline that corresponds to the NW corner of the lot associated with 555 W. Main St. The line then turns 90° and continues S across W. Main St. to said NW corner, then continues S along the W lot line of the lots associated with 555 W. Main St. and 440 W. Pine St. to a point on the N curbline of W. Pine St. that corresponds to the SW corner of said 440 W. Pine St. The line then turns 90° and continues E along said N curbline to a point on said curbline that corresponds to the SE corner of the lot associated with 410 W. Pine St., then continues E across Bradford S. to a point on said curbline that corresponds to the SW corner of the lot associated with 390 W. Pine St., then continues E along said curbline to a point that corresponds to the SE corner of the lot associated with 80 S. Elm St. and the POB. Said boundaries enclose approximately 13.5 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) West Main Street Historic District
- b) Platteville, Grant County, WI
- c) Timothy F. Heggland, November, 2006
- d) Wisconsin Historical Society
- e) General View looking W from Elm St. down W. Main St.
- f) Photo 1 of 8

Photo 2

- e) 315 W. Main St., View looking SW
- f) Photo 2 of 8

Photo 3

- e) 30 N. Elm St., View Looking WNW
- f) Photo 3 of 8

Photo 4

- e) 345 W. Main St., View looking S
- f) Photo 4 of 8

Photo 5

- e) 455 W. Main St., View looking S
- f) Photo 5 of 8

Photo 6

- e) 530 W. Main St., View looking N
- f) Photo 6 of 8

Photo 7

- e) 590 W. Main St., View looking N
- f) Photo 7 of 8

Photo 8

- e) 360 W. Mineral St., View looking N
- f) Photo 8 of 8