

**CITY OF PLATTEVILLE  
GRANT COUNTY, WISCONSIN  
INTENSIVE SURVEY REPORT**

prepared by

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prepared for

City of Platteville Historic Preservation Commission  
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October, 2005

## City of Platteville

### Platteville Historic Preservation Commission

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## ABSTRACT

Title: City of Platteville Intensive Architectural/Historical Survey - Final Report

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Subject: An intensive survey of the historic buildings, structures and sites within an area that corresponds to everything included within the City of Platteville corporate boundaries as of 2004.

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This report documents an intensive architectural/historical survey of all resources located within an area that corresponds to the corporate boundaries of the city of Platteville as of January 1, 2004. This represents a study area whose boundaries were set by the City of Platteville in conjunction with the staff of the State of Wisconsin's Division of Historic Preservation prior to the beginning of this study. Subsequently, a reconnaissance survey of this area was undertaken by the principal investigator as the first part of the intensive architectural/historical survey, after which an intensive research effort designed to ascertain the historic and architectural significance of the resources identified by the reconnaissance survey was undertaken by the principal investigator. The results of this research is summarized in this intensive survey report and they are also embodied in individual survey cards for all the resources studied, which were prepared in both printed and electronic forms to standards set by the Division of Historic Preservation.

The purpose of this intensive survey project was two-fold; to identify all the resources within the study area that are potentially eligible for listing in the National Register of Historic Places, and to provide the City of Platteville and other county, state, and national agencies with a comprehensive data base that covers all the historic resources within the study area. The intensive survey ultimately surveyed 500 individual resources. Of these, twelve individual buildings and building complexes and three historic districts containing a total of 103 individual buildings and other resources were identified as having potential for listing in the National Register of Historic Places (NRHP).

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## **Part 1: Introduction**

On September 4, 2004 the City of Platteville authorized Timothy F. Heggland, an historic preservation consultant based in Mazomanie, Wisconsin, to undertake a reconnaissance survey and an intensive survey of all the historically and architecturally significant resources that are located within a project area that corresponds to the corporate limits of the City. The reconnaissance survey was conducted throughout the remaining months of 2004 and was completed in mid-January of 2005 and this report is a summary of the findings of that survey. Funding for both the reconnaissance survey and for the intensive survey that followed was provided by a grant in aid from the U.S. Department of the Interior as administered by the Division of Historic Preservation (DHP) of the Wisconsin Historical Society (WHS). The reconnaissance survey was monitored by Mr. Joe DeRose, staff historian at the DHP, and by Mr. Joe Carroll, Director of Community Planning and Development of the City of Platteville, who is acting as the City's Project Manager.

The first phase of the project was a reconnaissance survey of the study area, which was conducted between November 2004 and January of 2005. The reconnaissance survey ultimately surveyed 499 resources within the project area. These resources included industrial buildings, public buildings, churches, and commercial buildings, but the overwhelming majority were single family dwellings that range in age from the mid 1830s to the mid-1950s. All of these buildings were photographed and mapped and a complete inventory of these resources is appended at the end of this report. The reconnaissance survey phase of the project was then followed by the second phase, the intensive survey, which was completed in early August of 2005. This phase consisted of an intensive research effort that was designed to generate an overview of the history of the city, an overview of those historic themes that are most closely associated with this history, and basic historic information about a select group of the resources that were identified by the reconnaissance survey as being potentially eligible for listing in the NRHP.

The primary objective of the intensive survey was the identification of all the individual resources and groups of resources within the project area that are of architectural or historical significance and that are potentially eligible for listing in the National Register of Historic Places. A secondary but equally important objective of the survey was the creation of a comprehensive data base of information about Platteville's historic resources that can be used by the City in making planning decisions for the community.

Funding for both the reconnaissance survey and the intensive survey was provided by a grant-in-aid to the City of Platteville from the U.S. Department of the Interior as administered by the Division of Historic Preservation (DHP) of the Wisconsin Historical Society (WHS). Both the reconnaissance survey and the intensive survey phases of the overall project were conducted by Mr. Heggland and were monitored by Mr. Joe DeRose, Historian at the DHP, and by Mr. Joe Carroll, Director of Community Planning and Development of the City of Platteville, who acted as the City's Project Manager. Additional oversight was provided by Mr. Jim Draeger, the Deputy State of Wisconsin Historic Preservation Officer at the DHP.

## SURVEY METHODOLOGY

### PRELIMINARY STEPS

The City determined the boundaries of the project area and made the decision to exclude from further consideration the six individual buildings and the single historic district in the city that are already listed in the NRHP prior to the hiring of a consultant. Consequently, the first step in the reconnaissance survey consisted of a pre-survey during which the consultant undertook a series of drives and walks through the project area. This was done both to familiarize the consultant with the project area and to uncover any unusual aspects of it that might call for special treatment. The first finding of this pre-survey was that the historic residential core of Platteville is still readily definable and has been only slightly altered by the intrusion of modern buildings, which, for the most part, are located around the periphery of this residential core. The second finding, and one of significance for the future of the project, was that while there is still a large concentration of intact historic resources while within the project boundaries, integrity levels within these boundaries vary.

Consequently, it was decided to survey all the resources within the project area that were believed to be fifty years old or older and which still retain their original appearance and exterior cladding. Unfortunately, this decision also meant that some of Platteville's older resources would not be surveyed due to their lack of integrity. In addition, the scope of the survey was also expanded slightly to include several intact buildings dating from the late 1950s and later that are good representative examples of their different styles and which it is believed will be of interest to the City in the near future.

While the issue of deciding what to survey was being considered, the process of identifying pertinent historic resource materials was also begun. This involved a search of the resources held by the Wisconsin Historical Society (WHS) in Madison, the WHS's Area Record Center (ARC) at the University of Wisconsin's Platteville campus, the Platteville Public Library, Grant County in Lancaster, and the City of Platteville. As anticipated, the WHS proved to be an especially fruitful source that produced the majority of the items listed in the bibliography that follows this report. Along with such essential items as Grant County plat maps and plat books, Bird's Eye View's of Platteville (1875 and 1896), microfilm copies of Platteville newspapers, and Sanborn-Perris fire insurance maps of Platteville, the WHS's Visual and Sound Archives also produced historic photos of Platteville and its Division of Historic Preservation added additional information that is contained in its files. Another essential resource located in Platteville and in Lancaster were all the extant City of Platteville Real Estate Tax Assessment Rolls dating from 1880 to the present, and published Platteville-related city and county histories.

Another early goal of the survey was to find suitable base maps that could be used to record the locations of the resources surveyed. Ideally, such a map or maps would show building footprints, lot lines, and addresses, although it was not anticipated that such maps would be found. Fortunately, the Platteville Community Planning and Development Office was able to provide excellent large scale maps of the city dating from 2004 that show building lot lines and addresses for the entire city as of that date. This meant that satisfactory maps were already in existence and thus did not have to be produced for the survey; a significant savings in time and money.

Yet another task performed prior to the beginning of the field survey was the identification of all the resources in the project area that had previously been surveyed by the DHP, which uses survey projects such as this one to update information it already has on file and to identify buildings that have been demolished since earlier surveys were undertaken. This involved searching the DHP's Wisconsin Historic Preservation Database (WHPD) for inventory cards that matched addresses in the project area, a search that identified 435 buildings and other resource types that had been previously identified in various surveys undertaken in 1976, 1982 and 1983, twenty-seven of which have since been demolished.<sup>1</sup> The 408 surviving previously surveyed buildings and other resources, however, represented only those buildings that the early surveyors felt might be potentially eligible for individual listing in the NRHP using the criteria and

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<sup>1</sup> These 434 buildings do not include the ones located within Platteville's currently NRHP-listed historic district.

knowledge of their times, so these surveys contain only buildings that possess obvious architectural quality. While the new survey reviewed these buildings and resurveyed and rephotographed them as part of the current project, it was also charged with evaluating the architecture of the entire project area, which necessitated analyzing not only examples of the recognized architectural styles but also the large numbers of vernacular form buildings that were left unsurveyed and unanalyzed by the earlier surveys. Specific methodology at this point consists of a judgment being made in the field by the consultant to include a building in the list of inventoried resources because of some aspect of its architectural composition. Following this decision, field notes are made on the building and it is then photographed. Not surprisingly, this level of analysis results in the inventorying of many more resources than a windshield survey.

## RECONNAISSANCE SURVEY

Once the survey criteria had been decided, the field survey itself began, which consisted of identifying all the resources within the project area that met the survey criteria and taking black and white photos of them. The consultant began this work in early November, a time when there would be no snow on the ground and little or no foliage to obscure the buildings, thereby making it possible to produce superior photos. The resulting survey recorded 500 resources of all types within the project area, well in excess of what was originally anticipated. In addition to rechecking the 408 still extant Platteville resources previously identified in the 1976 and 1982-83 surveys, every other building and built resource located within the project area was also evaluated and 92 additional resources, being primarily buildings of architectural interest, were added to the existing inventory.<sup>2</sup> All of these resources are listed in the inventory at the end of this report and a smaller group of these resources was researched in greater detail as part of the intensive survey. The great majority of the 500 resources surveyed by the consultant, however, were previously surveyed resources.

Following completion of the field work, field notes were checked and organized to facilitate the site-specific research that would take place in the intensive survey phase. Each site already had or was assigned an address and this number was then transferred to the base maps of the project area that help both the DHP and the City of Platteville locate surveyed resources. These maps also assisted the consultant in identifying areas where surveyed resources appear to be concentrated and which, following field review, could be considered candidates for historic district status. This resulted in the identification of three additional historic districts where potentially eligible inventoried resources are concentrated. After further analysis, separate draft maps showing the individual resources within these provisional district boundaries were prepared for each of these three historic districts and district survey forms and maps for them are located at the end of this report.

The reconnaissance survey concluded with a tour of the project area. Mr. Jim Draeger, who is the Deputy State Historic Preservation Officer at the DHP, met with the consultant in Platteville on March 10, 2005, in order to review the findings of the reconnaissance survey. The result was that twelve individual buildings or groups of resources were found to be potentially individually eligible for listing in the NRHP and the three proposed historic districts were also evaluated at this time and the district boundaries were refined. The results are included in the summary section of this report.

## INTENSIVE SURVEY

With the photographs and the list of resources inventoried by the reconnaissance survey in hand, the consultant began the task of organizing the inventoried resources into groups based on stylistic attributions. Once this task was completed, each of these groups was further evaluated and the best examples in each group became the subject of the more intensive research process that forms the core of the intensive survey. For example, all buildings surveyed that represent the Italianate style were grouped together to identify the typical stylistic subtypes and building forms in Platteville. These were then compared and evaluated to determine which were the best examples within each subtype. The best examples were then evaluated against National Register criteria and those which appeared to meet the criteria were designated as

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<sup>2</sup> Of the 434 previously surveyed resources found, 27 have since been demolished and 70 were not rephotographed or resurveyed because they had undergone no changes since first being surveyed.



"potentially eligible." The results of this evaluation process can be found in the Architectural Styles section of this report. It needs to be noted, however, that at this stage this designation is advisory only and represents just the best judgment of the consultant. Actual designation of "eligible" status can only be made as a result of a formal evaluation, either through the National Register nomination process or through the Determination of Eligibility process, both of which are evaluated by the staff of the DHP and the Keeper of the National Register in Washington D.C.

While this evaluation process was taking place, the reconnaissance survey maps were being compared with the several Sanborn-Perris fire insurance maps of Platteville (1884, 1892, 1900, 1908, 1915, 1929, and 1929 updated in 1938 and again in 1947, in order to determine approximate building construction dates for the buildings surveyed. The information thus obtained resulted in a list of approximate (sometimes *very* approximate) building construction dates for many of the buildings surveyed, which dates, though necessarily inexact, were still of great value in narrowing the focus of the subsequent intensive research effort that was to follow.

The revised building list, complete with approximate construction dates, was then compared with the results of the style evaluation process described above and buildings that ranked high in their respective stylistic categories were included in the intensive research effort. Also included in the intensive research effort were all of the buildings that were included within the provisional historic district boundaries, and all buildings and other resources considered to be potential eligible individually.

The buildings on the resulting list were researched individually to determine dates of construction and the names of original owners. First, all the properties on this list were checked against the current real estate tax assessment lists in the County Treasurer's office in order to produce a current legal description for every building on the list. These descriptions then became the means of accessing the historic Platteville Real Estate Tax Rolls, the original copies of which are kept in the UW-Platteville ARC and the Grant County Treasurer's office, and which are complete from the present year back to 1846. This research occupied much of the months of May and June of 2005 and ultimately produced approximate or exact building construction dates and original owner's names for most of the properties on the list..

While tax records research was being conducted a parallel effort was being made to identify and research those historic themes that have been important to the history of Platteville. The basis of this research is the large group of historic themes that have already been identified by the extensive research that is embodied in the DHP's *Cultural Resource Management Plan*, which research is ongoing and is intended to accomplish the same goals, but on a statewide basis. These themes cover or will eventually cover nearly every aspect of the built history of Wisconsin and it is intended that the research conducted for site-specific projects such as the Platteville Intensive Survey will be complimentary to this larger ongoing effort.

At the community level the purpose of thematic research is to develop an overview of the history of a community that will facilitate the identification of those remaining resources that can be considered historically and possibly architecturally significant from the standpoint of the National Register program and local preservation efforts. Preliminary research undertaken at the onset of the Platteville Survey suggested that the following themes, which are listed in alphabetical order, were important and would prove productive:

- Architecture
- Industry
- Education
- Religion

The research that followed the identification of these themes relied heavily on secondary sources such as the very fine first Intensive Survey Report of Platteville, written in 1983, the superb recently published pictorial history of Platteville written by UW-Platteville archivist James B. Hibbard, historic maps of the community, historic Platteville newspapers, etc. The information thus generated is included in this report and will be

found in the historic themes section. Site-specific information will also be found on the intensive survey inventory cards that were prepared for each inventoried resource.

Ultimately, the intensive survey researched approximately 116 of the 500 resources that were identified in the reconnaissance survey phase and they were evaluated using NRHP and DHP criteria. In addition, all but 70 of these 500 resources were also photographed or rephotographed and intensive survey cards were prepared for them in accordance with DHP standards. These cards consist of a dry-mounted photo of the resource on one side and a summary of the historical and architectural analysis performed on the subject resource and other required information such as an address and the photo and map codes assigned to the property on the reverse side. These cards were made for the DHP to add to its WHPD, which now includes more than 135,000 building located throughout the state. In addition, all the written information contained on these cards plus additional historic data was copied into the DHP's electronic data base using the Wisahrd software developed by the DHP and this can be viewed by accessing the Wisconsin Historical Society's web site. Finally, much of the historic information collected during the course of the survey and copies of the survey maps were given to the City at the conclusion of the survey.

#### INTENSIVE SURVEY FINAL REPORT

Several of the historic theme chapters in this report that deal with only a few extant resources such as Religion and Education, have been in progress since June of 2005. Most of the other chapters, however, including especially those relating to architectural styles, had to wait until the tax records and newspaper research was completed before they could be written. With the completion of the newspaper research in August of 2005, work on the final chapters of the intensive survey report commenced and was completed by September of 2005. In addition to the thematic chapters, the building inventory list, and the bibliography, this report also includes copies of the three District Survey Forms prepared for the three proposed historic districts.

#### PUBLIC EDUCATION

The consultant worked closely with members of the City from the onset of the project and received valuable support and assistance from them throughout the course of the survey. Presentations were made to the City by the consultant and the first public meeting with the larger community took place on March 12, 2005, when a presentation by the consultant and Mr. DeRose of the DHP was made at the Platteville Preservation Expo to the Platteville Historic Preservation Commission. A final meeting is scheduled for later in the fall of 2005, when a final report on the survey will be made to the community by the consultant and members of the DHP staff.

### **HISTORIC OVERVIEW OF PLATTEVILLE'S ARCHITETURE**

A fine, well illustrated, recently published general history of Platteville entitled *Images of America: Platteville*, written by UW-Platteville archivist James B. Hibbard, provides a good general overview of

Platteville's history. In addition, Platteville's history from its beginnings in 1828 until 1983 has also been described in the report associated with the first Platteville Intensive Survey, which was completed in 1983. This survey, conducted by Joan Rausch and others, examined the architectural resources of the city in great detail and it also provides a good general history of the city and describes the historic buildings within the study area as they relate to the themes of Commerce, Education, Government, Recreation and Entertainment, Social and Political Movements, Transportation, and Notable People. Consequently, this report will not attempt to cover ground that has been well traveled before. Instead, the history that follows will take a general look at the architectural trends that have evolved in Platteville in the years since its founding and will also look at the physical growth of the city.

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."<sup>(1)</sup> 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, 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 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, and 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 out 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.(2) 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-clad 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 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.(3) 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 1847, Henry Carl platted Carl's Addition to Platteville, which encompassed much of the land east of the original plat that is bounded by Broadway and E. Main and N. Oak streets and opened up a large new area for settlement. 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.(4)

It is ironic, then, 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 too 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.

By 1855, business activity had resumed its previous pace and the village population once again began to increase. So also 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 Street, and whose principals were John Lewis, E. M. Covell, and John H. Rountree. This was followed by Henry's Addition in 1858, this being a block-long plat that is located on both sides of Division Street just southwest of the Original Plat and which 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. During this period, farming, which had historically taken a back seat to

mining as an economic activity in the Platteville area, also began to play a more important role in the local economy.

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

Viewed with hindsight, 1866 was an especially momentous year for the village 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.(5) In addition to the new Normal School, important buildings well that are still important to the community today had also recently been completed by other Platteville institutions. The brick-clad Gothic Revival style German Evangelical Lutheran Church had already been built on the east side of the village at 350 E. Furnace St. in 1857, while the brick-clad Gothic Revival style German Methodist Church was built in 1862 at 200 N. Court St. at the very beginning of the Civil War. Also begun during the war and completed in 1868 was the new brick-clad Gothic Revival style church belonging to the Holy Trinity Episcopal congregation at 230 Market St. New public buildings had also been built during this period as well, including two new public graded schools, the first being the stone-clad Greek Revival style Rock School at 385 E. Main St., begun in 1858 and completed in 1863, and the second, the brick-clad Brick School, which was built ca.1860 on W. Adams St. and burned down in 1953.

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 out 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 style houses 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.

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, Galena, Illinois proprietors 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 not finished until 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 as well. By 1883, the city had built itself a new city hall on Bonson Street that stood until fire destroyed it in 1926. In addition, a new wing had been built onto the State Normal School in 1882. By 1885, Platteville's population had risen to 2765 and by 1890, to 2740. 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 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 resulting in a new generation of buildings, many of which increasingly reflected national trends in architectural styles. Also in 1890, an era ended when John Rountree died at the age of 85. Rountree had been the founder of the city and the chief architect of its success, so much so that there was hardly an institution in the community that did not owe at least some of its success to his participation in its development. Indeed, Rountree's influence was still being felt in the city soon after his death when his children platted the last large parcel of land that he owned that adjoined the south part of the original plat of the city later in 1890. This was the Homestead Addition, which was located west of S. Water St., east of S. Chestnut St., and south of Pine St., and its creation completed the platting of most of the land that is now considered to be the historic core of the city.

Still, 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 prospect and by the end of the decade. 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. Many other changes also came to the city during this period as well.

In July 1891, for example, electric lighting arrived when the Platteville Electric Light and Power Company began stringing power lines along Main and Second streets. In 1896, the city's first water tower was constructed and water mains began to be laid. From 1899 onward, most of the new sidewalks were constructed with cement, instead of wood planks, and in 1900 the Platteville, Rewey & Ellenboro Telephone Company was incorporated.(6)

With the opening of the Empire Mine in 1899 and the Enterprise Mine in 1902, both of which were located on Platteville's east side, the zinc mining boom was off in earnest and the results would transform the city. By 1908, the city's population had reached 5800, much of it being related to the labor-intensive nature of the zinc mining and smelting process, and this increase put pressure on city services that resulted in the construction of new buildings. For instance, in 1906, the city built its first high school building, the Richardsonian Romanesque Revival style Hanmer Robbins School, which 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.(7)

After the Normal School moved into its new building in the 700 block of W. Main Street, the old one was remodeled to house the State's Wisconsin Mining Trade School, which opened in 1908. The move of the Normal School to the west side of the city, however, was one that would have 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 also accompanied by the gradual expansion of its campus, which now encompasses nearly all the land west of S. Hickory St. and south of W. Main Street. In order for this campus to come into being, all the houses and other buildings that had once occupied this portion of the city 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.

That Platteville has been fortunate to have the Normal School located within its boundaries has become steadily more apparent as the twentieth century has 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 had 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. 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 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.

Platteville's long history has produced numerous buildings that are of high quality and considerable architectural interest and much of this fine architectural heritage has and is being preserved. This is a matter of importance because the boundaries of the city of Platteville have grown considerably since the end of World War II. The results of this growth can be easily seen in the post-war suburbs that now ring much of older portion of the city, but it is also all too evident in the changes that have occurred to many of the city's other historic buildings, which are an indirect consequence of the growth of the University. Hopefully, a middle ground between the preservation of the past and the needs of the present and the future can be found that will ensure that this rich historic legacy will continue to impress and instruct future generations.

Endnotes:

1. *History of Grant County, Wisconsin*. Chicago: Western Historical Co., 1881, p. 676.
2. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 15 (illustrated). This house is now a house museum and it is located at 460 W. Madison St. and was listed in the NRHP in 1972.
3. *History of Grant County, Wisconsin*. Op. Cit., p. 693.
4. Holford, Castello N. *History of Grant County, Wisconsin*. Lancaster: The Teller Print Co., 1900, p. 465.
5. Ibid, pp. 479-484. See also: Hibbard, James b. Op. Cit., pp. 33-50 (illustrated).
6. Hibbard, James B. Op. Cit., p. 51.
7. Ibid, p. 33.

## INDUSTRY

Industry and especially the mining industry played an enormous part in the history of Platteville so it is ironic that almost no buildings associated with this past are still extant today. The earliest industry in the region was lead mining and it was John H. Rountree's discovery of lead on his land that established Platteville in 1828. From that time on until the start of the California Gold Rush in 1850, lead mining was the principal industry of the village but the small size of these operations meant that only small, rough buildings were necessary to house them and none of the buildings associated with this industry have survived.(1) After the lead industry bottomed out in the 1850s, interest then began to develop in the hitherto undervalued zinc deposits that were frequently found in conjunction with lead deposits but which were too difficult to extract with small scale mining techniques. Changes in smelting and mining techniques later in the century brought with them renewed interest in Platteville-area mining sites and by 1900 a whole new mining boom was transforming the city. This boom was different from the first one, however, in that the higher costs associated with the mining and processing of zinc meant that this activity was now the provenance of well financed companies who built buildings to house their operations that were larger than those of a half century before. Never-the-less, once Platteville zinc's boom period ended around 1915, this industry too slowly petered out and none of the buildings associated with this phase of Platteville's mining heritage are known to have survived either are known to have survived either.(2)

But while the mining industry left no visible signs of its century-long presence in Platteville other industries that reflected the increasing importance of agriculture in the surrounding area in the last half of the nineteenth century also played a role in the city's history. Saw mills and grist and flour mills were among the earliest and most important industries in Platteville just as they were in every other early Wisconsin community. Early mills, however, were water-powered, which meant that they needed to be sited on a river or stream that could be dammed to generate the necessary power. But while a small stream now known as Rountree Brook flows along the south edge of the city, more favorable locations were located in the area surrounding Platteville and it was there that these mills were built. Mills that were located outside the city were not surveyed but the 1983 Platteville Intensive Survey states that none of them have survived.(3)

The one historic Platteville industry that *has* survived, albeit in greatly altered condition, is the Platteville Brewery, located at 1085 E. Mineral St., which was begun by Dennis Centliver ca.1868, who owned it until 1871, when the property was foreclosed. The next owner was John Kemler, who enjoyed ownership only briefly before the brewery was destroyed by a fire in September of 1871. The main building was then rebuilt out of stone in 1872 and it is this building that is still extant, although now greatly altered, today. The following is a description of the brewery written in 1881.

It is of stone, fifty-six feet square, two-stories high, and supplied with every convenience for the preparation of malt liquors. Attached to the main building is a one-story stone ice house 26x56, and within the brewery property a two-story and basement barn 20x30, also a brick dwelling of the same dimensions, two stories high, the improvements thus made costing in the aggregate \$25,000.(4)

Kemler continued to operate the brewery until at least 1881. By 1884, Sanborn-Perris maps show that it was being operated by George Wedel, followed by Hoppe and Mueller in 1892, and by Fritz Hoppe in 1900 and again in 1908. In 1915, maps show that this was by then the List Brewing Co., but the structure had remained essentially the same since 1872. Presumably, the brewery closed during Prohibition and in 1929, Sanborn maps show that while it was still owned by the List Products Co. it was apparently not then in use. By 1938 and after the end of Prohibition, however, it was once again operated as a brewery known as the Platteville Brewing Co. but this usage did not survive the Second World War. By 1947, the brewery had been expanded and converted into a cheese factory operated by the R. C. Walter Cheese Co. and this usage continued until 1960. In 1963, the plant was purchased by Henry and Clarence Jenny, who promptly set about modernizing and expanding it. These activities continued through 1975, and while the original brewery portion of the plant is still recognizable it has now been largely subsumed within the much larger



dairy plant that the Jenny Brother's Platteville Dairy, Inc. created.(5) Today, the Swiss Valley Dairy operates this plant.

#### NOTES ON SOURCES

The best general source of information on the history of industry in Platteville are: the first Platteville Intensive Survey published in 1983, the 1881 *History of Grant County, Wisconsin*, and the recently published *Images of America: Platteville*, by James B. Hibbard. In addition, the various Sanborn-Perris Maps of Platteville are also very useful for determining the evolution, placement and general appearance of the various industries mentioned above.

#### EXTANT RESOURCES SURVEYED

Film Code	Address	Original Owner	Date
GR 78/15	1085 E. Mineral St.	Platteville Brewery	1872/1964

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

Sanborn-Perris Map Co. Fire Insurance Maps of Platteville, Wisconsin. New York: Sanborn-Perris Co., 1884, 1892, 1900, 1908, 1915; 1929, 1929 (updated to 1938), 1929 (updated to 1947).

#### Endnotes:

1. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, pp. 15-17 (illustrated). Contains images of some of these early, now non-extant buildings associated with the lead mining industry.
2. Rausch, Joan, et al. *An Architectural and Historical Survey of Mining Communities in Portions of Lafayette and Grant Counties*. Southwestern Regional Planning Commission, 1983, pp. 149-151. See also: Hibbard, James B. Op. Cit., pp. 56-58, which also contains images of some of these early, now non-extant buildings associated with the industry.
3. Ibid, p. 152. See also: *History of Grant County, Wisconsin*. Chicago: Western Historical Co., 1881, pp. 719-723. The latter source is by far the most authoritative one about the area's early mills.
4. *History of Grant County, Wisconsin*. Op. Cit., p. 725.
5. Appenzeller, Linda. "History of Platteville." Included in: Resource Committee of Grant County. *Grant County History: 1900-1976*. Grant County: 1976, pp. 454-455 (illustrated).

#### EDUCATION

## Primary and Secondary Education

A well illustrated history of Platteville's past and present schools is contained in James B. Hibbard's *Images of America: Platteville*.(1) The information that follows borrows heavily from this source and is concerned primarily with the extant buildings that were surveyed in the course of this project.

Platteville is remarkable for the fact that three of its earliest school buildings still survive. The first buildings in Platteville that served as schools were both small log buildings (non-extant), the first of which was an 18x20-foot one-story building built by subscription in 1834 and the second, a log cabin that the author of the 1881 *History of Grant County* stated was located "south of the Congregational Church" (which church is still located at 80 Market St.). Soon after, classes were taught in the basement of the first (non-extant) Methodist Church located on the northwest corner of W. Main and N. Chestnut streets.(2) Platteville's first public school was the Platteville Academy, a clapboard-clad Greek Revival style building that was built at 40 W. Cedar St. in 1842 by John Meyer, a carpenter from England.(3) This rectilinear plan two-story building is still extant today although it has now been resided, and it served the community as its first high school until 1853. In 1846, the first public school house in Platteville was built out of brick on Pine Street and a second brick school house was also built in the north part of the village on the corner of Lewis and N. Third streets in the same year. These schools were the first public graded school buildings in the village and the Pine Street school is known to have continued to function as a school until at least 1881, but neither building is now extant.(4)

In 1853, the increased enrollment of the Academy made a new building necessary. The result was an impressive three-story limestone-clad Greek Revival style building that is still extant today and is located at 30 N. Elm St. and now forms the center portion of the NRHP-listed Rountree Hall. This building was built from plans donated by D. J. Gardiner, a New York architect, and it served the village and surrounding region as a high school and college preparatory until 1866. In that year, the building was purchased by the State of Wisconsin for use as its first teachers college or Normal School. In order to accommodate those who intended to enroll there, a new wing was added to the south of the original building in 1867-68 and new additions were also built in 1881-82 and 1891-92, the last being to a design by architect David R. Jones of Cambria, Wisconsin. This outstanding building continued to serve as the Platteville Normal School until 1907, when a new main building was built for the school in the 700 block of W. Main St. The 1853 building remained in use as part of the Normal School, however, and was remodeled in 1908 to serve as the Wisconsin Mining Trade School.(5) It has now been sensitively remodeled into apartments.

By 1858, Platteville had long since outgrown its two 1846 grade schools. The first result was a new, larger, two-story, stone-clad, rectilinear plan Greek Revival style building called the Rock School, which was built at 385 E. Main St. beginning in 1858, but which was not completely finished until 1861.(6) This building is still intact and still highly intact and is now part of the Rollo Jamison Mining Museum Complex. Built at the same time as the Rock School was the Brick School Building, which was begun ca.1860 and was located on W. Adams St. just west of N. Chestnut St. but is now no longer extant.(7) In 1906, Platteville built its first public high school building. This is a brick-clad two-and-one-half-story-tall Richardsonian Romanesque Revival style building designed by Platteville architect Henry Kleinhammer, and it was named for Hanmer Robbins and was built next door to the Rock School at 405 E. Main St. and it too is now part of the Rollo Jamison Mining Museum Complex.(8)

By 1917, Platteville had grown to the point where a new high school was needed. The result was an excellent new rectilinear plan, two-story, brick and stone-clad Collegiate Gothic style school that was built at 710 Madison St. to a design by the La Crosse architectural firm of Parkinson & Dockendorff.(9) This fine building was completed in 1918 and served as a high school until 1968, when it was recast as a middle school and was finally demolished in 1998.

As the city's public schools continued to evolve, so too did the State Normal School. In 1907, the success of the school mandated that a new building be built so the State decided to create a new campus on the far west side of the city bounded by S. Hickory and W. Main streets. The first building on the new campus was

a replacement for Rountree Hall, and it was a large, brick-clad, rectilinear plan classically derived design that was created by the Milwaukee architectural firm of Van Ryn & DeGelleke and it was built in the 700 block of W. Main St. in 1907. This building was the first building on what would eventually become the University of Wisconsin's Platteville campus and it was the pride of the city when it was built and would continue in operation until 1981, when it was razed to make way for a new campus arts center.(10) In 1917, Van Ryn & DeGelleke designed a second large building for the campus. This was the school's Agricultural and Manual Arts Building, which was also a large, brick-clad, rectilinear plan classically derived design and it is still located on the campus and was listed in the NRHP in 1985.(11)

Parochial schools have also played an important role in Platteville's educational history as well. There are two extant examples built before 1955. The oldest is the Colonial Revival style brick-clad school built at 340 E. Mineral St. for the Evangelical Lutheran Church. This school was built in 1911, but was closed in 1918, possibly in response to the anti-German feeling then prevalent as a result of World War I, which affected many German-speaking congregations.(12) This building is now used by the Church of Christ. Next oldest and much larger is the now altered St. Mary's R.C. Church School located at 345 N. Court St., which was built in 1935 and was designed in the Art Deco style by architect S. E. Barnes.(13) This building was expanded in 1952 and is still in use as a school today.

#### NOTES ON SOURCES

The best general source of information on the history of public education in Platteville is the recently published history of the city entitled *Images of America: Platteville* by James Hibbard, published in 2004. The best source for information on the city's early schools is contained in the 1881 *History of Grant County*. Information on the city's parochial schools is also contained in the several commemorative dedication booklets published by Platteville's churches. More information about both the city's public and parochial schools can be found in the local newspapers.

#### EXTANT RESOURCES SURVEYED

Film Code	Address	Original Name	Date
GR 76/21	40 W. Cedar St.	Platteville Academy	1842
GR 77/34-35	385 E. Main St.	Rock School Building	1858-1863
GR 77/33,36	405 E. Main St.	Hanmer Robbins High School	1906
GR 27/34	340 E. Mineral St.	Evangelical Lutheran Church School	1911
GR 36/08	345 N. Court St.	St. Mary's R.C. School	1935

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*History of Grant County, Wisconsin*. Chicago: Western Historical Society, 1881.

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#### Endnotes:

1. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004 (illustrated).
2. *History of Grant County, Wisconsin*. Chicago: Western Historical Society, 1881, pp. 698-699.
3. Ibid, p. 699. See also: Hibbard, James B. Op. Cit., p. 34 (illustrated).
4. Ibid, pp. 699-700.
5. *History of Grant County, Wisconsin*. Chicago: Western Historical Society, 1881, pp. 701-705. See also: Hibbard, James B. Op. Cit., pp. 33-50 (illustrated).
6. Ibid, p. 700. See also: Hibbard, James B. Op. Cit., p. 108 (illustrated).

7. Ibid, p. 700. See also: Hibbard, James B. Op. Cit., p. 108 (illustrated).
8. Hibbard, James B. Op. Cit., p. 109 (illustrated). See also: *Platteville Journal*, March 5, 1905, p. 1; March 7, 1906, p. (illustrated).
9. *Platteville Journal*, March 14, 1917, p. 2; April 4, 1917, p. 1. See also: Hibbard, James B., Op. Cit., p. 109 (illustrated).
10. *Platteville Journal*, August 30, 1905, p. 1 (illustrated). See also: Hibbard, James B., Op. Cit., p. 49 (illustrated).
11. *Platteville Journal*, May 16, 1917, p. 1, 3 (illustrated). See also: Hibbard, James B. Op. Cit., p. 90 (illustrated).
12. Appenzeller, Linda. "History of Platteville." Included in: Resource Committee of Grant County. *Grant County History: 1900-1976*. Grant County: 1976, p. 73.
13. Plaque on the building. See also: Hibbard, James B. Op. Cit., p. 75 (illustrated).

## RELIGION

Well illustrated capsule histories of many of Platteville's churches are contained in James B. Hibbard's *Images of America: Platteville*.<sup>(1)</sup> More detailed information about the early history of the city's churches is contained in the *History of Grant County, Wisconsin*, published in 1881.<sup>(2)</sup> The information that follows borrows heavily from these sources and is concerned primarily with the extant buildings that were surveyed in the course of this project.

Platteville is remarkable for the fact that so many of its nineteenth century church buildings still survive and are still in use today. The first religious services held in nineteenth century Platteville took place in the area's pioneer schoolhouses, commercial buildings, and in private houses owned by members of the future congregations. Gradually, these pioneer congregations either faded away or expanded and were able to build their first real houses of worship. Several of the first churches associated with Platteville's several nineteenth century congregations are still extant in an intact state. These surviving nineteenth century churches are discussed below, as are several historically significant twentieth century churches in the city that were built both before and after World War II. What follows is an alphabetical listing of the Platteville congregations whose churches were surveyed and information about the houses of worship that they constructed.

### Catholic

The earliest records of regular services being held in the Catholic faith in the Platteville area in the nineteenth century suggest that the first ones were held in private houses in 1842. The first Catholic church in Platteville was the first church building of St. Mary's congregation, this being a small, frame, 24 x 36-foot building that was built in 1843 and dedicated in 1844 on the site of the present church. This church continued in use until it was demolished to make way for the much larger Romanesque Revival Style brick church was completed in 1871 on the same site at a cost of \$10,000.<sup>(3)</sup> This church continued in use until 1966, when it too was demolished to make way for the large, new, stone-clad circular plan Contemporary Style church that is located at 130 W. Cedar St. and which is still very much in use today.<sup>(4)</sup>

### Congregational

The first meetings of the future congregation, which actually began as a Presbyterian congregation, took place in private homes until 1841, when a building was built for worship purposes that also included a space for an academy in its second story.<sup>(5)</sup> This was the first Platteville Academy Building, which is still located at 40 W. Cedar St. and which has the honor of being the oldest building in the city that was originally used for religious purposes. Services were conducted here until 1844, when two lots on Market St. were purchased and a proper church building was constructed that was dedicated in 1846. This was a frame building that occupied the northwest corner formed by the intersection of Market and Bonson streets, and this church served the congregation, which changed its name in 1849, until 1868, when it was torn down and replaced by the present church, which was dedicated in 1869. The Congregational Church is now the only Romanesque Revival style church in the city and it is located at 180 Market St. and was built out of brick at a cost of \$11,000 to a design supplied by George Nettleton of Janesville, Wisconsin.<sup>(6)</sup> This excellent and highly intact building is listed in the NRHP as part of Platteville's Main Street Commercial Historic District.

### Episcopal

The original members of this congregation first met in each others homes, then in the Rock School, until 1865, when the present brick-clad church was begun. Completed in 1868 at a cost of \$12,000, the Holy Trinity Episcopal Church was designed by George Nathan, an architect working in Janesville, Wisconsin, and it is located at 230 Market St. on the corner with N. Chestnut St. and is a superb example of Gothic Revival style design that exhibits beautiful detailing and a high degree of integrity.<sup>(7)</sup> This fine church is still very much in use by its original congregation today and it is believed to be individually eligible for listing in the NRHP.

## **Gospel**

Little is known about the history of this congregation except that it built a tabernacle at 380 Market St. sometime between 1929 and 1938.(8) This Astylistic Utilitarian form building is built out of glazed brick and it is still extant today and its exterior is still largely intact as well although the building is no longer used as a church.

## **Lutheran**

The original Lutheran congregation in Platteville was almost entirely German-speaking and they first met in the so-called "brick" public schoolhouse until 1856, when two lots on what was then called "Dutch Hill" were donated to the church. The congregation, which was then called the German Evangelical Lutheran Church began construction In the same year and it was completed the following year at 350 E. Furnace St. This church measured 30x50-feet and it was built of brick in the Gothic Revival style.(9) In 1862, the steeple that still crowns the church was built and it is possible that the length of the church was extended in the same style and using the same materials not long after. Subsequently, the congregation was renamed the Lutheran Church of Peace and it continued to use its church, which is now the oldest building in the city that was built exclusively for church purposes, until 1961, when it built itself a large new Contemporary Style Church on the outskirts of the city at 1315 N. Water St.(10) The original church was then purchased by the Free Methodist congregation, which continues to use it today, and it is still in excellent condition and is believed to be individually eligible for listing in the NRHP (which see)

Platteville's St. Paul Evangelical Lutheran Church came into being because of a dispute over doctrines between members of the German Evangelical Lutheran Church. Those members who left established a new congregation of their own in 1876 known as St. Paul's Evangelical Lutheran Church, and in the same year, they voted to build a church of their own.(11) This clapboard-clad Gothic Revival style frame building is located at 200 Broadway and although it has now been resided in vinyl or aluminum, it continues to serve its congregation to this day.

A third Lutheran Church served the English-speaking members of the community. This was the First English Lutheran Church, whose congregation came into being in 1902.(12) Their first church was a brick building located on W. Mineral St. next to the first Platteville City Hall, the latter of which had been built in 1883-1884. When the City Hall Was destroyed in a fire in 1926, the church (non-extant) was also damaged so the congregation decided to build a new church a few blocks away at 215 W. Pine St. on the southwest corner of W. Pine and S. Chestnut streets. Their fine new Neo-Gothic style brick and stone church was begun in 1928 and completed in 1929 to a design furnished by LeRoy Gaarder, an architect located in Albert Lea, Minnesota. This church had a large brick school wing built on to its west side in 1999 and it is still used by the English Lutheran congregation today.(13)

## **Methodist**

Platteville's Methodist Episcopal congregation was first formed in 1832 and the first services were held in the home of J. H. Rountree. In 1836-37, the congregation built its first church (non-extant) on Main St., this being a frame 30x40-foot building that served the church until 1845, when the congregation built its second church on the northeast corner of W. Main and N. Chestnut streets. This brick, rectilinear plan church was designed in a very simple Gothic Revival style and it continued to serve its congregation until 1877, when the by now greatly expanded congregation decided to build a larger church.(14) The new and much larger brick church was based on an elaborate Gothic Revival style design supplied by the Presiding Elder of Methodist Church's Mendota District 's Rock River Conference and it was begun in 1877 and was completed the following year.(15) The congregation's new church was the pride of the city and it served its congregation until 1971, when it was demolished and replaced by a bank.(16)

A German-speaking Methodist congregation also established itself in Platteville in the 1840s. This was the German Methodist Church, which was organized in 1848. In 1849, the congregation built its first frame church (non-extant) near the corner of E. Cedar and N. Second streets and this served the congregation until

1862, when property was purchased on the corner of W. Furnace and N. Court streets and a new brick-clad church was built.(17) This was also a very simple Gothic Revival style design and it is still extant at 200 N. Court St. and is in good condition today. This church served its original congregation for many years before being purchased by the Free Methodist Church, which occupied it until 1961. In that year it was sold to the Christian Science Church, which still occupies it today.(18)

#### NOTES ON SOURCES

The best readily available source of information on the history of the churches of Platteville is the recently published *Images of America: Platteville* by James B. Hibbard. Information on some of the city's churches is also contained in several commemorative dedication booklets published by these churches and much more information can be found in the local newspapers.

#### EXTANT RESOURCES SURVYED

Film Code	Address	Original Owner	Date
GR 1/27	130 W. Cedar St.	St. Mary's R. C. Church	1966
GR 76/21	40 W. Cedar St.	Platteville Academy	1842
GR 76/10	230 Market St.	Holy Trinity Episcopal Church	1864-1868
GR 80/12	200 N. Court St.	German Methodist Church	1862
GR 76/08	380 Market St.	Platteville Gospel Tabernacle	1929-1938
GR 76/13-14	350 E. Furnace St.	German Evangelical Lutheran Church	1857/1947-1983
GR 73/11-13	1315 N. Water St.	Lutheran Church of Peace	1961
GR 82/14	200 Broadway	St. Paul's Evangelical Lutheran Church	1876
GR 77/14-15	215 W. Pine St.	First English Lutheran Church	1929/1999

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#### Endnotes:

1. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004 (illustrated).
2. *History of Grant County, Wisconsin*. Chicago: Western Historical Society, 1881.
3. Hibbard, James B. Op. Cit., p. 75 (illustrated). See also: *History of Grant County, Wisconsin*. Op. Cit., p. 730.
4. Brophy, William K. (ed.) *Commemorative History; Catholic Diocese of Madison*. Dallas: Taylor Publishing Co., 1997, p. 183.
5. *History of Grant County, Wisconsin*. Op. Cit., pp. 729-730. See also: Hibbard, James B. Op. Cit., p. 76 (illustrated).
6. Ibid.
7. Ibid, pp. 728-729. See also: Hibbard, James B. Op. Cit., p. 77 (illustrated).
8. Sanborn-Perris Map Co. Fire Insurance Maps of Platteville, Wisconsin. New York: Sanborn-Perris Co., 1929, 1929 (updated to 1938). In 1947, this building was used for general storage.
9. *History of Grant County, Wisconsin*. Op. Cit., p. 731.

10. Appenzeller, Linda. "History of Platteville." Included in: Resource Committee of Grant County. *Grant County History: 1900-1976*. Grant County: 1976, p. 73.
11. *History of Grant County, Wisconsin*. Op. Cit. , pp. 731-732. See also: Hibbard, James B. Op. Cit., p. 76 (illustrated).
12. Appenzeller, Linda. Op. Cit., p. 73.
13. *Platteville Journal*, September 12, 1928, p. 1; May 1, 1929, p. 1. See also: Hibbard, James B. Op. Cit., pp. 71-73 (illustrated).
14. *History of Grant County, Wisconsin*. Op. Cit., pp. 725-727. See also: Hibbard, James B. Op. Cit., p. 74 (illustrated).
15. *Grant County Witness*, September 13, 1877, p. 3; November 21, 1878, p. 3.
16. Hibbard, James B. Op. Cit., p. 74 (illustrated).
17. *History of Grant County, Wisconsin*. Op. Cit. , pp. 727-728.
18. Appenzeller, Linda. Op. Cit., p. 73.



## ARCHITECTURE

### ARCHITECTURAL STYLES and VERNACULAR BUILDING FORMS

The principal intent of the National Register of Historic Places is to assist in the identification, evaluation, and preservation of America's historic and archeological resources by creating a nationwide list of the most significant examples of each type. Because inclusion on the National Register implies that a listed resource meets standards which have been developed to apply to all similar resources in the nation; federal, state, and local governments and private citizens can use this list to make better informed decisions regarding which resources should be preserved and protected by comparing unlisted resources with those already on the list.

The process of creating this National Register has been complicated because in a nation the size of America there exist a staggering variety of resources which can legitimately claim a place on this list. As a result, one of the principal tasks of the National Register program has been that of identifying and categorizing these resources and then adopting criteria which make it possible to select the most significant examples within each category. A good example of this larger process of identification and categorization has been the creation of the catalog of architectural styles which is used to describe and identify the nation's buildings. The history of this catalog actually begins with those European architects of the Renaissance and Baroque periods who sought to identify and understand the underlying design principles they believed were present in the Greek and Roman buildings of antiquity. One of the methods they devised to study such buildings consisted of assigning them to different categories (or "styles") based on an analysis of their visual characteristics. This was done by describing and labeling the building's component parts and then analyzing how the various parts were used to make up the whole. When enough buildings having a similar appearance had been analyzed to create a consensus of opinion as to their common characteristics, they were given a descriptive name (such as Greek or Roman) which was then called a "style". When the formal study of architectural history began in the early nineteenth century this method became a standard interpretive tool because categorizing buildings according to style proved to be of great value in giving a sense of coherence to the historic progression of architecture and to the design of the built environment.

The subsequent efforts of several generations of architectural historians resulted in the creation of a long list of architectural styles and the process of adding new names to this list and refining the definitions of existing ones continues to this day. The ongoing nature of this process must be emphasized because existing stylistic definitions are sometimes modified and even superseded by newer, more accurate ones when knowledge about historic buildings increases and understanding of common stylistic characteristics becomes more sophisticated. When the National Register program first started, for example, a whole group of late-nineteenth century buildings were lumped together under the general heading of the "picturesque style" for want of a better name. Today this term is no longer in use, having been superseded by several more narrowly defined and accurate ones. Consequently, an updated catalog of architectural styles has been incorporated in each successive version of the National Park Service's (NPS) Guidelines For Completing National Register of Historic Places Forms (now National Register Bulletin No. 16A) and the evaluation of buildings based on their stylistic characteristics has always been an integral part of the process of assessing the potential National Register eligibility of architectural resources. The NPS' justification for evaluating buildings based on their stylistic characteristics was originally stated in the beginning of the architectural classification listings on p. 54 of Bulletin No. 16A: " The following list [of architectural categories] reflects classification by style and stylistic influence, which is currently the most common and organized system of classifying architectural properties."

The National Park Service's early acceptance of the concept of architectural styles and its subsequent drafting of an approved list of such styles were events of considerable significance for the current study of America's built environment. Because so much of the effort of state and local preservation organizations today centers around placing buildings on the National Register, the criteria used by the National Register automatically become the standard criteria used by each state. Therefore, the net result of the National Register program has been to codify architectural styles at the national level. It is fortunate, then, that the National Register program was set up to treat the process of defining architectural styles as an ongoing one. Definitions used by the National Register are routinely updated as more and better information becomes

available from such important sources as intensive surveys such as the one undertaken in Platteville. One of the principal tasks of an intensive survey, after all, is to produce quantitative information about the architectural resources within the area being surveyed. When the results of several intensive surveys are compared and synthesized, our understanding of the evolution and distribution of architectural resources is increased accordingly and this is sometimes manifested in revised and expanded stylistic definitions.

The importance of the National Register as an influence on other, more specialized studies of the nation's buildings can best be shown by examining its influence on such works as the *Comprehensive Resource Management Plan* (CRMP) published in 1986 by the State of Wisconsin's Department of Historic Preservation. This multi-volume work is ultimately intended to provide a thematic overview of all the built resources in the state of Wisconsin and one of the themes covered in the three volumes already published is that of Architectural Styles. The CRMP's definitions of the various architectural styles found in Wisconsin are essentially the same as those used by the National Park Service except that those in the CRMP also include information on the Wisconsin manifestations of these styles gleaned from the many intensive surveys the State of Wisconsin has conducted. Consequently, these have become the standard stylistic definitions used at the state level to describe Wisconsin's architectural resources and they are used in paraphrased form in the following architectural styles portion of this chapter. Each stylistic definition found on the following pages describes in some detail the way that style was used in Platteville and mentions any manifestations of the style peculiar to Platteville. The resulting definitions are consistent with those used by the National Park Service but also reflect the local usage found by the intensive survey.

Platteville was first platted in 1835, and its oldest known surviving building is the NRHP-listed Mitchell-Rountree House (460 W. Madison St.), built in 1837. The city also contains buildings that represent most of the important architectural styles that were found in Wisconsin between 1837 and 1955. The resulting stylistic diversity is part of the special heritage of Platteville's architecture. What makes Platteville special today, though, is both the high quality of the buildings it contains and also the fact that so much of what was built in the past has survived intact until the present day.

All three of the potential historic districts identified by the Platteville Intensive Survey consist of portions of the large residential areas that surround the city's historic downtown commercial historic district. Many of the houses in these residential districts were associated with those who owned the buildings in the downtown and who ran the businesses that filled them. These districts contains examples of architectural styles that date from the early days of the city on up to the Period Revival style of the 1930s and 1940s and also the Contemporary styles that came into use following World War II, and they include the finest intact Platteville examples of these styles.

Besides surveying those buildings which fall within the standard stylistic definitions, the Platteville Intensive Survey also surveyed many vernacular examples of these styles as well. Vernacular examples are ones that were built during the same time period as their more stylistically sophisticated brethren but which are generally simpler, less complex buildings that use only some of the salient design elements that are characteristic of a style to achieve a similar, but generally more modest appearance. More often than not such buildings represent a local builder's interpretations of whatever style was popular at the moment. Thus, for every true Queen Anne style building in Platteville there are usually also several vernacular Queen Anne style buildings that exhibit some of the same characteristics such as irregular plans and complicated roof lines. The survey also noted some variants of the more common styles which are loosely grouped under the classifications "combined examples" and "transitional examples." Combined examples are created when an addition in a later style is added to a pre-existing building as, for example, when a Craftsman style wing is added to a Queen Anne style house. A transitional example occurs when the original design of a building reflects major characteristics of two or more different types as when a late Italianate style building contains elements of the Queen Anne style that supplanted it.

What follows is a catalog of the styles and vernacular forms identified by the Platteville Intensive Survey. The style names and the periods of their occurrence are taken directly from the CRMP as are the basic definitions of each style. This is followed by more specific information about the way each style was used in Platteville and by a list of addresses of both the most important and the most typical of the intact and

extant local examples of each style that were identified by the survey. Further information on the styles themselves can be found in the second volume of the CRMP and in its bibliography.

**Greek Revival (1830 - 1870)**

The Greek Revival style was the first national style that was popularly used in Wisconsin and in Platteville. The style characteristics most commonly associated with it include porticos and corner pilasters that use Doric, Ionic or Corinthian Orders; prominent, generally front-facing gable ends framed with heavy moldings; low-pitched roofs; and classically inspired cornices with returns. The style is generally symmetrical and orderly and features regularly spaced door and window openings, but departures and adaptations from the norm were common depending on the kinds of building materials that were locally available. In addition, there are numerous vernacular structures with limited Greek Revival details such as rectangular massing, regular fenestration patterns, and returned cornices. The style was used for everything from state capitols and churches to stores but was most frequently seen in Wisconsin in residential buildings. While both brick and stone examples exist, the vast majority of such buildings were originally of frame construction and were clad in clapboard siding.

**EXTANT RESOURCES SURVEYED:**

Early photos show that many of Platteville's earliest schools and residential and commercial buildings were built in the Greek Revival Style or its vernacular equivalents. This has proven to be true elsewhere in the state as well in communities of the same early vintage as Platteville and reflects the east coast heritage of many of the early settlers. Platteville is extremely fortunate to still retain three of its earliest school buildings, all of which are examples of the Greek Revival style. The earliest of these and the simplest is the now resided frame construction two-story Platteville Academy building at 40 W. Cedar St., built in 1842. Next oldest is the NRHP-listed, stone-clad Rountree Hall at 30 N. Elm St., whose three-story-tall center portion was built in 1853 as the second home of the Platteville Academy and which was added on to in 1867-68, again in 1881-82, and again in 1891-1892.(1) Newest of the three is the so-called Rock School located 385 E. Main St., which was built out of stone between 1858 and 1863 and which is believed to be eligible for listing in the NRHP (which see).(2)

GR 76/21	40 W. Cedar St.	Platteville Academy	1842
GR 77/34	385 E. Main St.	Rock School	1858-1863

Platteville originally contained a considerable number of Greek Revival style residences as well, but few survive today and fewer still have their style-defining features intact. It is not surprising, therefore, that all the intact examples surveyed are clad in brick and have therefore proven to be less prone to remodeling. The finest of these is also the grandest of Platteville's early residences. This is the NRHP-listed J. H. Rountree Mansion, located at 150 Rountree Ave. and built in 1854.(3) Less grand but still fine despite the presence of a later addition, is the John Lewis House, located at 85 N. Elm St., built ca.1847 and considered to be a contributing resource within the proposed W. Main St. Historic District.(4)

Other good representative residential examples of the style include:

GR 77/13	95 W. Pine St.	House	pre-1875
GR 75/29	290 Richard St.	House	pre-1875

In addition to these houses, the survey also found a small one-story brick example located just outside the city boundaries at 528 Mitchell Hollow Rd. This side gable house was probably built as a farmhouse and its brick-clad main block is still largely intact despite the presence of a later addition that is attached to its rear elevation. This house makes an interesting comparison with the much later house at 1290 Perry Drive, which is believed to have been built after the end of World War II but whose front-facing one-and-one-half-story-tall main block is an excellent modern replica of the style .

GR 73/20	528 Mitchell Hollow Rd.	House	
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GR 73/25            1290 Perry Dr.            House

Endnotes:

1. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, pp. 35, 37, 41 (illustrated).
2. Ibid, p. 108 (illustrated).
3. Ibid, p. 19 (illustrated).
4. Ibid, p. 104 (illustrated).

**Federal (1830-1860)**

Federal Style buildings are among the earliest and rarest of all buildings in Wisconsin that can claim kinship to an architectural style. Genuine examples of the style were built in the eastern states up until about 1810, so examples in Wisconsin represent the old-fashioned habits either of the transplanted east coast contractors who built them or their similar clients. Style-defining characteristics include main blocks that are either side or front-gabled, shallow-pitched, usually gable roofs with gable end walls that are typically surmounted by parapets (they are sometimes stepped) and which sometimes display very characteristic double chimneys. In Wisconsin, surviving buildings related to this style are typically constructed of brick and have windows with simple, though massive stone sills and lintels. Most of these buildings are rather small in scale and are rather narrow for their height.

EXTANT RESOURCES SURVEYED:

All of Platteville's known residential examples of the Federal style were clad in brick and only one is known to have had end walls that exhibited the style's characteristic stepped parapets. This is the Dr. James Campbell House, built ca.1846-1847 at 150 Market St., which also served as a hospital and as a hotel and is now a contributing resource in Platteville's NRHP-listed Main Street Commercial Historic District. The Campbell House was the most notable historic Platteville example of this style but it has now lost its original attic story, parapets, and rear wing.(1)

GR 1-28            150 Market St.            Dr. James Campbell House            ca.1846-1847

All the remaining residential examples of the Federal style in Platteville are vernacular expressions that have brick walls and massive stone window and door lintels and sills and the majority of them have a two-story-tall side-gabled main block and an equally tall rear wing, which gives them an L-shaped plan. Intact surviving examples include: the Jacob Wentli House, built prior to 1867 at 560 W. Main St. and considered to be a contributing resource within the proposed W. Main St. Historic District; and the E. W. Thomas house, built prior to 1868 at 185 W. Pine St. (2)

GR 75/07            560 W. Main St.            Jacob Wentli House            pre-1867  
GR 32/16-17        185 W. Pine St.            E. W. Thomas House            pre-1868

Platteville also has Gable Ell form vernacular versions of the Federal Style as well. The E. Davis House at 315 N. Second St., built in 1864-1865, is a superb and highly intact example of a Gable Ell form version that is believed to be eligible for listing in the NRHP (which see). The original portion of the Mathew Preston House at 915 W. Main St., which was built in 1856, is a fine brick-clad example of a Gable Ell form Federal Style house that also displays Italianate style-influence in the bracketed cornice that encircles the house just below the roof. Another Italianate style influenced brick-clad Gable Ell form example is the Isaac Hodges House at 455 W. Main St., which was built in 1858-1859 and is considered to be a contributing resource within the proposed W. Main St. Historic District.

GR 84/05            315 N. Second St.            E. Davis House            1864-1865(3)  
GR 77/19            915 W. Main St.            Mathew Preston House            1856/1945-1983(4)

GR 77/25          455 W. Main St.          Isaac Hodges House          1858-1859(5)

Several of Platteville's examples of this style are also examples of another, still rarer variant, the I-House. The I-House, so-called because of its linear plan, has a main block that is also two-stories-tall and side-gabled but its stories are only one room deep. This reflects the southern heritage of the type, the single room depth helping to facilitate cooling in the hot summer months of the middle states of the south such as Tennessee and Kentucky, where many examples are to be found. Despite the later addition of a two-story colonnade across the main facade, the brick-clad house at 1195 W. Main St. is still a fine and largely intact example of this type and because intact Wisconsin examples are so rare it is believed to be individually eligible for listing in the NRHP (which see). Another, later atypical example that is of considerable interest because of its flat roof is the Archibald W. Bell House at 275 W. Adams St., built in 1864-1865.

Almost unrecognizable today is still another example, the Peter McIntyre House at 135 N. Water St., built ca.1847, whose original brick-clad exterior has now been reclad with aluminum siding.(6)

GR 77/18	1195 W. Main St.	House	pre-1875
GR 35/21	275 W. Main St.	Archibald W. Bell House	1864-1865(7)
GR 85/03	135 N. Water St.	Peter McIntyre House	ca.1847

Yet another unusual vernacular variant of the Federal Style is the brick-clad Stephen O. Paine House at 155 N. Water St., the original portion of which was built in 1862.(8) It is possible that this building was originally a two-story brick I-House that was later doubled in depth and given a hip roof when the house was converted into a hotel sometime prior to 1875. This building is also believed to be eligible for listing in the NRHP (which see).

GR 84/28          155 N. Water St.          Stephen O. Paine House          1862/1862-1875

Endnotes:

1. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 18 (illustrated).
2. Another example, the house originally located at 10 E. Furnace St., has been demolished since it was first surveyed in 1983.
3. City of Platteville Real Estate Tax Assessment Rolls.
4. Ibid.
5. Ibid.
6. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 100 (illustrated).
7. City of Platteville Real Estate Tax Assessment Rolls.
8. Ibid.

**Italianate (1850-1880)**

The typical hallmarks of the many high-style Italianate residences in Wisconsin are wide eaves with brackets, low-pitched hipped or gabled roofs, and often a polygonal or square cupola placed on the roof. These buildings are typically either "T," "L," cruciform, or square in plan, they frequently have smaller ells attached to the rear of the main block, and they tend to have boxy proportions. Other common characteristics include verandahs or loggias, bay windows, balustraded balconies, and tall windows with hood molds or pediments. Italianate Style residences are typically two stories in height and they are typically clad in either clapboard or brick, and, less frequently, in stone.

EXTANT RESOURCES SURVEYED:

For reasons that are unclear, Platteville does not appear to have ever had many Italianate Style residences and those that have survived in an intact state are all similar in design, being two-stories-tall, brick-clad, rectilinear plan buildings that are all sheltered by very shallow-pitched hip roofs. The earliest of these is the John D. Wood House, built prior to 1856 at 360 W. Mineral St., which has later additions and is considered to be a contributing resource within the proposed W. Main St. Historic District. Another early example is the Samuel Moore House at 55 S. Oak St., built in 1863 and added onto between 1875 and 1896, during which time it was converted into a hotel known as the Gates House.(1) Also of early date is the house located at 45 E. Cedar St., which was built prior to 1868, and there is a vernacular example of the style located at 420 Market St. that was built prior to 1895.

GR 75/28	360 W. Mineral St..	John D. Wood House	pre-1856(2)
GR 1/33	55 S. Oak St.	Samuel Moore House/Gates House Hotel	1863/1875-1896
GR 78/26	45 E. Cedar St.	House	pre-1868
GR 76/07	420 Market St.	House	pre-1895

Ironically, Platteville's finest and largest example of the style is also its latest. This is the two-story-tall Leonard Coates House at 250 Southwest Rd., built in 1867-1868, which is still highly intact today and is believed to be eligible for listing in the NRHP (which see).(3)

GR 85/04	250 Southwest Rd.	Leonard Coates House	1867-1868
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Surviving Italianate style commercial buildings are plentiful in Wisconsin. These buildings are usually two-to-three stories tall and typically have bracketed cornices, flat or very shallow-pitched roofs, and tall windows decorated with hood molds or pediments. Although there are a number of extant Italianate style commercial buildings in the downtown area of Platteville, they lie outside the scope of this survey. Information on these buildings, which are mostly located on E. and W. Main St., can be found in the report of the 1983 Platteville Intensive Survey, which also covered the historic commercial core of the city.(4)

Endnotes:

1. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 104 (illustrated).
2. City of Platteville Real Estate Tax Assessment Rolls.
3. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 106 (illustrated). See also: City of Platteville Real Estate Tax Assessment Rolls.
4. Rausch, Joan, et al. *An Architectural and Historical Survey of Mining Communities in Portions of Lafayette and Grant Counties*. Southwestern Regional Planning Commission, 1983.

### **Gothic Revival (1850-1880)**

The Gothic Revival style had its origins in the renewed interest in spirituality and religion that occurred in late eighteenth century England and France as a partial reaction to that period of intensely intellectual activity known as the Enlightenment. This reaction also extended to architecture as well and a period of disenchantment with the orderliness of the classical period of design set in. As a result, some architects turned to the products of the Gothic period as a source of both spiritual and architectural inspiration and the results became known as the Gothic Revival style.

The most common design element of the Gothic Revival style is the pointed arch. Other Gothic Revival features include steeply pitched roofs, pinnacles, exaggerated hood molds over windows and doors and the use of "Gothic" style curvilinear ornament on and about the bargeboards under the eaves. The style proved especially popular for religious buildings, which were often built of brick or stone but also out of wood as well. Religious buildings in the Gothic Revival style generally used a basilican plan with a steeple centered on the on the entrance front, but numerous cruciform plan churches with a centrally-placed steeple were also constructed.

Besides having the obligatory pointed arch windows and/or doors, residential examples of the Gothic Revival style almost always include such features as steeply-pitched gables, decorative bargeboards, a verandah or porch, and on larger examples, sometimes a tower or turret. A variety of materials were often to clad these buildings and the more elaborate wooden examples were sometimes called "Carpenters' Gothic," but the general appearance of these houses was essentially monochromatic.

EXTANT RESOURCES SURVEYED:

Almost all of Platteville's historic churches are examples of the Gothic Revival Style. Of these, the earliest is the brick-clad Evangelical Lutheran Church of Peace at 350 E. Furnace St., which was built in 1857 and was given a modern education wing designed in the same style and using the same materials some time between 1947 and 1983. This church is believed to be eligible for listing in the NRHP (which see). Next oldest is the brick-clad, largely intact German Methodist Church located at 200 N. Court St., which was built in 1862. This was followed by the excellent Holy Trinity Episcopal Church located at 230 Market St. and built in 1865-1868. This brick and stone church is unusually elaborate for so small a church and it was designed by architect George Nathan of Janesville, Wisconsin and is believed to be eligible for listing in the NRHP (which see).(1) Much larger but less elaborate in design is St. Paul's Evangelical Lutheran Church, which is located at 200 Broadway and was built in 1876.(2). This church was originally clad in clapboard but has since been reclad in vinyl.

GR 80/12	200 N. Court St.	German Methodist Church	1862
GR 76/10	230 Market St.	Holy Trinity Episcopal Church	1865-1868
GR 76/13-14	350 Furnace St.	Evangelical Lutheran Church of Peace	1857/1947-1983
GR 82/14	200 Broadway	St. Paul's Evangelical Lutheran Church	1876

Other Platteville examples of the Gothic Revival style that have now been demolished include: the first Methodist Episcopal Church, built out of brick in 1845-1846 and located on the northeast corner of W. Main and N. Chestnut streets(3); the second and much larger Methodist Episcopal Church, built out of brick on the same site in 1877 and demolished in 1971(4); and the brick-clad William F. Grindell House located at ca.305 W. Pine St. and built in 1858.(5)

Residential examples of the Gothic Revival style were never common and Platteville is unusual in having three extant examples. All three share the characteristic pointed arch windows and steeply pitched roofs of the style but none of them are elaborate in design. The earliest of the three is probably the house at 480 N. Third St., which was built prior to 1875 and has now been altered with modern windows and shingle siding. More intact is the two-story-tall, clapboard-clad G. M. Guernsey House located at 515 W. Main St., which was built prior to 1868 and is considered to be a contributing resource in the proposed W. Main St. Historic District. The newest of the three is the house located t 60 Virgin Ave., which was built between 1875 and 1895 and has now been resided in vinyl but which is still the most characteristic of the three.

GR 81/03	480 N. Third St.	House	pre-1875
GR 77/23	515 W. Main St.	G. M. Guernsey House	pre-1868
GR 20/18	60 Virgin Ave.	House	1875-1895

Endnotes:

1. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 77 (illustrated).
2. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 76 (illustrated).
3. Ibid, p. 74 (illustrated).
4. Ibid.
5. Ibid, p. 105 (illustrated).

## Second Empire (1870-80)

The universally recognizable design element of the Second Empire style is its mansard roof, and curbs at the tops of the visible roof slopes and dormer windows set into the roof slopes are both typical design elements used to embellish the roof. Second Empire structures are generally tall and often bear heavy ornamentation. Many Second Empire buildings also include Italianate style details such as heavily bracketed eaves because the popularity of the two styles overlapped in time. The style was particularly popular for large public and institutional buildings during its period of peak popularity and this may explain why so few examples have survived and why many of those that do have a feeling of monumentality.

### EXTANT RESOURCES SURVEYED:

Platteville has three houses designed in the Second Empire style, a surprisingly generous showing for a city of its size. The oldest is the very fine brick-clad J. L. Pickard House, which was built prior to 1850 at 65 N. Elm St.(1) It is possible that this house originally resembled the still extant and similar-sized Greek Revival style John Lewis House next door at 85 N. Elm St., which was built ca.1847, and that it was then later remodeled in the more fashionable Second Empire Style. This has not yet been confirmed by studying contemporary newspaper accounts, but whatever the story, this house is still the most elaborate example of the Second Empire style in Platteville and it is considered to be a contributing resource in the proposed W. Main Street Historic District.

GR 83/08          J. L. Pickard House          65 N. Elm St.          pre-1850

Another much larger clapboard-clad example of the style was built later on the edge of the city at 6043 S. Chestnut St. (CTH D) and is believed to have been the farmhouse that was associated with a now no longer extant historic farmstead. Although actually located in the Town of Platteville, this house is now encircled by the city and its large size and largely intact exterior make it one of the city's more notable early houses.

GR 74/07          House          6043 Chestnut St. (CTH D)

The latest dated example of the style is the George Wilkie House located at 195 E. Main Street, which was built out of brick in 1896-97. This house is now located on the southwest corner of the E. Main St.-S. Water St. intersection but it was originally located in the middle of its block and only acquired its corner location when Water Street was extended along its east side late in the nineteenth century.(3)

GR 77/32          George Wilkie House          195 E. Main St.          1896-1897

Other Platteville examples of the Second Empire style that have now been demolished include: the Hotel Columbia, built out of brick between 1875 and 1896 and located on the southeast corner of E. Main and S. Oak streets(2); and another two-story brick-clad building that was located on the southwest corner of W. Pine and Bayley streets and which was built prior to 1875.(4)

### Endnotes:

1. The very well done one-story brick-clad Second Empire style addition that encircles two sides of the house was built after 1983. See also: City of Platteville Real Estate Tax Assessment Rolls.
2. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 119 (illustrated). The two-story Queen Anne style oriel bay that is positioned on the corner of the building in this picture was a later addition to the building.
3. The 1896-1897 construction date is unusually late for a house of this style and may reflect a misreading of the historic tax rolls.
4. Bird's Eye View of Platteville, Wis. H. Brosius, 1875.

## Richardsonian Romanesque Revival (1880-1900)



Named after its principal exponent, Henry Hobson Richardson, this style is characterized by solidity and strength. Developed from the Romanesque style and retaining the use of round arches over windows and doors, Richardsonian Romanesque Revival walls are generally constructed of masonry and are often rough-faced when built of stone. The visual impression these buildings convey is one of massive strength and this is heightened by using robust detailing to emphasize the size and physical strength of the various design elements. Many public buildings executed in this style also feature towers, which are often shorter and more substantial in appearance than those used in other styles.

**EXTANT RESOURCES SURVEYED:**

The Platteville Intensive Survey identified just a single public buildings designed in the Richardsonian Romanesque Revival style but it is a fine one. This is the Hanmer Robbins School located at 405 E. Main St., which was built in 1905-1906 to a design by Platteville architect Henry Kleinhammer.(1) This two-story rectilinear plan brick-clad building rests on a tall raised cut stone foundation and its main facade features a centered entrance door set into a characteristic round-arched opening. This highly intact building and the Greek Revival style Rock School next door are both considered to eligible for listing in the NRHP (which see).

Endnote:

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

**Queen Anne (1880-1910)**

Most American examples of the Queen Anne style are residential buildings and because the period of this style's greatest popularity coincided with a period of enormous suburban growth in America, extant examples are numerous and now virtually define the Victorian period house in the popular imagination. Queen Anne style houses can be identified by their apparently irregular plans, complex use of often classically inspired ornamentation, and asymmetrical massing. The designs of these buildings often include polygonal bay windows, round or polygonal turrets, wrap-around verandahs, and steeply-pitched multi-gable or combination gable and hip roofs which usually have a dominate front-facing gable. Use of a variety of surface materials, roof shapes, and wall projections are all typical in Queen Anne designs and are represented in a seemingly endless number of different combinations. Shingle or clapboard siding is common, and they are often combined in the same building, sometimes above a brick first story.

**EXTANT RESOURCES SURVEYED:**

Queen Anne style houses are by far the most frequently encountered examples of late nineteenth century and early twentieth century high style architecture in Platteville. The Platteville Intensive Survey surveyed 132 examples of the Queen Anne style, which is 26% of the total number of buildings surveyed. Fine examples of the Queen Anne style are located throughout the city but the most elaborate and impressive example is the grand cream brick-clad Frank Burg House at 315 W. Main St., which was built in 1908-1909 to a design by Platteville architect Henry Kleinhammer and is considered to be a contributing resource in the proposed W. Main Street Historic District.(1) Less elaborate but also a very fine example is the red brick-clad house at 555 W. Main St., which was also built in 1908-1909 for Frank Burg's brother, Charles Burg, and it too is considered to be a contributing resource in the proposed W. Main Street Historic District.(2)

GR 77/30	315 W. Main St.	Frank Burg House	1908-1909
GR 77/22	555 W. Main St. .	Charles Burg House	1908-1909

The great majority of Platteville's Queen Anne style houses, however, lack the wealth of detailing that is usually associated with the highest examples of this style. This is also true in most other cities in Wisconsin as well and is indicative of the expense involved in creating really elaborate Queen Anne style designs. Most home builders of the period were content to use just the most basic design elements associated with

the style such as an irregular floor plan and an exterior that combined clapboard-clad first and second stories with gable ends clad in two or three different patterns of wood shingles. Other design elements that were often used included both large and small porches decorated with varying degrees of trim, multiple dormers, bay and oriel windows, and, less frequently, towers or turrets. Two of Platteville's earliest examples of the style are both clapboard-clad examples. These are the W. T. Jennings House located at 180 Bayley Ave., built ca.1890, and the Samuel Gray House next door 150 Bayley Ave., built in 1891, both of which are considered to be contributing resources in the proposed Bayley Ave. Historic District. Another early example that still occupies its original large quadruple lot parcel is the house located at 240 Virgin Ave., which was built between 1875 and 1896.

GR 80/22	180 Bayley Ave.	W. T. Jennings House	Ca.1890(3)
GR 80/23	150 Bayley Ave.	Samuel Gray House	1891(4)
GR 81/33	240 Virgin Ave.	House	1875-1896

Regardless of the number and variety of materials and design elements used, the vast majority of Platteville's surveyed Queen Anne style houses are clad primarily in clapboards and are of just two types. These are either cruciform plan or T-plan houses that are usually topped with multi-gable or gable and hip roofs; or else they are essentially rectilinear plan houses that are usually topped with gable or multi-gable roofs. What is interesting is that the great majority of the city's Queen Anne style houses are later, early twentieth century examples, which tend to have essentially rectilinear plans. Presumably, this reflects the renewed prosperity that the city enjoyed after 1899, when the local mining industry underwent a period of revitalization.

The best of the intact Platteville examples of the cruciform or T-plan type include:

GR 84/09	485 N. Second St.	House	1895-1908
GR 83/20	415 Bayley Ave.	C. M. Fox House	1891-1892(5)
GR 83/11	465 S. Court St.	House	pre-1895
GR 83/12	535 S. Court St.	House	post-1895
GR 83/04	235 N. Elm St.	House	1895-1908
GR 79/33	260 N. Elm St.	House	pre-1895
GR 77/03	150 Gridley Ave.	English Lutheran Church Parsonage	Moved here in 2004
GR 78/03	455 Irene St.	House	1896-1908
GR 74/32	430 E. Main St.	Henry Klienhammer House	1900-1908
GR 73/30	350 W. Pine St.	John McBride House	1900-1904(6)
GR 73/33	410 W. Pine St.	Robert W. Brown House	1897-1898(7)
GR 80/27	630 Rountree Ave.	House	post-1896

The best of the intact Platteville examples of the rectilinear plan type include:

GR 80/35	580 N. Fourth St.	House	1895-1929
GR 83/17	215 Bayley Ave.	L. C. McKenney House	Ca.1890(8)
GR 78/21	485 W. Cedar St.	House	post-1895
GR 85/23	190 S. Chestnut St.	W. J. Robinson House	1906(9)
GR 75/08	590 W. Main St.	James E. Fawcett House	1906(10)
GR 75/22	520 W. Mineral St.	J. A. Wilgus House	1906-1907(11)
GR 80/30	270 Rountree Ave.	M. H. DeWitt House	1895-1896(12)
GR 24/07	530 Rountree Ave.	House	post-1896
GR 81/36	70 Virgin Ave.	House	1895-1896

Platteville also has an interesting subgroup of intact clapboard-clad T-plan, cruciform plan, and rectilinear plan Queen Anne style houses that are notable because they all have encircling verandas that possess either one or two curved corners. These include:

GR 83/29	605 N. Fourth St.	House	1895-1929
GR 76/30	20 W. Adams St.	House	1895-1929
GR 83/04	235 N. Elm St.	House	1895-1908
GR 27/36	390 E. Main St.	Nadab Eastman House	1896-1908
GR 81/25	680 N. Water St.	House	post-1896

Nearly all the above listed houses are clad either completely or partially in wooden clapboards, the partial examples being usually also clad in wood shingles as well. Brick-clad Queen Anne style examples, on the other hand, are much less common in most Wisconsin cities of a size comparable to Platteville. Thus it is surprising that Platteville possesses a number of fine examples besides the two belonging to the Burg brothers that were mentioned above. The earliest identified example is the Thomas L. Clearly House located at 435 W. Main St. in the proposed W. Main St. Historic District, which was built in 1888-1889.<sup>(13)</sup> Another early example is the house located at 385 N. Second St., which was built between 1895 and 1908 and most probably nearer to 1895, based on stylistic grounds. Still another early example is the house located at 180 W. Pine St., which is still largely intact today despite the addition of a large Georgian Revival style wing across its east elevation, which occurred after the house was converted into a funeral parlor.

GR 77/26	435 W. Main St.	Thomas L. Clearly House	1888-1889
GR 84/06	385 N. Second St.	House	1895-1908
GR 74/29	180 W. Pine St.	House	1884-1892

More typical are the later examples that are listed below, most of which have essentially rectilinear plans and main facades that feature either a one-story or a two-story polygonal plan bay window.

GR 85/13	280 Division St.	George Barden House	1907-1908 <sup>(14)</sup>
GR 82/03	200 Ellen St.	House	post-1895
GR 27/05	220 Ellen St.	House	post-1895
GR.83/03	265 N. Elm St.	House	1895-1908
GR 80/15	400 S. Court St.	A. W. Hooser House	1908-1909 <sup>(15)</sup>

Ironically, one of the latest of Platteville's brick-clad examples is a stylistic throwback to earlier designs, this being the Robert Speer house located at 175 S. Chestnut St., which was built between 1908 and 1915 and is considered to be a contributing resource in the proposed Division St. Historic District.

GR 82/30	175 S. Chestnut St.	Robert Speer House	1908-1915
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Platteville also has two examples of Queen Anne style houses that were built out of rock-faced concrete block as well. These are both later examples and are located at 270 Market St. and 465 N. Second St.

GR 84/08	465 N. Second St.	House	1895-1908
GR 76/09	270 Market St.	House	1900-1908

Endnotes:

1. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 107 (illustrated). See also: City of Platteville Real Estate Tax Assessment Rolls.
2. City of Platteville Real Estate Tax Assessment Rolls.
3. Ibid.
4. Ibid.
5. Ibid.
6. Ibid.
7. Ibid.

8. Ibid.
9. Ibid.
10. Ibid.
11. Ibid.
12. Ibid.
13. Ibid.
14. Ibid.
15. Ibid.

### **Neo-Classical Revival (1895-1935)**

A style which became especially popular for public, institutional, and commercial buildings after the World's Columbian Exposition of 1893, the Neo-Classical Revival style was classical in inspiration and planning and stressed symmetry and the use of classical detailing. This detailing typically includes such characteristic elements as porticos whose roofs are supported by classical order columns, and symmetrically balanced windows and doors. The use of columns is all but ubiquitous in Neo-Classical design and they may be either freestanding or used as engaged design elements such as pilasters and pilaster strips. Public examples of the style were usually executed in either stone or brick and feature materials designed to express a feeling of monumentality and permanence.

#### **EXTANT RESOURCES SURVEYED**

Platteville has only a single example of a residential building that utilizes fully modeled columns in its design. This is the excellent cream brick-clad R. W. Brown House located at 345 W. Main St., completed in 1907 to a design by Platteville architect Henry Kleinhammer. This house is still in a highly intact state today and is considered to be a contributing resource in the proposed W. Main St. Historic District (which see).(1)

GR 77/29	345 W. Main St.	R. W. Brown House	1907
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Endnote:

1. City of Platteville Real Estate Tax Assessment Rolls. See also: Henry Klienhammer Collection. UW-Platteville Archives, Specification Book.

### **Arts & Crafts (1900-1930)**

This style had its origins in the work of English architects and designers who sought a new approach to house design by using simplified elements of traditional English cottages to produce a comprehensive design in which exterior and interior elements were designed to work together. True American examples are almost invariably residential buildings that imitate many of the features of these English prototypes. Forms were simple, with minimal decoration beyond the use of small, asymmetrically placed multi-paned windows. Wood was used extensively in the interiors, and shingle roofs are typical, they being sometimes padded at the edges to resemble thatch. Exteriors were almost always surfaced in plain stucco. Also, windows are frequently of the casement type and sometimes have lights held in place with leaded cames.

Identifying Wisconsin buildings which are true examples of the Arts and Crafts style provides a good illustration of the problems which confront architectural historians and surveyors when dealing with a style whose specific design characteristics are still being evaluated. The English Arts and Crafts movement had a considerable influence on several American styles besides the American version of the Arts and Crafts style itself including the American Craftsman style, the Bungalow style, and the Tudor and Elizabethan Revival style (and its subtype, the English Cottage Revival style). While pure examples of the Arts and Crafts style are rare in Wisconsin outside Madison and Milwaukee, buildings sharing important characteristics of this style can be found in many examples of the other styles mentioned above, making identification difficult. Eventually, intensive surveys such as this one will make it possible to create the fine distinctions between

styles that are necessary to properly distinguish between them, but for now, stylistic definitions must take into account the interrelatedness of the features these several styles sometimes share.

**EXTANT RESOURCES SURVEYED:**

Platteville is fortunate in having two fine residential examples of the Arts and Crafts style. The earliest is the highly intact, stucco-clad Park Kelley House located at 530 W. Main St., which was built in 1915 and has a design that has clear affinities with American Craftsman style houses that were being built at the same time.(1) The city's other example is less finely detailed but is notable because it is very similar in design to earlier English examples of the style. This is the stucco-clad Goodsell Billings House located at 160 N. Hickory St. and built in 1920, whose design is very reminiscent of the designs of the English architect Charles F. A. Voysey.(2) Both of these houses are considered to be contributing resources in the proposed W. Main Street Historic District.

GR 75/06	Park Kelley House	530 W. Main St.	1915
GR 79/11	Goodsell Billings House	160 N. Hickory St.	1920

**Endnotes:**

1. Platteville Real Estate Tax assessment Rolls.
2. Ibid.

**American Craftsman (1900-1920)**

Like the associated Arts and Crafts style, the American Craftsman style had its origins in the work of English architects and designers who sought a new approach to house design by using simplified elements of traditional vernacular houses to produce a comprehensive design in which exterior and interior elements worked together to produce a unified whole. Unlike Arts and Crafts designs, however, the American Craftsman style did not choose to imitate its English heritage. Instead, by applying the basic principles of Arts and Crafts design to American needs and building materials, designers such as Wisconsin native Gustave Stickley were able to fashion buildings having a specifically American appearance. The American Craftsman style is characterized by quality construction and simple, well-crafted exterior and interior details. Natural materials are used both inside and out in a manner appropriate to each and wood is by far the most common material used both inside and out with brick, stucco, and wood shingles also being typical exterior building materials. Frequently the exteriors of American Craftsman style houses use broad bands of contrasting materials (such as wood shingles above stucco) to delineate different stories. American Craftsman style homes usually have broad gable or hipped main roofs with one or two large front dormers and widely overhanging eaves, exposed brackets or rafters, and prominent chimneys. Most designs also feature multi-light windows having simplified Queen Anne style sash patterns. Open front porches whose roofs are supported by heavy piers are a hallmark of the style, and glazed sun porches and open roofed wooden pergola-like porches are also common.

**EXTANT RESOURCES SURVEYED:**

Platteville has several fine American Craftsman Style residences. Among these are three larger houses that in size rival Period Revival style Platteville houses of the same vintage, but which lack the historically derived features that are associated with the several revival styles. The smallest of these is the house located at 565 Rountree Ave., a very typical Craftsman style design whose original clapboard-clad first story has now been resided in vinyl but whose shingle-clad second story is still intact. More elaborate and larger is the brick-clad E. M. Huntington House located on a large corner lot at 80 S. Elm St., which was built in 1914-1915 and is considered to be a contributing resource in the proposed W. Main Street Historic District.(1)

More elaborate still is the Prairie School style-influenced W. N. Smith House, which was built in 1914-1915 at 155 Bayley Ave., and which is considered to be a contributing resource in the proposed Bayley Avenue Historic District. This exceptionally fine house has a brick first story, a stucco-clad second story,

and a tile roof and it was designed by the Chicago architectural firm of Miller, Fullenwider and Dowling, who had designed the similarly styled Platteville Carnegie Library at 190 Market St. the year before.(2)

GR 83/14	565 Rountree Ave..	House	post-1896
GR 79/36	80 S. Elm St.	E. M. Huntington House	1914-1915
GR 83/15	155 Bayley Ave.	W. N. Smith House	1914-1915

Most Craftsman style houses are smaller than the ones listed above and the best examples are the ones that use the most of the stylistic elements listed above. The best Platteville examples include:

GR 26/04	225 Carlisle St.	House	post-1895
GR 32/04	230 W. Dewey St.	House	post-1895

Craftsman style elements and design principles were also applied to buildings that were designed in other styles and vernacular forms as well, most notably to examples of the Bungalow style. Platteville has several examples of Bungalow style houses that utilize Craftsman style elements in their design. The best of these, even though it was later resided in asbestos shingles, is:

GR 80/14	370 S. Court St.	House
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Endnotes:

1. City of Platteville Real Estate Tax Assessment Rolls
- 2..Ibid. See also: 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. 188.

### **American Foursquare (1900-1930)**

A residential style popularized by builders across the country, the American Foursquare is easily identified by its box-like form and broad proportions. As the name implies, examples of this style are often square in plan although examples having a slightly rectilinear plan are also very common. Examples are almost always two or two-and-a-half stories in height and usually have a shallow-pitched hip roof, widely overhanging eaves, and centrally placed dormers which are occasionally placed on each of the four slopes of the more elaborate hip roofed examples. Entrance doors were originally almost always sheltered by porches and most examples of the style feature a one-story, full-width front porch which is often supported by Tuscan columns. Exterior materials include brick, stucco, concrete block, clapboard or wood shingles, or combinations of these materials. American Craftsman style-influenced designs often alternate exterior finishes by floor, creating a banded appearance. Decoration is minimal, though some of the better examples are embellished with period details or American Craftsman style details such as porch piers decorated with trellis-like abstract designs which, in the finest examples, strongly suggest membership in another stylistic category such as the Colonial Revival or Prairie School styles. Never-the-less, the overall proportions of even the most elaborate of these buildings always give them away and reveals their American Foursquare style roots.

### **EXTANT RESOURCES SURVEYED**

American Foursquare style houses were the most frequently encountered of the early twentieth century styles found in Platteville, seventy-four examples having been surveyed.

Clapboard-sided examples of the style are the most common type found in Platteville and the most intact of these include:

GR 81/14	960 N. Second St.	House
GR 83/26	1015 N. Fourth St.	House

GR 83/18	265 Bayley Ave.	M. H. Blunt House	1915-1916(1)
GR 83/23	235 N. Bonson St.	House	1895-1908
GR 36/07	210 W. Cedar St.	House	1915-1929
GR 82/28	575 S. Chestnut St.	House	
GR 74/20	80 W. Dewey St.	House	1895-1929
GR 81/37	170 Ellen St.	House	post-1895
GR 35/15	360 N. Elm St.	House	post-1915
GR 84/32	405 Lutheran St.	House	post-1895
GR 84/34	635 Lutheran St.	House	post-1895
GR 33/32	780 Union St.	House	post-1895

Examples of the American Foursquare style built of brick are less common in Platteville. Only eight were surveyed.

GR 28/13	55 Broadway	House	1915-1929
GR 82/13	290 Broadway	House	post-1895
GR 85/14	260 Division St.	C. C. Grindell House	1904-1905(2)
GR 85/17	355 Division St.	E. M. Curkeet House	1913-1914(3)
GR 82/36	285 N. Elm St.	House	1895-1908
GR 31/30	500 N. Elm St.	House	post-1895
GR 28/30	420 N. Water St.	House	post-1896
GR 84/21	115 Virgin Ave.	House	post-1896

There are only three examples of the American Foursquare style in Platteville that are fully or partially clad in stucco.

GR 84/04	265 N. Second St.	House	1908-1915
GR 79/27	60 S. Chestnut St.	House	1915-1929
GR 25/15	340 S. Hickory St.	House	1895-1929

Still other examples are clad in less common materials. Two such are clad in concrete block.

GR 74/19	180 E. Madison St.	House	post-1895
GR 29/26	730 Siemers St.	House	

Another noteworthy example whose first story has been reclad in vinyl but whose second story is still clad in wood shingles is:

GR 78/36	255 E. Madison St.	House	post-1895
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Endnotes:

1. City of Platteville Real Estate Tax Assessment Rolls.
2. Ibid.
3. Ibid.

### **Bungalow (1910-1940)**

The term Bungalow has the unusual distinction of being both the name of a style and the generic name for a particular type of small residential building. Consequently, it is quite usual to speak of Colonial Revival style Bungalows when describing some houses of small size having pronounced Colonial Revival style design elements even as it is usual to speak of other houses as being in the Bungalow style. Bungalow style houses themselves are generally small-sized, have either square or rectilinear floor plans, and are usually one-story-tall. When a second story is needed, it is placed under the slope of the main roof in order to

maintain the single story appearance and dormers are typically used to admit light. Bungalow designs typically have a horizontal emphasis and are covered with wide, projecting gable or hip roofs which often have protruding rafter ends or brackets supporting the eaves. On almost every example of the style the front door is sheltered by a porch and full-width front porches are commonplace. The roofs of these porches are often supported by piers having a battered shape although many other shapes can be found depending on the amount of influence other styles had in the overall design. Horizontal clapboard siding is the usual exterior surface material for these buildings although stucco, concrete block, brick veneer, wood shingle and even log examples are also found. Detailing is usually structural rather than ornamental and features plain, well-executed woodwork.

Occasionally, Bungalows feature design elements borrowed from other styles such as the Craftsman, Colonial Revival, Tudor Revival, and Prairie School styles and sometimes these other styles are so dominant that they take precedent over the Bungalow style. In general, though, Bungalows can be divided into three principal types: side-gabled; front-gabled; and hip-roofed. Each type can have either square or rectilinear plans and can be either one or one-and-a-half stories tall and their exteriors can be surfaced in any one of the materials listed above or in combinations of them.

**EXTANT RESOURCES SURVEYED:**

The Bungalow style was much less common in Platteville than the American Foursquare style, twenty-three examples having been surveyed. The best intact examples of these twenty-three buildings are listed below by type regardless of the other stylistic influences that are present or the type of siding materials present.

Platteville's best intact examples of side-gabled Bungalows examples are:

GR 30/25	1245 N. Fourth St.	House	
GR 80/25	250 N. Bonson St.	House	1915-1929
GR 35/36	360 W. Cedar St.	House	1895-1929
GR 34/08	325 Center St.	House	post-1895
GR 80/14	370 S. Court St.	House	
GR 76/25	40 W. Lewis St..	House	1896-1929
GR 75/31	570 E. Mineral St.	House	1915-1929
GR 73/04	1511 Old Lancaster Rd.	House	
GR 32/08	150 E. Dewey St.	House	post-1900

Platteville's best intact examples of front-gabled Bungalows are:

GR 81/12	660 N. Second St.	House	post-1895
GR 31/13	340 N. Third St.	House	1915-1929
GR 83/25	1075 N. Fourth St.	House	
GR 78/07	315 Division St.	H. L. Van Etta House	1917-1918(1)
GR 78/35	695 E. Madison St.	House	post-1895

Platteville's best intact example of a hip-roofed Bungalows is:

GR 83/27	995 N. Fourth St.	House	
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Endnote:

1. City of Platteville Real Estate Tax Assessment Rolls.

**PERIOD REVIVAL STYLES (1900-1940)**

The phrase "period revival" is a generic term used to describe the many different historic styles and design elements that architects revived and reinterpreted for modern use in the first decades of the twentieth



century. These "period" designs were the products of the scholarly study of architectural history and they began to exert more and more influence on architectural design as the nineteenth century matured. By the turn-of-the-century, the study of architectural precedent had become a basic part of architectural training and resulted in buildings which were increasingly careful copies of historic styles. The most accurate copies were usually produced for houses and churches; two building types for which historic models actually existed. More often, though, architects were confronted with the challenge of producing designs for building types for which there were no historic precedents such as high-rise office buildings and gas filling stations.

Platteville has several fine examples of the Period Revival styles including a few that are almost surely architect designed and many other's that are builder's interpretations of these styles and which are smaller, later, and less well detailed. What follows are lists of the most common Period Revival style buildings found by the Platteville Intensive Survey.

### **Colonial Revival (1900-1940)**

Interest in America's historic Colonial Period architecture increased at the end of the nineteenth century at a time when a reaction to the stylistic excesses of the Queen Anne style was beginning to set in. The greater simplicity of Colonial examples gave new houses designed in this manner a fresh, modern appeal. The Colonial Revival style is simple and regular in design and typically features symmetrically placed windows and central doors. Usually, these buildings are two stories in height, they have exteriors sided in either clapboards or wood shingles, although brick and even stone examples are also found. Many Colonial Revival houses have an L shaped plan but most examples have rectilinear plans and post World War I examples often have an attached garage. Symmetrical designs are typical but not invariable. Borrowing architectural detailing from genuine Georgian, Federal, and Dutch Colonial examples is typical in Colonial Revival buildings although such details are usually not elaborate. These features include classically derived main entrances and front (and side) entrance porches that are typically supported by simple one-story-tall classical order columns and are topped by pediments. Other popular features include corner pilasters, denticulated cornices, and shutters. The great majority of Colonial Revival designs have simple gable roof designs although hip roof examples are also found, and dormers are also popular features.

The Colonial Revival style is primarily a residential one and although buildings designed in the style were occasionally quite grand, most were medium size houses and these were built in vast numbers all across America. Indeed, so enduring has the popularity of this style been that many modern homes in Wisconsin and elsewhere still imitate it. Not surprisingly, these houses come in many shapes and forms. Many are highly symmetrical in design but others are quite informal and rambling, it all depended on the particular historic precedent each was trying to emulate. Wall cladding also varies considerably. Houses clad entirely in stucco, brick, stone, wooden clapboards, or steel that imitates wooden clapboards are plentiful but so also are examples that mix these various materials, although few if any mix more than two kinds at once. Despite this variety of designs and materials, however, the use of some elements such as double hung multi-light windows, main roofs that have very shallow boxed eaves, and main entrance doors that typically have some classical allusions, is relatively consistent.

#### **EXTANT RESOURCES SURVEYED:**

One of the things that the intensive survey discovered is that so far as is known, no houses originally designed in the Colonial Revival style were built in Platteville before the United State's entrance into World War I. From 1918 on, however, Colonial Revival style residential buildings were the most numerous of the Revival styles surveyed, with 12 examples. Interestingly, all but one of these were built after 1935. Also interesting is the fact that all but one are also examples of the symmetrical design variant. Platteville's oldest intact surveyed Colonial Revival style example is the wood shingle-clad house located at 130 N. Elm St., which was built between 1915 and 1929. The finest and grandest of the houses that have symmetrical designs is the brick-clad Joe Bowman House at 895 W. Main St., built in 1938-1939, which had a large, well designed two-story garage wing added to its east side sometime after 1983.(1) Similar in size and also of high quality is the symmetrically designed, two-story, clapboard-clad and highly intact Mazie M. Jones

House located at 415 N. Second St., which was built in 1952-1953 and is considered to be eligible for listing in the NRHP (which see).

GR 77/20	895 W. Main St.	Joe Bowman House	1938-1939
GR 84/07	415 N. Second St.	Mazie M. Jones House	1952-1953(2)

The best of Platteville's other Colonial Revival houses that follow a symmetrical design precedent are listed below:

GR 79/35	130 N. Elm St.	House	1915-1929
GR 79/29	110 N. Chestnut St.	House	1938-1947
GR 79/15	150 S. Hickory St.	House	post-1947
GR 76/04	550 W. Market St.	House	1938-1947
GR 75/20	550 W. Mineral St.	Ira Montgomery House	1950-1951(3)

The only Colonial Revival house that has an asymmetrical design is the Harold Brockman House at 440 W. Mineral St., built in 1939-1940, which is also considered to be a contributing resource in the proposed W. Main St. Historic District.

GR 75/26	440 W. Mineral St.	Harold Brockman House	1939-1940(4)
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Endnotes:

1. City of Platteville Real Estate Tax Assessment Rolls.
2. Ibid.
3. Ibid.
4. Ibid.

### **Dutch Colonial Revival (1900-1940)**

A popular early twentieth century building style, the Dutch Colonial Revival style was almost always used solely for residential buildings. Examples of this style can be readily identified by the hallmark gambrel shape roof. In general, Dutch Colonial Revival style residences can be divided into two types: those whose gambrel ends face to the front and those that face to the sides. Front-facing gambrel ends are more often found on earlier examples and on vernacular examples of the style while side-facing gambrel ends were favored for both larger and later examples. These buildings are generally symmetrical in appearance but side-gambreled examples often have a small sun porch wing at one end. Exterior walls are typically clad in either clapboards, wood shingles, brick, or stone and contrasting materials (such as clapboard above brick or stone) are also frequently used to delineate different floors and help to produce a more informal appearance. Most examples of the style are one-and-a-half stories tall and the use of large dormers to admit light to the second floor rooms is common, especially on later, side-gambreled examples.

### **EXTANT RESOURCES SURVEYED:**

Examples of the Dutch Colonial Revival are less common in Platteville than their Colonial Revival counterparts, the survey having identified 6 intact examples. The earliest of these is also one of the earliest of all Platteville's Period Revival style houses, the brick-clad, side gable variant George Nicholas House at 405 W. Main St., built in 1906-1907 and considered to be a contributing resource in the proposed W. Main Street Historic District.(1) Two other later contributing side gable variant examples are also located in this district as well: the Frank Burg, Jr. House, located at 485 W. Main St. and built in 1921-1922 to a design by Platteville architect Henry Kleinhammer; and the R. B. Keating House, located at 410 W. Mineral St., built in 1928-1929.

GR 77/27	405 W. Main St.	George Nicholas House	1906-1907
GR 77/24	485 W. Main St.	Frank Burg Jr. House	1921-1922(2)

GR 75/27	410 W. Mineral St.	R. B. Keating House	1928-1929(3)
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The best of Platteville's front-gambrelled variants are the following:

GR 83/13	615 S. Court St.	House	post-1895
GR 34/14	425 Lancaster St.	House	post-1896

Endnotes:

1. City of Platteville Real Estate Tax Assessment Rolls.
2. Ibid. See also: Henry Klienhammer Collection. UW-Platteville Archives, Blueprints.
3. Ibid.

### **Georgian Revival (1900-1940)**

This style borrows from both the historic Georgian and Federal styles and uses such characteristic design elements as symmetrical facades, rectangular plans, hipped roofs, and accurate classical details to produce designs having a sense of formality about them which is not typical of examples of the related Colonial Revival style. Popular exterior design elements include corners sporting quoins, denticulated cornices, Palladian-style three-unit windows, and symmetrically disposed double hung windows having 6, 8, or 12 lights placed in the top sash (and sometimes in the lower sash as well). A favorite spot for elaborate ornamentation is the centrally-placed entrance door and typical features are broken pediments, classical order columns, semi-elliptical fanlights or transom lights, sidelights, and paneled entrance doors. Brick and stone are popular exterior materials and trim is often of wood although stone is also found on larger examples. Not surprisingly, then, examples of the Georgian Revival style are most frequently found in a community's more prestigious residential neighborhoods.

#### **EXTANT RESOURCES SURVEYED:**

Only three examples of the Georgian Revival style were found by the Intensive Survey and they are all early examples that are or were originally clad in clapboards. All three were built after 1896 and the oldest is probably the two-story house located at 180 Virgin Ave., which been altered somewhat but which still retains its corner pilasters. More intact but also less overtly classical in inspiration is the house located at 630 N. Water St., which is clad in clapboards, retains its original multi-light windows, and was also built after 1896. The latest of the three examples was also once the finest as well but it has now been resided and has lost much of its original style-defining features. This is the Halley House, which is located at 225 S. Hickory St. and was built in 1907.

GR 81/34	180 Virgin Ave.	House	post-1896
GR 81/26	630 N. Water St.	House	post-1896
GR 82/23	225 S. Hickory St.	Halley House	1907

### **Tudor Revival (1900-1940)**

Inspired by 16th century and 19th century English models, the Tudor Revival style has been used for nearly every type of building but most frequently for single family residences. The most characteristic feature of this style is the ornamental use of half-timber work filled in with stucco or brick applied over a conventional balloon frame. Residential examples in particular tend to be irregular in plan and often have massive and sometimes elaborately decorated brick or stone chimneys, multi-gabled steeply-pitched roof lines, and large multi-paned window expanses which are almost always made up of grouped casement windows on the finer examples. Although examples occasionally have elements sided in either clapboard or wood shingles, most examples are usually partially or completely sided in brick, stone, or stucco.

#### **EXTANT RESOURCES SURVEYED:**

The Platteville Intensive Survey identified just one houses designed in a style that can be said to be related to the Tudor Revival style. This is the Paul Stuehl House located at 1050 N. Second St., which was built in 1937-1938.<sup>(1)</sup> The Stuehl House is a very unusual design that utilizes the basic elements of the Tudor Revival style such as steeply pitched gable roofs, walls clad in a mixture of stone and wood shingles, and metal sash grouped casement windows, but the overall effect both simplifies and exaggerates these elements in a way that is closely related to the kind of WPA-designed buildings that were being built at the same time in the nation's national parks. In all likelihood, the Stuehl house was architect-designed, but no information has yet been found to identify this person. Never-the-less, the Steuhl House is believed to be individually eligible for listing in the NRHP (which see).

GR 81/15            1050 N. Second St.            Paul Stuehl House            1937-38

Endnote:

1. City of Platteville Real Estate Tax Assessment Rolls.

### **Neo-Gothic Revival (1900-1940)**

Unlike Gothic Revival style and High Victorian Gothic style examples, the best Neo-Gothic Revival style buildings are the result of considerable architectural scholarship. Like their English Perpendicular style and late French Gothic style progenitors, the better Neo-Gothic Revival style designs have a pronounced vertical emphasis and use a much more subdued palette of exterior and interior colors than did the preceding Gothic Revival styles. The Neo-Gothic Revival style is characterized by steeply-pitched roofs, irregular massing, random ashlar stone construction, and the use of high-quality construction and materials. The vertical emphasis of the Neo-Gothic Revival also lent itself to the design of tall office buildings, but smaller commercial or office buildings occasionally carry Neo-Gothic ornamentation as well. This style was especially popular for religious and educational structures and the accurate use of historic models is especially visible in the beautifully wrought, highly carved stonework and excellent decorative metalwork which is characteristic of many of these designs. It should be noted that this style is also sometimes called "Late Gothic Revival." Because of the costly materials and extensive handwork involved in the construction of many Neo-Gothic Revival style buildings, such designs were expensive and examples are usually found only in the larger cities in Wisconsin.

### **EXTANT RESOURCES SURVEYED:**

Platteville contains just one church built in this style but it is an excellent one, the English Lutheran Church, built in 1929 and located at 215 W. Pine St. This brick and stone-clad church was designed by LeRoy Gaarder, an architect based in Albert Lea, Minnesota, and a sympathetic brick-clad school addition was added to it in 1999.<sup>(1)</sup>

GR 77/14-15            215 W. Pine St.            English Lutheran Church            1929/1999

Endnote:

1. *Platteville Journal*, September 12, 1928, p. 1 and May 1, 1929, p. 1 (illustrated).

### **Art Deco (1925-1945)**

The term "Art Deco" is the popular name for the style featured at the Exposition des Arts Decoratifs held in Paris in 1925. At this Exposition, various trends which had been emerging in both European and American design were blended into a style which served as a bridge between the styles of the past and the truly

modern styles of the future. The Art Deco style frankly delights in modernity and has a fascination with the machine and with industry. This is expressed in the hard-edged, angular, machine-like quality typical of many of the stylistic motifs adopted by designers who worked in this style and is also evident in the vertical emphasis common to much of the architecture designed in this style. At the same time, the decorative nature of Art Deco, its emphasis on ornamentation, and the enormous amount of hand work which went into both exterior and interior details in the best examples all mark this as the last of the pre-modern styles.

Art Deco designs often utilize highly stylized historical or natural ornamental details but the most frequently observed stylistic motifs have an abstract, angular, geometric quality that symbolizes technology and industrialization. Typical of the style is the use of low-relief geometric ornamentation featuring designs such as chevrons and stylized sunbursts. Such designs were often incised into granite or molded into terra cotta, two materials which were popular for the exteriors of buildings designed in this style. The same designs were also often reproduced in cast stone, a product which could be colored and which was capable of being reproduced in any desired quantity. Bronze and other ornamental metals such as steel and even aluminum were also often used on interiors and exteriors.

**EXTANT RESOURCES SURVEYED:**

Most examples of the Art Deco style are commercial buildings or institutional buildings such as schools and the use of this style for churches or single family residences is extremely rare. Platteville has three examples of buildings whose designs contain some traces of the Art Deco style. The now altered brick-clad St. Mary's R. C. School located at 345 N. Court St., which was built in 1935 to a design by architect S. E. Barnes, is a good example of how an essentially modern building could still utilize some stylized historical elements such as the arched main entrance door surrounds and the slightly pitched triangular parapet walls that are located over the entrance and on the ends to create a design that was both forward looking and still linked with the past (1). Another institutional example of the style is the Platteville Armory and Civic Center Building located at 475 N. Water St. and built in 1940 to a design by Platteville architect Henry Kleinhammer.(2) Kleinhammer utilized tile Art Deco style elements to cap the pilaster strips he used to define the bays of the building's facades and other tile elements also ornament other portions of the building, which is considered to individually eligible for listing in the NRHP. The third example of the Art Deco style has the least Art Deco elements of the three but it is also the rarest. This is the brick and stone-clad Horace L. Burnham House located at 490 N. Elm St. The Burnham house was built in 1934 and was designed by Madison architect Allen D. Strang.(3) Strang is now best known for the International Style houses he helped design when he was part of the Madison firm of Beatty & Strang. The Burnham House, however, was designed the year before he formed an association with Hamilton Beatty, and while it has some International Style elements it also has entrance door elements and textured walls that are more in tune with Art Deco designs of the same period.

GR 36/08	345 N. Court St.	St. Mary's R.C. Church School	1935
GR 84/27	475 N. Water St.	Platteville Armory & Civic Center	1940
GR 31/36	490 N. Elm St.	Horace L. Burnham House	1934

**Endnotes:**

1. Plaques placed on the building.
2. Ibid. See also: Henry Kleinhammer Collection. UW-Platteville Archives, Blueprints.
3. Filipowicz, Diane H. *The Problem of Modernism in American Architectural Practice*. Cornell University, Masters Thesis, 1985.

**Lustron (1946-1950)**

Although short-lived, the all metal Lustron House produced by the Chicago Vitreous Enamel Products Company's subsidiary, the Lustron Corporation, was one of the most successful and is now the best known of the pre-fabricated houses that were developed just after World War II to meet the enormous post-war

need for new housing. The houses were produced in the former Curtiss-Wright airplane factory in Columbus, Ohio, and were especially notable for being made entirely of steel.

Lustron homes are distinctive in their appearance, with two-foot-square, porcelain enameled steel panels on the exterior, usually colored yellow, beige, gray, or aqua. The roof is similarly made of steel, but these panels are sized and shaped to look much like standard shingles. Although several different models were planned, the vast majority—perhaps more than 90%—of those shipped from the factory were the original, two-bedroom Westchester model measuring 31 feet by 35 feet. This model has four picture windows, one in the dining room, one in each bedroom, and one in the living room, which is a bay window.

The interior of the Lustron is all porcelain-enameled steel as well, but these panels are 2 feet wide by 8 feet high and beveled, much like standard paneling, to give the appearance of a conventional home. The design features an open floor plan with only the bedrooms and the bathroom having doors. The space is very efficiently planned, with plenty of storage, making the 1024 square feet seem like more. Built in shelf, drawer and mirror areas are located in the dining room, living room and master bedroom. The closets all have shelves in them as well.(1)

Although a design success and a practical success, the Lustron House was a manufacturing and commercial failure and only some 2500 were made before the company closed its doors in 1950, and only 150 were built in Wisconsin. Never-the-less, the houses lived up to their claim of being practically maintenance free and they also represent an important step in the concept of pre-fabricated housing. Consequently, these houses have an architectural and historical importance that makes all intact examples potentially eligible for the NRHP.

#### EXTANT RESOURCES SURVEYED:

Platteville has just one example of the Lustron Home. This is the house at 545 Lutheran St., which was built between 1946 and 1950. This example is still largely intact but has had its original windows replaced with modern ones. Otherwise, it too would be individually eligible for listing in the NRHP.

GR 84/33	545 Lutheran St.	House	1946-1950
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#### Endnote:

1. Canaday, Tricia. The Lustron Home. Madison: State Historical Society of Wisconsin, *Wisconsin Preservation*. Vol. XVI, No. 5, Sept/Oct.1992, pp. 7-10.

#### Contemporary Style (1946- )

The Contemporary Style is a provisional term which is applied to the vast numbers of buildings built after World War II that are truly modern in inspiration and which owe nothing to past designs or historic examples. Unfortunately, because the scholarly effort that will eventually categorize these buildings into styles is still in its infancy, nothing can be said at this time to characterize such buildings, nor are most of them eligible for inclusion in the NRHP, which normally accepts only those buildings that are 50 years old or older. Never-the-less, it is important that intensive surveys such as this one try to identify buildings that, by virtue of their excellent design, may eventually be eligible for inclusion in the NRHP.

#### EXTANT RESOURCES SURVEYED:

The Platteville Intensive Survey identified 14 Contemporary Style buildings and a single building complex in the survey area that should be considered for further study in the future. Ten of these examples are single

family residences and two of these, 375 Bayley Ave. and 365 S. Court St., are non-contributing resource in the proposed Bayley Avenue Historic District. All ten of these residences are listed below.

GR 73/22	1010 N. Seventh St.	Paul B. & Helen Cardin House	1945-1969(1)
GR 85/32	375 Bayley Ave.	Charles Mathews House	1961(2)
GR 77/17	230 College Dr.	Mel Treglcon House	1964-1965(3)
GR 85/27	365 S. Court St.	Mrs. Ida Schneider House	1960-1961(4)
GR 78/33	285 E. Dewey St. .	House	post-1947
GR 82/35	855 N. Elm St.	House	
GR 73/24	1155 Perry Dr.	House	post-1955
GR 73/06	6876 Ridge Lane.	House	post-1955
GR 75/16	947 Stonebridge Rd.	House	post-1955
GR 75/17	949 Stonebridge Rd.	House	post-1955

In addition to the single family residences listed above, the survey also identified three public buildings that exhibit notable Contemporary Style designs.

GR 80/13	80 S. Court St.	Anchor Savings and Loan Bank
GR 88/12	25 E. Pine St.	Mound City Bank
GR 88/13	30 E. Pine St.	Mound City Bank Drive-In Facility

In addition to the above, the survey also found two fine Contemporary Style churches as well. The oldest of these is the Lutheran Church of Peace Complex located at 1315 N. Water St.. and built in 1960.(5) The newest is St. Mary's R.C. Church located at 130 W. Cedar St. and built in 1966.(6)

WO 59/19-20	1413 S. Felker Ave.	St. Albans Episcopal Church	1962
WO 59/12-13	1208 W. Fourteenth St.	Christ Evangelical Lutheran Church	1964/1986

Endnotes:

1. City of Platteville Real Estate Tax Assessment Rolls.
2. Ibid.
3. Ibid.
4. Ibid.
5. Date stones.
6. Date stone.

### Wrightian

As the name implies, Wrightian style buildings are ones whose designs, if not actually by Frank Lloyd Wright himself, are close in spirit and in appearance to those designed by him. The term "Wrightian" is relatively new and does not yet enjoy universal scholarly currency, partly because Wright himself was so protean and varied a designer that it is hard to place limits on what to include or leave out. Suffice it to say that at this point in time, a "Wrightian" building is one having a close physical resemblance to existing Wright-designed buildings of whatever period but especially those built after 1930.

### EXTANT RESOURCES SURVEYED:

There are two buildings in Platteville that were designed in the Wright idiom and both are excellent, highly intact examples. The Timbers Restaurant was built ca.1969 to a design by John W. Steinman, an architect based in Monticello, Wisconsin who designed a number of buildings in Wisconsin that display an affinity to and knowledge of Wright's designs.(1) The second building designed in a Wrightian mode is the large stone and wood house located at the end of N. Western Ave. in the Town of Platteville just outside the city

boundaries. This fine house is one of the largest in the city and it occupies a large parcel of land overlooking the adjoining countryside and is in excellent condition.

GR 74/06	670 Ellen St.	The Timbers Restaurant	ca.1969
GR 88/14	6581 N. Western Ave.	House	post-1960

Endnote:

1. Plaque on the building.

## **VERNACULAR FORMS**

One of the most important developments that has come from a generation of intensive surveys has been the realization that an undistorted understanding of the totality of the built environment of America cannot be achieved by looking only at those buildings designed using the "high" styles. Such buildings account for only a small percentage of the total number of existing buildings and intensive surveys have repeatedly documented the fact that buildings which lie outside the normal stylistic categories (collectively called vernacular buildings) play a crucial role in defining the look of the American landscape.

In order to better understand this role it has been necessary to develop a new set of categories to aid in the identification of these vernacular buildings. This effort has been greatly aided by intensive surveys such as this one which produce a systematic record of the environment when the data they contain is combined. This record then becomes the data base which researchers have used in developing the various categories of vernacular buildings currently in use. Because these categories are based on the appearance or form of identified buildings the names they have been given are descriptive in nature and are called "forms" rather than "styles." It needs to be emphasized that this process of identification and analysis is an ongoing one and that the names and definitions of the forms listed here may be subject to revision as new data is found and analyzed.

### **Front Gable (ca.1840-1925)**

The front gable form is predominately found on small to medium-sized residences which have a rectangular plan and a simple gable roof, with the major facade of the building being that which is terminated vertically by the front-facing gable end. One-and-a-half story examples are the most common in Wisconsin, but one, two, and two-and-a-half story versions also occur. One-and-a-half story examples frequently have dormers on one or both roof planes. The front-facing principal facades are typically symmetrical and some have small entry porches or an uncovered stoop while others have full-width front porches having shed or hipped roofs. Ornamentation is generally simple, consisting of such details as turned porch posts, decorative shingles, oversize parlor windows sometimes including etched or stained glass transoms, and simply detailed sills and windows. Earlier examples are usually narrow in width and in proportion and have steeply pitched roofs; later versions are broader with more gently sloped roofs. The front gable form is usually a wood frame structure sided with clapboard. Less frequently, these buildings were sided in wood shingles, stucco, or brick. In addition, many twentieth century examples of this form are found more appropriately within the Bungalow style.

#### **EXTANT RESOURCES SURVEYED:**

The Platteville Intensive Survey recorded twenty-eight examples of the Front Gable form. These examples vary widely in age and size but they tend to be small and most have or had clapboard-clad exterior siding. In addition, most of these houses are also either one-and-one-half or two-stories-tall, although there are one-story exceptions as well. Most of these houses appear to have been built after 1895, but the earliest examples and especially the brick-clad examples, were built much earlier, such as the Charles H. Allen House at 520 W. Main St., built prior to 1868, which is a contributing resource in the proposed W. Main Street Historic District.



The following is a listing of the best and most intact of the surveyed brick-clad examples of the form.

GR 78/18	135 E. Furnace St.	House	pre-1875(1)
GR 77/31	275 W. Main St.	House	pre-1875
GR 75/05	520 W. Main St.	Charles H. Allen House	pre-1868(2)
GR 75/34	180 E. Mineral St.	House	pre-1875

The following is a listing of the best and most intact of the surveyed clapboard-clad and wood shingle-clad examples of the form.

GR 28/14	75 Broadway	House	1895-1908
GR 76/24	210 E. Cedar St.	House	post-1895
GR 79/06	215 Elmer St.	House	
GR 74/17	340 W. Madison St.	House	post-1896
GR 33/35	560 W. Madison St.	House	post-1895
GR 74/35	530 E. Main St.	House	pre-1896
GR 75/15	860 W. Main St.	House	pre-1895

In addition to the residences listed above there are also three examples that are partially clad in concrete block as well. The two on Madison Street were originally identical to one another.

GR 88/07	625 E. Madison St.	House	post-1895
GR 88/06	635 E. Madison St.	House	post-1895
GR 75/19	730 Spring St.	House	post-1896

Endnotes:

1. The 1875 Bird's Eye View of Platteville suggests that this house was originally a two-story house that has since been remodeled.
2. Platteville Real Estate Tax Assessment Rolls.

### **Side Gable (ca.1840-1940)**

This is a very common Wisconsin residential form whose characteristic features consist of rectangular plans and, usually, gentle-pitched gable roof. The major facade is placed on the long wall with gable ends being placed perpendicular to the street. The form is found in one, two, and three-story versions but is most often found in half-story versions, the one-and-one-half-story version being especially common. Buildings in this style are characteristically covered with clapboard but fieldstone, cut stone, and brick examples are also found. Very early versions may be of timber-framed, half-timbered, or even of log construction. Early versions are generally narrower and less tall than later examples and wings extended off the rear of the main block were popular, both as original features and as additions.

Window openings are typically regularly spaced. A front porch, often having small brackets or turned posts, is frequently the only embellishment and these porches usually have shed, flat, or slightly hipped roofs. In addition, like the Front Gable form, many twentieth century examples of the Side Gable form are placed more appropriately within the Bungalow style. Side Gable houses are often somewhat larger than their Front Gable counterparts.

#### **EXTANT RESOURCES SURVEYED:**

The Side Gable form was by far the most commonly surveyed vernacular form in Platteville, fifty-two examples having been surveyed. All of these buildings are residences and they range in date of construction

from the 1830s to the 1950s. The oldest example is also the oldest documented building in Platteville, this being the limestone-clad Rountree-Mitchell Stone Cottage located at 460 W. Madison St., which is already listed in the NRHP and was built in 1837.

What follows is a listing of the best and most intact of the surveyed clapboard-clad examples of the form.

GR 30/21	1025 N. Second St.	House	
GR 73/37	65 S. Bradford St.	Milton Rewey House	1952-1953(1)
GR 28/12	220 Broadway	House	pre-1875
GR 78/23	375 W. Cedar St.	House	post-1895
GR 78/22	395 W. Cedar St.	House	post-1895
GR 79/23	350 S. Chestnut St.	House	1908-1915
GR 34/01	950 Eastman St.	House	
GR 74/13	70 Jewett St.	House	post-1896
GR 78/19	485 Market St.	House	
GR 78/16	1165 E. Mineral St.	House	
GR 78/10	495 W. Mineral St.	T. J. Colburn House	1867-1868(2)
GR 33/30	830 Union St.	House	
GR 84/25	745 N. Water St.	House	pre-1896

The following is a listing of the best and most intact of the surveyed brick-clad example of the form.

GR 84/03	245 N. Second St.	House	pre-1875
GR 83/05	215 N. Elm St.	House	pre-1875
GR 79/05	115 Elmer St.	House	post-1935
GR 75/14	840 W. Main St.	House	pre-1895
GR 75/35	160 E. Mineral St.	House	pre-1875

A single paneled concrete block example was also surveyed.

GR 82/08	730 Broadway	House	
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Endnotes:

1. Platteville Real Estate Tax Assessment Rolls.
2. Ibid.

### **Gabled Ell (ca.1860-1910)**

A common nineteenth century residential vernacular form, the Gabled Ell form combines elements of both early front and side-gabled vernacular buildings and resembles them in construction materials, simplicity, and proportions. The gabled ell includes cruciform plan buildings as well as those with the more common "L" or "T" plans. The usual appearance of the main facade of the house is that of two gable-roofed wings of equal (or more typically) unequal height joined perpendicular to each other. Gabled Ell houses were built in a variety of heights, though most common is the one-story longitudinal wing connected to the one-story wing or "upright." Examples where both sections are of the same height are also common. The main entrance to these buildings is usually through a porch placed at the juncture of the ell on the main facade. The porch may reveal the only ornamental details, such as brackets, turned posts, and a balustrade. Window openings on gabled ell houses are generally regular. These buildings typically rest on low foundations and porch stairs are short. Clapboard was most commonly used on Gabled Ell buildings, although stone and brick examples exist as well.

EXTANT RESOURCES SURVEYED:

The Platteville Intensive Survey recorded fifty-eight examples of the Gable Ell form, making it the most commonly observed form of vernacular form residential architecture in the city. Like the Side Gable Form houses in Platteville, these Gable Ell Form houses are also typically larger than their Front Gable Form counterparts. Especially notable among this number is the Italianate Style-influenced Henry Gribble House located at 260 W. Cedar St., which was built in 1872-1873 and is considered to be individually eligible for listing in the NRHP (which see).(1) Another fine early clapboard-clad example is the Anthony Alcock House located at 640 W. Main St., built in 1866-1867 and considered to be a contributing resource in the proposed W. Main Street Historic District.(2)

All but four of Platteville's Gable Ell houses are clad in clapboards and one of these four, the Julius Augustine House, located at 340 W. Mineral St. and built in 1854-1855, has now been covered over in vinyl clapboards. The other surveyed examples are listed below.

GR 76/23	40 E. Cedar St.	House	pre-1868/1875-1895
GR 78/13	715 E. Mineral St.	House	pre-1895
GR 81/17	50 S. Oak St.	House/Elks Lodge	pre-1875/post-1947

What follows is a listing of the best and most intact of the other surveyed examples of the form.

GR 31/14	235 N. Third St..	House	pre-1896
GR 83/28	655 N. Fourth St.	House	pre-1929
GR 80/19	260 Bayley Ave.	B. Vandebie House	1893-1894(3)
GR 74/28	150 Carlisle St.	House	post-1895
GR 76/20	260 W. Cedar St.	Henry Gribble House	1872-1873
GR 35/30	570 W. Cedar St.	House	
GR 27/38	70 Commerce St.	Martin Pascoe House	1880-1881(4)
GR 85/11	330 Division St.	Peter Nicklas House	1894-1895(5)
GR 85/09	380 Division St.	Thomas D. Boss House	1894-1895(6)
GR 27/20	570 E. Main St.	Joseph Shepherd House	pre-1895
GR 27/19	590 E. Main St.	House	pre-1895
GR 75/10	640 W. Main St.	Anthony Alcock House	1866-1867
GR 75/12	720 W. Main St.	House	post-1875
GR 76/03	570 W. Market St.	House	1875-1895
GR 81/35	110 Virgin Ave.	House	pre-1875/199?

Endnotes:

1. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 107 (illustrated). See also: Platteville Real Estate Tax Assessment Rolls.
2. Platteville Real Estate Tax Assessment Rolls.
3. Ibid.
4. Ibid.
5. Ibid.
6. Ibid.

## **ARCHITECTS and BUILDERS**

Among the principal objectives of an intensive survey is the identification of the designers and the builders responsible for creating the resources in the area being surveyed, followed by the compilation of an inventory of the work associated with the persons in each of these groups. This objective is central to the primary intent of intensive surveys, which is, to provide information that will help determine which resources are potentially eligible for inclusion in the National Register of Historic Places (NRHP) and it is embodied in National Register Criteria C, which states that "The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master." One result of the many intensive surveys done over the last decade has been a redefining of the term "master" to make it broader and more inclusive than it was previously when the term was usually assigned exclusively to professionally trained architects. Now we recognize that many of the resources we study and preserve were designed by the craftsmen who built them and that the buildings and structures created by these largely unsung designers are as worthy of inclusion in the National Register as are the works of many more formally trained designers. This more sophisticated view of the historic development of the built environment has resulted in a much deeper and richer understanding of our surroundings and has provided a richer context within which to view the works of our most important designers. It has also made it possible for far more buildings to be considered eligible for listing in the National Register than was possible in the past.

The overwhelming majority of all Platteville buildings were built and were also probably designed by local builders using published plans or customary building styles. The names and some of the work of a few of these historically important builders and craftsmen were identified in the previous Platteville Intensive Survey conducted in 1983, and they are listed in the survey report that accompanied that survey.<sup>(1)</sup> No one calling himself a professional architect is known to have set up a practice in Platteville before 1895, when Henry Kleinhammer's name and work began to receive mention in the local newspapers. Fortunately, Kleinhammer's papers and his numerous surviving blueprints and drawings are all held in the Wisconsin Room Collection of the UW-Platteville's Archives, and while the locations of most of these projects are still unidentified, others have been, including a number of Platteville buildings that were surveyed for this project. Kleinhammer was surely not the earliest Platteville citizen to design buildings in the city, however. That honor goes to John Meyers, a carpenter from England who built and probably designed the first Platteville Academy building, a Greek Revival style building which, although altered, is still located at 40 W. Cedar St.

In addition to Kleinhammer, the current intensive survey also found several extant and non-extant buildings in Platteville that were designed by professional architects practicing elsewhere in Wisconsin and in surrounding states prior to World War II. Their names include a number of very well known architectural firms and the buildings these firms designed are all listed in the short architect's biographies that follow, regardless of whether or not the works themselves are still extant.

The principal resources employed by the current Platteville Intensive Survey to identify architects and builders who practiced in the community were published local histories and local newspapers, and it was the newspapers that provided the great majority of the information. Never-the-less, local newspapers are still the most important resources that remains to be systematically searched for relevant architecture-related information. While the survey used newspapers as one of its principal research tools, a complete search of the Platteville newspapers available on microfilm was beyond the scope of the survey's resources. Such work as was done, however, showed that newspapers are the single best resource for identifying the work of the designers and builders who worked and practiced in Platteville and the work done by the survey will provide a starting point that others can use to undertake additional research in the future.

Endnote:

1. Rausch, Joan, et al. *An Architectural and Historical Survey of Mining Communities in Portions of Lafayette and Grant Counties*. Southwestern Regional Planning Commission, 1983, pp. 187-190.

## ARCHITECTS

### Platteville Architects

#### 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. In the twelve years that followed, 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.(1) 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."(2)

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.(3) 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 475 N. Water St., shows a keen awareness of then current trends in architecture.(4) 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.

#### EXTANT RESOURCES SURVEYED:

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.(5) In the same year he also designed a store building for George Wedige on Second Street and the size and cost of these projects show that by this time Kleinhammer was already well known and respected locally.(6) 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.(7) The Kleinhammer Collection, however, contains blueprints and specification books for many more projects, both in Platteville and elsewhere, and identifying the location of these buildings should be a major priority for future researchers.

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.(8)

GR 74/32	430 E. Main St.	Henry Kleinhammer House	1904
GR 77/33,36	405 E. Main St.	Hanmer Robbins School	1905-1906
GR 77/29	345 W. Main St.	R. W. Brown house	1907
GR 77/30	315 W. Main St.	Frank Burg House	1908-1909

GR 77/24	485 W. Main St.	Frank Burg Jr. House	1921-1922
GR 84/27	475 N. Water St.	Platteville Civic Center Building and National Guard Armory	1940

Endnotes:

1. State of Wisconsin Examining Board of Architects, Professional Engineers, Designers, and Land Surveyors. Applications for Licenses. Wisconsin Historical Society Archives, Series 1591, Box 13. 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.
2. Ibid.
3. *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.
4. Henry Kleinhammer Collection, UW-Platteville Archives. Blueprints.
5. *Platteville Journal*, March 15, 1905, p. 1; March 7, 1906, p. 1 (illustrated).
6. Ibid, March 8, 1905, p. 4 (Notice to Contractors). The location of this building has not yet been ascertained.
7. Henry Kleinhammer Collection, UW-Platteville Archives. Blueprints.
8. State of Wisconsin Examining Board of Architects, Professional Engineers, Designers, and Land Surveyors. Applications for Licenses. Op. Cit.

## Non-Platteville Architects

The first known building in Platteville to have been designed by an out-of-town 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.(1) Two other early extant buildings of note were designed by architects based in Janesville, WI. These are the Gothic Revival style Holy Trinity Episcopal Church located at 230 Market St., designed by George Nathan in 1862(2), and the Romanesque Revival style Platteville Congregational Church located at 80 Market St., designed by George Nettleton in 1869.(3) Another early church designed by an out-of-town architect was that of the no longer extant Platteville Methodist Church, which was located on the northeast corner of W. Main and N. Chestnut streets and razed in 1971.(4) This fine brick Gothic Revival style church was built from plans and specifications that "were furnished by the Rev. W. H. Smith, Presiding Elder of the Mendota District, Rock River Conference."(5) Presumably, these plans were not actually drawn by Smith himself but rather were from a set of several plans that were drawn up by architects specifically for the church and were then distributed by it to its various congregations as examples of suitable church designs.

Endnotes:

1. 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.
2. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 77 (illustrated).
3. *History of Grant County, Wisconsin*. Chicago: Western Historical Society, 1881, p. 729.
4. Hibbard, James B. Op. Cit., p. 74 (illustrated).
5. *Grant County Times*, November 21, 1878, p. 3. See also: *Grant County Witness*, September 13, 1877, p. 3.

## 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."(1)

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 (see 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."(2) It was while working for the State that Jones' career suffered its greatest setback, when, 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 Platteville carpenter turned architect Henry Kleinhammer.(3) This building is still intact today and was listed in the NRHP in 1974.

Jones's career was a significant one in terms of the buildings he designed and it was also important for the young architects he trained and who went on to have significant careers of their own. These men included Herman Esser (Milwaukee: Milwaukee City Hall, Pfister Hotel); James G. Chandler (Racine); and the following Madison architects: Edward F. Starck; Owen J. Williams; and Frederick W. Paunack.

Endnotes:

1. 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.
2. 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).
3. 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.

### **Van Ryn and DeGelleke**

The Milwaukee architectural firm of Van Ryn and DeGelleke was one of the most successful outside firms to design buildings in Platteville, having completed at least two projects in the city, one of which has survived. Both of these projects were for public buildings and the choice of this firm to execute them was a logical one since it had built its enviable reputation primarily on its designs for public and institutional buildings.

Both Van Ryn and DeGelleke were of Dutch Heritage. Henry J. Van Ryn was born in Milwaukee on June 8, 1864. His father, a native of Utrecht, Holland, came to Milwaukee and was a successful tobacco manufacturer until his death in 1878. Henry Van Ryn was educated in Milwaukee's public schools until 1881, when, at the age, of 17, he became an apprentice architect in the Milwaukee



office of Charles A. Gombert. Later, Van Ryn worked as a draftsman in the offices of Milwaukee architects James Douglas and Edward Townsend Mix. After completing his apprenticeship in 1888, Van Ryn established his own architectural practice in downtown Milwaukee at the Plankinton Bank Building. In the fall of 1897, Van Ryn established a partnership with Gerrit DeGelleke, who had recently returned to Milwaukee after completing an architectural studies course at the University of Pennsylvania.

Gerrit J. DeGelleke was born in Milwaukee on August 19, 1872. His father, a native of Holland, was a Milwaukee building contractor. After graduating from Milwaukee's East High School in about 1890, DeGelleke went to work as a draftsman for Henry Van Ryn, but left in 1895 to take a two-year course in architectural studies at the University of Pennsylvania. After graduating in 1897, DeGelleke returned to Milwaukee as an architect and formed a partnership called Van Ryn and DeGelleke with his former boss. The firm was very prosperous and most of their extensive residential and commercial work was designed in the period revivals of the day. The firm specialized, however, in institutional work and designed school buildings and hospitals throughout the state. Between 1912 and 1925, the firm designed all of the Milwaukee public school buildings including the Milwaukee Area Technical College building and Bay View and Riverside High Schools.(1)

#### EXTANT RESOURCES SURVEYED:

Van Ryn & DeGelleke's first known Platteville project was a new State of Wisconsin Platteville Normal School Building, which was built in 1907 and was located in the 600 block of W. Main Street on what was then the School's new west side campus. Previously, the School had occupied the old Platteville Academy building at 30 N. Elm St., but by 1905, increased enrollment had made a new building a necessity. Consequently, bids for a new building were solicited and Van Ryn & DeGelleke won with a design for a three-story brick-clad building having a classically derived design.(2) This project was completed in 1907 and the resulting building served the School, which subsequently became the University of Wisconsin-Platteville, until 1981, when it was demolished and replaced with a new building.(3) The firm's second Platteville project has had a happier fate. This was the State of Wisconsin Platteville Normal School's Agriculture-Manual Arts building which was built in 1916-1917 on the School's campus to house these components of the school's expanding course work and also its rapidly expanding student body.(4) This classically derived three-story building was completed in 1917 and it was listed in the NRHP in 1985.

#### Endnotes:

1. Hatala, Carlen and Les Vollmert. North Grant Boulevard Historic District NRHP Nomination Form. City of Milwaukee Department of City Development, September 1993, pp. 8-37 - 8-38.
2. *Platteville Journal*, August 30, 1905, p. 1 (illustrated).
3. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 49 (illustrated). This building was long known locally as "Old Main."
4. *Platteville Journal*, May 16, 1917, pp. 1 and 3 (illustrated). See also: Hibbard, James B. Op. Cit., p. 90 (illustrated).

#### **Miller, Fullenwider & Dowling**

This Chicago firm of architects completed two projects in Platteville in 1914-1915 that are the finest examples of the Craftsman Style in Platteville. The first of these was the outstanding Platteville Carnegie Library located at 190 Market St., which was built in 1914 and was listed in the NRHP in 1990 as part of the Main Street Commercial Historic District.(1) The choice of a Chicago firm to design this library can be partly explained by the previous experience of Grant C. Miller, the firm's principal. Before creating his new firm, Miller had been one of the principals with Normand S. Patton (1852-1915) in the very well known Chicago firm of Patton and Miller, which had designed fourteen Carnegie libraries for various communities in Illinois between 1901 and 1912, these being the years during which the firm was active.(2) The small library that Miller's new firm designed in Platteville is a gem of Craftsman style design and presumably led

directly to their second Platteville commission, this being the equally fine house located at 155 Bayley Ave. that they designed for W. N. Smith, the owner of the Vinegar Hill Mining Co. in Platteville and a member of the library's building committee.(3)

EXTANT RESOURCES SURVEYED:

GR 83/15          155 Bayley Ave.          W. N. Smith House          1915.

Endnotes:

1. Plaque on the building.
2. Bial, Raymond and Linda LaPuma Bial. *The Carnegie Library in Illinois*. Urbana and Chicago: University of Illinois Press, 1991. Various pages.
3. Rausch, Joan, et al. *An Architectural and Historical Survey of Mining Communities in Portions of Lafayette and Grant Counties*. Southwestern Regional Planning Commission, 1983, pp. 188 & 196.

**Parkinson & Dockendorff**

Only one building in Platteville was designed by the prominent La Crosse architectural firm of Parkinson & Dockendorff. This was the city's second high School building and it is now no longer extant but was once one of the city's most impressive buildings. Albert E. Parkinson began his career as a contractor before taking up architectural studies while Bernard J. Dockendorff, after two years of apprenticeship with the firm of Stolze & Schick in La Crosse, studied architecture in Europe for 6 years. In 1902, the two men formed an architectural practice in La Crosse, Wisconsin, that became one of the most successful in the western half of the state. A particular area of expertise of the firm was the design of school buildings, which probably explains why they were chosen in 1917 to design a new high school for Platteville.(2) This two-story brick-clad Collegiate Gothic Revival style building was completed in 1919 and was located at 710 E. Madison St. and it became a middle school in 1968 and continued to be used as a school until it was razed in 1999.(3)

Endnotes:

1. Parkinson & Dockendorff. *Twenty-Five Years of School House Planning: 1902-1927*. La Crosse: Parkinson & Dockendorff, 1927, p. 6.
2. *Platteville Journal*, March 14, 1917, p. 2; April 4, 1917, p. 1.
3. Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 109 (illustrated)

**LeRoy Gaarder**

LeRoy Gaarder was born in Highland, Wisconsin, in 1891 and attended college first at St. Olaf in Northfield, Minnesota, and then at the University of Minnesota. After graduation in 1917 he worked as a draftsman in the offices of Cecil Chapman and subsequently with Purcell & Elmslie before starting his own firm in Albert Lea, Minnesota. In 1923, Gaarder's design for the Salem Lutheran Church (location unknown) was selected by the English Lutheran Church of the Northwest as its Model Church and it was presumably this association that led to his receiving the commission to design Platteville's new First English Lutheran Church in 1928.(1) This excellent Neo-Gothic Revival style church was completed in 1929 at 215 W. Pine St. and a large, sympathetic school addition was attached to its west elevation in 1999. Gaarder continued to practice until at least 1962, and completed numerous residential, religious, educational and public buildings during his career.(2)

GR 77/14-15    215 W. Pine St.          First English Lutheran Church          1929/1999

Endnotes:

1. *Platteville Journal*, September 12, 1928, p. 1; May 1, 1929, p. 1 (illustrated).

2. Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 235.

### **Allen J. Strang**

Allen J. Strang (1906-) was born in Richland Center, WI in 1906. He studied engineering at the UW in 1925-26, where he and Hamilton Beatty were fraternity brothers. His remaining architectural education was at the University of Pennsylvania's School of Architecture and he received still further training by working summers as a draftsman and designer in the Philadelphia office of internationally known architect and UP faculty member Paul Cret. Further summers were spent working in the Madison offices of Law, Law, and Potter, and in the year after graduation, Strang worked in the office of his mentor, Harry Sternfeld. Strang then returned to Richland Center and opened an office above his father's hardware store. In 1935, Strang and his new wife moved to Madison and Strang began a partnership with Hamilton Beatty that was to last until 1940, when Beatty moved to Detroit.

Strang closed the office in 1942 and went to Chicago to design defense housing with the Federal Housing Authority. He then returned to Madison and founded a series of partnerships (see Joseph Weiler and the related firm of Weiler & Strang) which eventually became Strang Associates, a firm that is still very active in Madison today.

#### EXTANT RESOURCES SURVEYED:

In 1934, while still practicing on his own, Strang designed the Horace L. Burnham House in Platteville, this being a brick and stone-clad house that was the first modern style house in the city.<sup>(1)</sup> But while the Burnham House was clearly modern in inspiration it also had elements of texture and ornamentation that set it apart from the more spartan International Style buildings that Strang would soon thereafter design while working with Hamilton Beatty.

GR 31/36      490 N. Elm St.      Horace L. Burnham House      1934

#### Endnote:

1. Filipowicz, Diane H. *The Problem of Modernism in American Architectural Practice*. Cornell University: Masters Thesis, 1985. Largely about Beatty & Strang.

### **John W. Steinmann**

John W. Steinmann was the son of John Clarence Steinmann (1889-1944), who began working in the Karlen & Steinmann lumberyard in Monticello owned by his father, John Casper Steinmann in 1912 after working as an architectural designer in Ashland Wisconsin. Over time, his architectural work became a separate division of the yard and after Steinmann was licensed as an architect in 1932, he took on increasingly complicated and larger scale projects. Steinmann's son, John W. Steinmann, was born in Monticello, Wisconsin, in 1891 and attended University of Illinois. After graduation he worked as an architectural designer in several places before returning to Monticello in 1936 to work with his father. After completing military service in World War II, Steinmann took over the architecture division of the lumberyard once again and the work gradually expanded until 1960, when he sold his interests in the lumberyard and formed John W. Steinmann & Assoc., which later became known as Steinmaan Architects. This firm completed numerous Contemporary Style design projects in Wisconsin as well as in California, Texas, Michigan and New York, especially notable examples being the Karakahl Inn and Gonstead Clinic in Mt. Horeb, Wisconsin (extant), the Wisconsin State Pavilion at the 1964 World's Fair in New York, and, in Platteville, the very fine Wrightian Style Timbers Restaurant, completed ca.1969 at 670 Ellen St.<sup>(1)</sup> The firm continued in existence until 1977.

#### EXTANT RESOURCES SURVEYED:

GR 74/06      670 Ellen St.      The Timbers Restaurant      ca.1969

Endnotes:

1. Plaque on the building.
2. Monticello Historical Committee. *Monticello Past and Present*. Monticello: 1977, pp. 57 and 59. See also: Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, pp. 672-673.

## **BUILDERS**

The great majority of the historically and architecturally significant buildings in Platteville and elsewhere were designed either wholly or in part by the persons who built them. These designers played an important role in the creation of the built environment and the best of them are now considered to be fully deserving of the term "master" as it is used in National Register Criteria C. Consequently, an important goal of the Platteville Intensive Survey's of 1983 and 2005 was the identification of the most important builders who lived in Platteville. These persons possessed widely differing skills and design capabilities but were generally distinguished from those persons calling themselves architects by their less formal education and design training and by their greater degree of physical involvement in the building process. The first builders were usually skilled or semi-skilled carpenters and masons whose design sense developed out of the direct experience they acquired working with traditional building methods and designs. Prior to 1840 this experience was much the same for both builders and for those persons then calling themselves architects in Wisconsin. As a result, builders proved to be more than adequate designers for the vast majority of buildings built in this early period of Wisconsin's history, a period whose chief need was for shelter and functional utility. Even as the needs of society became more complex and buildings larger and much more numerous, builders were still able to satisfy the great majority of client's requests by resorting to pattern books for design ideas and to an ever-growing number of mail order catalogs which made available an endless variety of increasingly complex architectural details. In its essentials this system continues to exist today and most residences in particular are still built "from plans" much as they were in the nineteenth century.

The earliest builders in Platteville were probably mostly itinerant craftsmen whose portable skills gave them great flexibility in choosing where to locate. Many of these persons probably stayed in Platteville just long enough to finish a job and get paid. As Platteville grew, however, it became possible for some of these men to move from job to job within the community and become permanent residents. For many of these men, part of the attraction of the work was the independence they enjoyed and such men did not often form lasting business associations with others. The associations that typical occur were between different generations of the same family, a pattern that gave a definite family feeling to the building trades.

The 1983 Intensive Survey of Platteville conducted by Joan Rausch and others contains information about many of the known contractors and builders who worked in Platteville, based on the newspapers, censuses, and city directories and this list is still the most comprehensive accounting that has yet been compiled.<sup>(1)</sup> In order to expand this list of builders, however, and in order to identify the buildings they constructed, census tracts and local newspapers will need to be systematically searched for relevant information, both of which are projects that lie outside the scope of this intensive survey.

Endnote:

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

## POTENTIALLY ELIGIBLE INDIVIDUAL RESOURCES

As noted previously, the survey inventoried nearly 500 resources within the project area. Of these, the following three historic districts contain a total of 102 buildings:

### Historic Districts

- |  |              |
|--|--------------|
| 1. <u>West Main Street Historic District</u> | 54 Buildings |
| 2. <u>Bayley Avenue Historic District</u>    | 29 Buildings |
| 3. <u>Division Street Historic District</u>  | 19 Buildings |

In addition to the districts listed above, both of which are more fully described in the District Survey Forms that are located at the end of this report, the following twelve resources or groups of resources are being recommended as being potentially eligible for listing in the National Register of Historic Places (NRHP) on an individual basis:

### Individual Resources

1. Henry Gribble House. 260 W. Cedar Street. Beautifully maintained Italianate style-influenced clapboard-clad Gable Ell form house that was built for Gribble in 1872-1873. GR 76/20  
See: City of Platteville Real Estate Tax Assessment Rolls.  
Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 107 (illustrated)
2. W. C. McTeutchen Gasoline Filling Station. 340 S. Chestnut Street. Fine and highly intact Craftsman style gasoline filling station built in 1929-1931. Not only a very fine example of its type but also probably the only example in Wisconsin that is still used for its original purpose. GR 79/24  
See: City of Platteville Real Estate Tax Assessment Rolls.
3. Evangelical Lutheran Church of Peace. 350 E. Furnace Street. Fine Gothic Revival style brick-clad church which was built in 1857 and was given a modern education wing designed in the same style and using the same materials some time between 1947 and 1983. GR 76/14  
See: Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 75 (illustrated)  
*History of Grant County, Wisconsin*. Chicago: Western Historical Society, 1881, p. 731.
4. The Rock School and the Hanmer Robbins School Complex. 385 & 1405 E. Main Street. The very fine limestone-clad Greek Revival style Rock School was built in 1858-1863 and it is one of Platteville's finest examples of this style and is highly intact as well. Located next door is the Hanmer Robbins School, which was built as Platteville's High School in 1907 to a design by Platteville architect Henry Kleinhammer. This fine brick-clad example of the Richardsonian Romanesque Revival style is also highly intact and the two buildings are now occupied by the Rollo Jamison Mining Museum. GR 77/33-36  
See: Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, pp. 108-109 (illustrated)  
*Platteville Journal*, March 15, 1905, p. 1; March 7, 1907, p. 1.
5. Phoebe Boebel House. 1195 W. Main Street. Very fine example of an I-Plan house, examples of which are very rare in Wisconsin. This house is believed to have been built prior to 1865 and it is clad in brick and, like all examples of this type, is one-room deep. The two-story colonnade that spans the width of the main facade is a later addition. GR 77/18

6. Holy Trinity Episcopal Church. 230 Market Street. This very fine example of the Gothic Revival style was built out of brick in 1864 and was designed by Janesville architect George Nathan. This building is quite elaborate for so small a church and it is still in a highly intact state today and is still used by its original congregation.. GR 76/10

See: Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 77 (illustrated)  
*History of Grant County, Wisconsin*. Chicago: Western Historical Society, 1881, p. 728.

7. Platteville Civic Center Building and National Guard Armory. 475 N. Water Street. This Art Deco style armory and community center building was built to a design by Platteville architect Henry Kleinhammer using WPA funds in 1940. The building is still intact today and is still used as a National Guard armory. GR 84/27

See: Henry Kleinhammer Collection. UW-Platteville Archives.

8. Edward Davis House. 315 N. Second Street. Excellent brick Federal Style Gable Ell form house built in 1864-1865. This is the finest remaining early brick-clad example of the Gable Ell form in Platteville and it is still highly intact and in good condition today. GR 84/05

See: City of Platteville Real Estate Tax Assessment Rolls.

9. Mazie M. Jones House. 415 N. Second Street. This late, highly intact, clapboard-clad example of the Colonial Revival style was built in 1952-53 for Mazie M. Jones and it is one of the best Period Revival style houses in Platteville. GR 84/07

See: City of Platteville Real Estate Tax Assessment Rolls.

10. Paul Steuhl House. 1050 N. Second Street. The Steuhl House is Platteville's only example of the Tudor revival style and it is a very unusual design that utilizes the basic elements of the Tudor Revival style such as steeply pitched gable roofs, walls clad in a mixture of stone and wood shingles, and metal sash grouped casement windows, but the overall effect both simplifies and exaggerates these elements in a way that is closely related to the kind of WPA-designed buildings that were being built at the same time in the nation's national parks. In all likelihood, the Steuhl house was architect-designed, but no information has yet been found to identify this person. GR 81/15

See: City of Platteville Real Estate Tax Assessment Rolls.

11. Leonard Coates House. 250 Southwest Road. Excellent late brick-clad example the Italianate style that was built in 1867-1868 for Leonard Coates. This is the best example of this style in Platteville and it still retains a portion of its once extensive grounds as well. GR 85/04

See: City of Platteville Real Estate Tax Assessment Rolls.  
Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 106 (illustrated)

12. Stephen O. Paine House. 475 N. Water Street. The original portion of this brick building was built as a house in 1862 for Stephen O. Paine and it is possible that it was originally a two-story brick I-House that was later doubled in depth and given a hip roof when the house was converted into a hotel sometime between 1862 and 1875. While the chronology of its history remains to be determined, the building is still largely intact today and is now the earliest intact building that was used as a hotel in Platteville. The two-story colonnade that spans the main facade is believed to have been built between 1895 and 1900. GR 84/28

See: City of Platteville Real Estate Tax Assessment Rolls.

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City of Platteville Real Estate Tax Rolls. Extant from 1845 to the present. Most are located in the Area Record Center at the UW-Platteville. The remainder are located at the Grant County Treasurer's Office in the Grant County Administration Building in Lancaster.

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## **RECOMMENDATIONS**

Recommendations for the Registration and Protection of Resources



## A. Survey and Research Needs

It is believed that the areas of the city of Platteville covered by the intensive survey have been adequately documented and further survey work in these areas is not recommended.

Some future research needs have already been suggested in the Architects and Builders theme. These include: studying the various census tracts pertaining to Platteville kept at the Wisconsin Historical Society in order to identify inhabitants calling themselves builders or contractors (i.e. masons, carpenters, etc.); and undertaking a systematic search of all the extant Platteville newspapers to identify building activity in the city and the persons related to it. Microfilm copies of these newspapers are available at the UW-Platteville Area Record Center (ARC) in the Karrmann Library and also at the Wisconsin Historical Society (WHS) in Madison. Both of these are projects that should ideally be undertaken by a local historical society.

Another needed research effort is determining the construction date, original owner, and address of each of the many buildings surveyed by the intensive survey for which this has not already been done. Fortunately, it is believed that the database created by the intensive survey will be of material benefit to such a project. For instance, the inventory that follows this section has a bracketed date of construction for most of the surveyed buildings, which creates a time frame within which to look for a building's actual construction date. Using these dates as a guide, the surviving Platteville real estate tax assessment rolls that begin in the 1840s and continue unbroken to the present and which are held by the Grant County Treasurer's Office and the Area Record Center at the UW-Platteville's Karrmann Library, can then be searched to ascertain actual or approximate construction dates and original owners. This information can then be used to search the historic Platteville newspapers kept on microfilm by the Karrmann Library and the WHS for related items, which accounts often contain still more relevant information.

In addition, an immediate effort should be made to identify any areas within the city that might contain either prehistoric or historic archeological remains.

## B. Platteville's Current National Register of Historic Places Listing

Platteville currently has one historic district listed in the National Register and seven individual buildings. These are listed below:

1. Platteville Main Street Commercial Historic District (NRHP 3-9-90).
2. Agricultural and Manual Arts Building/Platteville State Normal, 750 W. Main St. (NRHP-3-14-85)
3. Beebe House, 390 W. Adams St. (NRHP 8-7-79)
4. Evans House, 440 W. Adams St. (NRHP 6-1-82)
5. First Congregational Church, 80 Market St. (NRHP 6-19-85) Now included in the Main Street Commercial Historic District.
6. Mitchell-Rountree House, 460 W. Madison St. (NRHP 2-23-72)
7. Rountree Hall (Platteville Academy), 30. N. Elm St., (NRHP 12-17-74)
8. J. H. Rountree Mansion, 150 Rountree Ave. (NRHP 6-13-86)

## C. Threats to Resources

There are two principal threats to the historic resources of Platteville. The first of these threats is the loss by demolition of historic buildings located in and around the city's NRHP-listed historic commercial core. The second threat is more insidious but no less serious and is much more widespread. This is the very large

numbers of historic residential buildings located throughout the city that have been inappropriately resided in recent years and/or which have had poorly designed additions added to them.

The considerable age of Platteville's NRHP-listed downtown commercial core made it all but inevitable that many of the core's oldest buildings would have been demolished by now and replaced with larger, more modern ones, and comparing the existing building stock with old maps and photos proved this to be true. Most noticeable now is the lack of the Federal Style, Greek Revival style, and Italianate style buildings and their vernacular form equivalents that, in the beginning, formed the bulk of the core's historic building stock. Of course, many of these buildings were demolished long ago and, fortunately, were replaced with larger and more modern buildings that are still extant today and are themselves architecturally and historically significant. What is being lost now are the historic buildings that are located adjacent to the downtown commercial district. Comparing the buildings that were surveyed by the 1983 Intensive Survey with those visible today revealed that the bulk of the twenty-seven surveyed buildings that have been demolished since the downtown district was listed in the NRHP in 1990 were located in close proximity to the district.

While some of the changes that have resulted has been of a positive nature, the fact remains that they have been accomplished at a cost to the historic fabric of the city and these areas are still being threatened by new development projects today. This trend is especially important because of the effect it could have on the still intact portions of the historic commercial core of Platteville, the retention of which is of vital importance to the future of historic preservation and tourism in the city. Fortunately, the degree of integrity is still quite high in the downtown core, with its most impressive features being both the quality of its individual buildings and the retention of its uniform historic street fronts, which do so much to give these districts their historic appearance. The principal problems preservation efforts face in these areas include: educating the citizens of Platteville and property owners about the value of these areas; establishing the right mix of businesses in the commercial core; and keeping the core relevant to the evolving needs of the city.

The recently completed intensive survey also found that Platteville contains an unusually high percentage of older residential buildings of all kinds that have been poorly remodeled in recent years; inappropriate additions, siding choices and window replacement choices being the most common problems. Of the 408 buildings surveyed in the 1983 Intensive Survey that were resurveyed for the 2004-2005 Intensive Survey, at least 173 have been mostly or completely resided since 1983. The principal reason for this appears to be the extraordinary growth of non-owner occupied residences in the city, most of which appear to be rented to students attending the UW-Platteville. This trend is not new but the pace of it and the amount of it is unprecedented. Beginning in the 1930s, a number of the older owner-occupied single family residential buildings in the project area were converted from single family into multi-family rental housing, a change that was often accompanied by interior and exterior alterations. As part of the same process, the ownership of many of these buildings shifted from an owner-occupied to an absentee status and this was often attended by a gradual lessening of maintenance standards and by the casual construction of inappropriately designed income-producing additions. Recently, there are signs that this trend may even be increasing and population projections for the UW-Platteville student body suggest that it will not be reversing any time soon. Thus, there is clearly room for improvement in terms of educating the general public as to the range of options that can and should be considered when remodeling or restoration projects are contemplated.

The future growth of the city is also expected to have an impact on its archeological potential. The historic core of Platteville is now almost completely ringed by modern subdivisions and new commercial buildings, and the population growth forecasts for the near future suggest that this process will continue. Thus, any prehistoric or historic archeological remains that still exist within the city's boundaries must be considered to be threatened. Identifying the sites of the city's historic lead and zinc mining operations would be an especially appropriate archeological activity to promote. For instance, the locations of many of the sites within the existing city boundaries that are associated with the zinc mining era are shown on historic Sanborn-Perris fire insurance maps. These sites would therefore be relatively easy to identify and study and the same is probably true for many of the sites in the surrounding township as well. Once these sites are identified, a strategy for conserving some of them can be devised.

#### D. National Register Priorities

The top priority for listing in the National Register should be the proposed West Main Street Historic District. This district is located in an area that is especially prone to redevelopment and remodeling pressures and listing it in the NRHP would be of material assistance to owners of district buildings who want to maintain or upgrade their properties.

It is further recommended that the proposed Division Street and Bayley Avenue historic districts be the next resources identified by the intensive survey to be nominated for listing in the NRHP. These resources are also vulnerable for the same reasons as the West Main Street district and the owners also have much to gain by the tax credits that are one of the benefits of NRHP listing and the favorable publicity that can be generated by being listed. The resulting publicity can then be used to prepare the way for the nomination of the other privately owned buildings on the list of potentially eligible individual buildings that is included in this report.

#### E. Community Strategies for Historic Preservation

The most effective means by which a meaningful historic preservation strategy can be created in Platteville is already in place, namely, the enactment of a local landmarks ordinance and the simultaneous creation of a local landmarks commission. Continued City support for the City of Platteville Historic Preservation Commission is the most effective tool that the City has for protecting its historic resources and the Commission is also the City's most effective potential educational tool as well.

An important step was taken in 2004, when the City successfully applied to the DHP for a Survey and Planning grant that could be used to fund an updated intensive survey of the city. The City's intent in funding such a survey was twofold; to create a data base of information about the historic resources in the city, and to identify properties that might be eligible for the NRHP. Both of these goals have now been realized and the successful first public meeting that was held in conjunction with this survey suggests that there is also considerable local interest in historic preservation.

The principal questions that now face the City are: "How can it best make use of the information generated by the survey to better inform the public about the historic resources in their midst?" and "How can public opinion be mobilized to place a higher value on these resources?" The answer seems to be largely a matter of education. The City now has much of the information it needs to assess the importance of the buildings in the survey area and the survey also identified both individual buildings and groups of buildings in the survey area that may meet NRHP criteria for listing. Therefore, the best course for the City to follow would appear to be to sponsor the nomination of these buildings to the NRHP as a way of demonstrating to the community that Platteville does, in fact, contain notable historic resources.

Listing these resources in the NRHP is an important step because people must first be made aware of their historic resources before they will place a value on them and be motivated to preserve them. Listing these resources is also a good way of introducing the community to the criteria that the National Register uses to evaluate buildings and districts. And finally, listing these buildings would also be a way of showing that a number of the historic resources in the city that are privately owned stand to benefit from available restoration-related Federal and State tax credits.

The need for getting more and better information into the hands of the public is clear. For instance, the intensive survey found that a number of buildings in the survey area that might otherwise have been eligible for listing in the NRHP have been rendered ineligible because they have been resided, most often with inappropriate materials or with materials that are different in scale from the originals such as when wide gauge clapboard is used to replace narrower gauge original siding. By disseminating information that is readily available from the NRHP and the DHP about the importance of maintaining a building's original appearance and by making the public aware of the fact that siding of an appropriate size is now widely available, the City can help the public make better informed decisions about renovation projects.

The City can also use the products of the survey to help educate the community about its historic resources. Historic photos and maps of Platteville that were identified in the survey could be reproduced (with the aid of funding from local businesses) and displayed in the heavily used Platteville Public Library and in local schools and businesses. Informational brochures that touch on remodeling issues and the tax advantages of NRHP listings can also be made available by the City as part of its education effort. Finally, lectures and workshops given by the members of the DHP can be used to better inform the community about preservation issues and techniques.