

MINUTES

Call to Order

Members Present: Kilian, Prohaska, Frieders, ~~Mariskanish~~, Domann, Prohaska, ~~Pepp~~

Staff Present: Aulik, Riniker, Flesch

Public Members: Laurie Graney, Kristahl Prohaska

The meeting was called to order by Chair Kilian at 6:03 pm

Approval of Minutes from October 21, 2020

Motion by Frieders, second by Domann to approve the minutes. Voice vote. Motion carried.

Action Item: Consideration of projects for 2021 Grant Application

The commission reviewed various projects for the 2021 WI Historic Preservation Fund subgrant application. Aulik advised that due to the timeline, that they narrow the list and prioritize the projects. Only one project will be approved by the State if any.

Various projects were discussed including resubmitting additional nominations to the State and National Register of Historic places. Four properties already had been submitted in previous grant requests, but were cut due to lack of funds. Aulik advised prioritizing those four properties (155 N Water St, Holy Trinity Episcopal Church, 315 N Second St, 415 N Second St) as a project. She can reach out to owners to ensure they were still on board.

Erick Flesch from the Museum was present and discussed various goals of the museum and what the new upcoming designation on the National Register will provide for funding and educational opportunities. Some of these projects could be applicable to the grant. The first is a "Building Conditions Survey and Long-Range Maintenance and Preservation Plan". Flesch has already received two quotes for this project (approximately \$15K). A second project was the completion of a "Historic Structures Report". Aulik stated that she could partner with the museum to submit one or both grants.

Indian Park – Ground Penetrating Radar and State/National Designation – Prohaska mentioned that this would be considered a survey. Aulik stated that an archeologist would have to be consulted with first and there was no budget for one. The cost of one would not be eligible to be included in the grant application. This project could be brought up for future grant cycles. Prohaska would still like the property submitted for State/National designation.

Motion by Frieders, second Prohaska to proceed with the application process for the four original nominations, to designate Indian Park on the State/National Register, and the museum projects. Voice vote. Motion carried.

Discussion Items

- a. Chapter 27 – Local Designation language: Aulik is working with the Clerk's office to clean up some language on the local designation listing.

- b. "Story Map" project with the Museum – Aulik and Flesch demoed storymaps from other communities and discussed a revamp of an existing UWP student project as a way to encourage historic walking tours to and from the museum.

Update: Status of properties nominated for State/National Designation

Aulik stated that she spoke with the State and the properties have still not gone through the State process. After they have been reviewed at the State they will then be submitted at the federal level. The process can take up to a year.

Citizen Comments

There were comments made regarding the accuracy of an article in the paper regarding Indian Park. The Friends of Indian Park would like to work to get this clarified. Flesch mentioned seeking a press release to fix the issues with the paper.

Garry and Kristahl Prohaska would like to see something more from the Council after a property is designated locally. Examples given were a certificate or recognition, a picture with Council members at the property, and a write up in the paper.

Laurie Graney stated she would assist with the application for Indian Park.

Prohaska had questions about a dumpster enclosure document that he found on the City website. Riniker attempted to explain that while some dumpsters can have a roof, the Steve's Pizza example would require a variance because of the lot size and setback requirements. Kilian would like to see State code examples for the next meeting for clarification in the future.

Next Meeting Date

December 15, 2020 at 6 pm

Adjourn

Motion by Frieders, second by Prohaska to adjourn. Voice vote. Motion carried. Time: 7:28

WI State Statues 66.1111 (Historic Properties)

(1) DEFINITIONS. In this section:

- (a) "Historic Property" has the meaning given under s. 44.31 (3).
- (b) "Political subdivision" means a city, village, town, or county.

(2) ACQUISITION OF PROPERTY. A political subdivision may acquire by gift, purchase, or condemnation any property right in historic property, whether the property is real or personal.

(3) OWNERSHIP, USE AND DISPOSITION OF PROPERTY.

(a) A political subdivision may preserve or rehabilitate any historic property which it owns, construct buildings on that property, own and maintain that property for public purposes or lease or convey that property.

(b) If a political subdivision leases to another person historic property, the political subdivision shall include provisions in the lease which protect the historic character and qualities of that property. If the political subdivision conveys historic property, the political subdivision shall obtain a conservation easement under s. 700.40 to protect the historic character and qualities of the property.

(4) CONSIDERATION OF EFFECTS ON HISTORIC PROPERTIES.

(a) In the earliest stage of planning any action related to the following, a political subdivision shall determine if its proposed action will affect any historic property which is a listed property, as defined under s. 44.31 (4), or which is on the list of locally designated historic places under s. 44.45:

1. Long-range planning for facilities development.
2. Any action under sub. (3).
3. Razing any historic property which it owns.

(b) A political subdivision shall notify the state historic preservation officer of any proposed action which it determines under par. (a) would affect any historic property.

(5) GRANTS. A political subdivision may make grant of funds to any public or private entity for the purpose of preserving or rehabilitating historic property.

From email dated 1/15/2021 from Howard Crofoot regarding the Council Floors:

Thompson is to sand, seal, and finish the floor. Shannon (Butson) picked a color of finish to mimic the current color.

Notes Provided by Garry Prohaska 1-15-21

On the city web site on 2021-01-12 For discussion at HPC Meeting 2021-01-17

- **Web site:** <https://www.platteville.org/cd/page/historic-preservation>
- **Municipal Code:** Chapter 27 - Historic Preservation

Is your property historic? [Find out here.](#)

Local Historic Districts & Properties Need to update the list shown on chapter 27

State/National Historic Districts & Properties **In 2018 the HPC passed a motion that all building permits (for historic structures) that are brought to the inspector and approved, be brought to the HPC commission for review**

[Certificate of Appropriateness](#)

[Historic Rehabilitation Guidelines and Laws](#)

[Historic Tax Incentives](#) **Are information Packet being given to people with historic buildings receiving this information. Passed by HPC To include structures listed on the National and State register.**

The Building Inspector was also to place these structures on a card file he uses to note such a status. Not just Local designation.

[Historic Preservation Commission](#)

These are topics on the site that should be revisited and reviewed

Can any changes be made to a historic structure without going before the Historic Preservation Commission for approval?

The Building Inspector or Community Planning & Development Director, as designees of the Commission, may issue a Certificate of Appropriateness for the following types of work to historic structures without Commission approval. When reviewing the projects listed below, the designees shall use the Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings as a guide to determine appropriate methods and materials to complete the work. Any time there is a question regarding interpretation of this policy, or interpretation of the standards and guidelines, the proposed work shall be submitted to the Commission for approval.

Exterior Masonry:

1. Cleaning of masonry according to approved methods.
2. Repointing mortar joints using mortar that is similar to the original in strength, composition, color, texture and hardness. The width and profile of the mortar joints are maintained.
3. Limited replacement of bricks or other masonry features if the same kind of material, or a compatible material, is used.
4. Repainting of historically painted surfaces.
5. Brick shall not be painted or coated with other materials such as stucco when such masonry has historically been unpainted or uncoated.
6. Replacement of veneer concrete foundation coating with veneer stone.
7. Use approved methods to prevent water damage to masonry.
8. Concrete shall not be used as a substitute for mortar in rock foundations.

Building Exterior-Wood:

1. Retain and preserve wood features that are important to the historic character of the building.
2. Materials used in exterior repairs shall duplicate original wood in texture and appearance.
3. Use approved methods to prevent water damage to wood.

Building Exterior-Metal:

1. Retain and preserve metal features that are important to the historic character of the building.
2. Cleaning of metal surfaces according to approved methods.
3. Use approved methods to prevent water damage to metal.

Building Exterior-Roofs:

1. Re-roofing that maintains or restores the historic character of the building's roof.
2. Re-roofing that does not change roof shape, or remove or cover any decorative features of the roof or cover any portions of the building facade.
3. Chimneys not visible from the street or other public use area may be removed. Metal chimneys are prohibited.
4. Use the appropriate roofing material, such as slate, wood, clay tile or metal, according to the original historic character of the building.
5. Re-roofing may be done with asphalt, fiberglass or other rectangular composition shingles similar in appearance to 3-in-l-tab asphalt shingles when such materials do not affect the historic character of the building.
6. Re-roofing that does not involve the addition of features such as air conditioning, skylights, decks, terraces, dormers, solar collectors or other items readily visible.
7. Rubberized membranes, rolled roofing, tar-and-gravel, and other similar roofing materials may be used on flat or slightly sloped roofs.

Building Exterior-Windows:

1. Use methods acceptable for rehabilitation of existing historic windows.
2. Repairs to existing historic window frames, sashes and surrounding trim, such as caulking, weatherstripping, patching and splicing, reglazing, and replacement of broken glass.
3. Replacement windows that fill the masonry or rough-framed opening and the features of the new window match those originally installed in the building. Replacement windows of aluminum-clad wood or vinyl-clad wood are allowed. Vinyl windows shall be approved by the Commission.
4. If the window is being proposed as a replacement for a non-original window, then the appropriate style for the window shall be based on the style on other original windows on the building, or on historic photos of the building, if available. When neither of these options are available for comparison, the replacement window should be based on the style of original windows used in other similar buildings in Platteville.
5. The addition of storm windows where none existed originally is allowed as part of a replacement window unit. Storm windows must be painted or stained. Raw aluminum shall be approved by the Commission.

Building Exterior-Entrances and Porches:

1. Rehabilitation of entrances and porches using acceptable methods that maintain or restore original features.
2. Storm door designs of wood and glass to match the original design on the building are encouraged. Storm doors of simple design with no stylistic reference may also be used. Storm doors with metal grills may be approved if they blend with the style of the building.
3. Storm doors must be painted or stained. Raw aluminum shall be approved by the Commission.

Building Site:

1. Use approved methods to prevent water damage to rock foundation walls. Examples are the maintenance or addition of gutters and downspouts, installation of drain tile along the building foundation and providing adequate site drainage.
2. Rehabilitation of features that are not missing such as walks, paths, roads, driveways and parking areas.

Signage:

New business signage in the commercial Historic District can be reviewed at the staff level. Staff will review the proposed sign in accordance with the Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings. If there is any question of the proposed business sign, the proposed work shall be submitted to the Commission for Approval.

Re-siding:

Re-siding that replaces or covers clapboards or non-original siding on historic buildings originally sided with clapboards is allowed provided that the new siding imitates the width of the original clapboard siding to within one (1) inch and that all architectural details including, but not limited to, window trim, wood cornices, and ornament either remain uncovered or are duplicated exactly in appearance. If more than one layer of siding exists on the building, all layers except the first must be removed before the new siding is applied. If insulation is applied under the new siding, all trim must be built up so that it projects from the new siding to the same extent it did with the original siding.

Painting:

Painting a building or a building component does not require approval or the issuance of a Certificate of Appropriateness, unless the request is to paint a building or portion of a building that has never previously been painted. For example, a request to paint a brick building that has never previously been painted requires approval of the Commission and the issuance of a Certificate of Appropriateness.

General Repair and Replacement:

Repairs to, or limited replacement of, building materials and building components if the work uses the same materials, or compatible substitute materials, and provided that the work does not substantially change the exterior appearance of the structure or site.

(Provided by Garry Prohaska – 1/15/21)

RECENT CHANGES TO STATE LAWS

In the past few years, several changes to state laws have been enacted that impact local historic preservation ordinances. If your community's local ordinance does not address the issues discussed by these laws it needs to be updated. If you have questions regarding these changes, or if you want to know if your current ordinance is in compliance with these laws, ~~please contact Joe DeRose at either joe.derose@wisconsinhistory.org or (608) 264-6512.~~

2015 Wisconsin Act 176: In 2015, Wisconsin Act 176 requires that all decisions of the historic preservation commission have an appeal process for the property owner. These appeals typically go before the City Council, Town Board or County Board depending on which jurisdiction is covered by the ordinance. This Act also specifies how property owners need to be contacted regarding issues pertaining to their property. Before the local unit of government designates a historic landmark or establishes a historic district, the local unit of government shall hold a public hearing. If the local unit of government proposes to designate a place, structure, or object as a historic landmark or establish a historic district that includes a place, structure, or object, the local unit of government shall, by 1st class mail, notify the owner of the place, structure, or object of the determination and of the time and place of the public hearing on the determination.

2017 Wisconsin Act 317 states that when either approving or denying a Certificate of Appropriateness, the commission must use the language as stated in Wisconsin Act 317 which was passed in 2017. This Act states that the commission "shall permit an owner to use materials that are similar in design, color, scale, architectural appearance, and other visual qualities." This legislation does not give an owner unilateral approval for any material or project they propose. Ultimately it is the commission's responsibility to review each project application objectively against their ordinance and to provide a professional opinion of appropriateness.

602.4.1 Fire-retardant-treated wood in exterior walls.

Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies with a 2-hour rating or less.

602.4.2 Cross-laminated timber in exterior walls.

Cross-laminated timber complying with Section 2303.1.4 shall be permitted within exterior wall assemblies with a 2-hour rating or less, provided the exterior surface of the cross-laminated timber is protected by one the following:

1. Fire-retardant-treated wood sheathing complying with Section 2303.2 and not less than $1\frac{5}{32}$ inch (12 mm) thick;
2. Gypsum board not less than $\frac{1}{2}$ inch (12.7 mm) thick; or
3. A noncombustible material.

602.4.3 Columns. Wood columns shall be sawn or glued laminated and shall be not less than 8 inches (203 mm), nominal, in any dimension where supporting floor loads and not less than 6 inches (152 mm) nominal in width and

not less than 8 inches (203 mm) nominal in depth where supporting roof and ceiling loads only. Columns shall be continuous or superimposed and connected in an approved manner.

602.4.4 Floor framing. Wood beams and girders shall be of sawn or glued-laminated timber and shall be not less than 6 inches (152 mm) nominal in width and not less than 10 inches (254 mm) nominal in depth. Framed sawn or glued-laminated timber arches, which spring from the floor line and support floor loads, shall be not less than 8 inches (203 mm) nominal in any dimension. Framed timber trusses supporting floor loads shall have members of not less than 8 inches (203 mm) nominal in any dimension.

602.4.5 Roof framing. Wood-frame or glued-laminated arches for roof construction, which spring from the floor line or from grade and do not support floor loads, shall have members not less than 6 inches (152 mm) nominal in width and have not less than 8 inches (203 mm) nominal in depth for the lower half of the height and not less than 6

**TABLE 602
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE^{a, d, g}**

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H ^e	OCCUPANCY GROUP F-1, M, S-1 ^f	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U
X < 5 ^b	All	3	2	1
5 ≤ X < 10	IA	3	2	1
	Others	2	1	1
10 ≤ X < 30	IA, IB	2	1	1 ^c
	IIB, VB	1	0	0
	Others	1	1	1 ^c
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.

- a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- b. See Section 706.1.1 for party walls.
- c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- e. For special requirements for Group H occupancies, see Section 415.6.
- f. For special requirements for Group S aircraft hangars, see Section 412.4.1.
- g. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.

**TABLE 602.4
WOOD MEMBER SIZE EQUIVALENCIES**

MINIMUM NOMINAL SOLID SAWN SIZE		MINIMUM GLUED-LAMINATED NET SIZE		MINIMUM STRUCTURAL COMPOSITE LUMBER NET SIZE	
Width, inch	Depth, inch	Width, inch	Depth, inch	Width, inch	Depth, inch
8	8	6 ³ / ₄	8 ¹ / ₄	7	7 ¹ / ₂
6	10	5	10 ¹ / ₂	5 ¹ / ₄	9 ¹ / ₂
6	8	5	8 ¹ / ₄	5 ¹ / ₄	7 ¹ / ₂
6	6	5	6	5 ¹ / ₄	5 ¹ / ₂
4	6	3	6 ⁷ / ₈	3 ¹ / ₂	5 ¹ / ₂

For SI: 1 inch = 25.4 mm.