

**HISTORIC PRESERVATION COMMISSION
OF THE CITY OF PLATTEVILLE**



AGENDA

TUESDAY, JUNE 15, 2021 – 6:00 P.M.

1. Call to Order
2. Approval of Minutes from May 18, 2021
3. Action Items:
 - a. Certificate of Appropriateness – 15 E. Main Street
 - b. Request to Amend Historic Designation of 130 Market Street Property – Set Public Hearing Date
4. Discussion Items:
 - a. Update on Indian Park Grant with the Park & Recreation Department and Museum
 - b. Report on WI Association of Historic Preservation Commissions (WAHPC) Virtual Spring Conference April 23-24
5. Citizen Comments
6. Next Meeting Date: Tentative - July 20, 2021 at 6 pm
7. Adjourn

To join the Historic Preservation Commission Meeting via Zoom

Join via your Device:

<https://us02web.zoom.us/j/87061692206?pwd=Ujc4U1FVSnNRK1RqOHBkZ2JUV2VFZz09>

Join via Phone (Audio Only):

888 475 4499 or

877 853 5257

Meeting ID: 870 6169 2206 Passcode: 278816

HISTORIC PRESERVATION COMMISSION OF THE CITY OF PLATTEVILLE



MINUTES

TUESDAY, MAY 18, 2021 – 6:00 P.M. Held via ZOOM

MEMBERS PRESENT: Beth Frieders, Staci Strobl, Ken Kilian

ALTERNATES PRESENT: None

MEMBERS ABSENT: Bill Cramer, Arlene Siss

STAFF PRESENT: Ric Riniker, Joe Carroll

OTHERS PRESENT: None

Call to Order

Chairman Kilian called the meeting to order at 6:05 pm.

Approval of Minutes – January 19, 2021

Frieders mentioned an error in the minutes regarding the meeting date. Kilian mentioned that his name is spelled wrong in one location.

Motion by Frieders to approve the corrected minutes. Second by Kilian. Motion approved.

Action Items None

Discussion Items

- a. Update on State Historic Preservation Review Board Meeting: May 14, 2021 regarding State/National Register Nominations - Leonard Coates House (250 Southwest Rd), Hinners House (1195 W Main St), Rock School and Hanmer Robbins School Complex (405 E Main St)
Carroll informed the Commission that the Review Board voted to approve the nominations of all three properties. The next step is final technical review and submittal to the National Park Service for their review and approval. This will take 1 to 2 months.
- b. Update on 2020-21 Historic Preservation Grant
Information is in the packet. We are waiting for the contract and documentation from the State.
- c. Update on Indian Park Grant through the Museum
No information available. Kilian will contact the people working on the research for Indian Park for information and to invite them to the next meeting.
- d. Report on WI Association of Historic Preservation Commissions (WAHPC) Virtual Spring Conference
Kilian attended the meeting. He is going to contact WAHPC to see if they had information on the conference that could be shared with the Commission.

Citizen Comments None

Next Meeting Date June 15, 2021 at 6 pm

Adjourn

Motion by Frieders to adjourn. Second by Kilian. Motion approved.

Joe Carroll, Community Development Director

Date Approved

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS
 PLATTEVILLE HISTORIC PRESERVATION



General Information

	Applicant/Agent	Owner
Name(s)	American Window Restoration	Ripple Management
Address	10997 Division St / Blue Mounds 53517	3801 Regent St / Madison, 53919
Phone	608-574-6300	608-238-2044
Email	americanwindowrestore@gmail.com	kate.ripplemgt@gmail.com

Property Information

Address of Property: 15 E Main St Platteville, WI
 Name of Property/Business: Main Street Apartments
 Historic District in which property is located: Downtown District Other _____

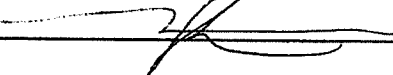
Description of Project

Describe proposed work, materials to be used, and impact on existing features.
 Wooden window restoration (salvage & repair all wooden windows.) New storm windows
 (Aluminum on sides & rear / wooden storm windows by Marvin on front elevation)

Attachments The following information is attached.

- | | |
|---|---|
| <input type="checkbox"/> Exterior photographs | <input type="checkbox"/> Sketches, elevation drawings and/or annotated photographs. |
| <input type="checkbox"/> Floor plans | <input type="checkbox"/> Site plan showing relative location of adjoining structures. |
| <input type="checkbox"/> Specifications | <input type="checkbox"/> Other _____ |

Signatures: The undersigned person(s) hereby petition the Historic Preservation Commission of the City of Platteville, Wisconsin, to issue a Certificate of Appropriateness as described above.
 (By typing your signature(s) below you agree to the above statement and to the completeness of this application.)

APPLICANT:  DATE: 5-10-21
 APPLICANT: _____ DATE: _____

OFFICE USE ONLY

Permit Number: COA _____ Date Received: _____ Fee Paid: \$ _____ Receipt #: _____
 Historic Preservation Commission Action: Approved Denied HPC Meeting Date: _____
 Conditions:



Google

Image capture: Jul 2018 © 2021 Google

Platteville, Wisconsin



Street View





Image capture: Sep 2013 © 2021 Google

Platteville, Wisconsin



Street View





Image capture: Sep 2013 © 2021 Google

Platteville, Wisconsin



Street View

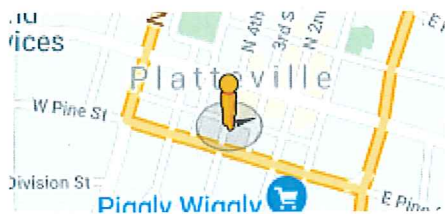




Image capture: Jul 2018 © 2021 Google

Platteville, Wisconsin



Street View



**HISTORIC PRESERVATION COMMISSION
OF THE CITY OF PLATTEVILLE**



MEMO

To: Historic Preservation Commission
From: Joe Carroll, Community Development Director
Date: June 10, 2021
Re: Amendment to Historic District

A letter has been submitted from the owners of the property at 130 Market Street. The letter is a formal request to have the property removed from the Main Street Commercial Historic District. The procedures for amending a historic district are covered by Section 27.06(B)(3) of the Historic Preservation ordinance. According to the ordinance the Commission needs to hold a public hearing regarding the amendment request following the notice requirements that are used when creating a district. Prior to the hearing, a written notice needs to be provided to the owners of all property located within 200 feet of the property at least ten (10) days prior to the date of the hearing. The City's standard practice is to also provide a notice in the paper regarding all public hearings. After the public hearing, the Commission makes a recommendation to the Common Council. The Common Council makes the final decision.

A tentative timeframe for action on this item:

- June 15th – Introduction of item to the Historic Preservation Commission. Set public hearing date.
- July 20th – Public hearing and vote of the Historic Preservation Commission.
- July 27th – Information/discussion item for Common Council.
- August 10th – Action by Common Council.

June 1, 2021

Members of the Historic Preservation Commission,

As per Platteville Municipal Code Chapter 27.06,B,3, please consider this letter a formal request for removal of our property at 130 Market Street Platteville, from the Main Street Historic Preservation District of Platteville. The inclusion in this designated district has negatively impacted our efforts to invest in our property and improve our business. It also creates a process that increases project timelines and costs due to the inconsistent application of guidelines and education of commission members and public. Further inclusion in the historic district puts restraint on our ability to adapt our business for the future and to improve our community.

We will be able to provide adequate argument against the continued inclusion of our property in this district. Please notify us of the next steps in this process.

Sincerely,

Jeff and Lisa Haas
Owners: 130 Market Street

3. **Amendment.** A property owner or the City may seek an amendment of the designation of a property as a historic site, historic structure or its inclusion in a historic district. Consideration of an amendment shall be commenced by written request filed with the Historic Preservation Commission. The notice and public hearing requirements for the establishment of a historic site, structure or historic district shall be followed with respect to consideration of the amendment. Following the public hearing, the Historic Preservation Commission shall make a recommendation to the Common Council regarding the amendment of the designation. The Common Council will then take final action on the amendment.
4. **Voluntary Restrictive Covenants.** The owner of any historic structure or site may, at any time following such designation of the property, enter into a restrictive covenant on the subject property after negotiation with the Commission. The Commission may assist the owner in preparing such covenant in the interest of preserving the structure or site. The owner shall record such covenant in the office of the Grant County Register of Deeds, and shall notify the City Assessor of such covenant and the conditions thereof.

27.07 INTERIM CONTROL. No building permit shall be issued by the Building Inspector for the exterior alteration or construction of, or the demolition or removal of, a nominated historic structure, historic site, or any property or structure within a nominated historic district from the date of the meeting of the Historic Preservation Commission at which a nomination form is first presented until the final disposition of the nomination by the Historic Preservation Commission or the City Council unless such alteration, removal or demolition is authorized by formal resolution of the City Council as necessary for public health, welfare or safety. In no event shall the delay be for more than ninety (90) days.

27.08 SEPARABILITY. If any provision of this chapter or the application thereof to any person or circumstances is held invalid, the remainder of this chapter and the application of such provisions to other persons or circumstances shall not be affected thereby.

27.09 LOCAL HISTORIC DESIGNATION. The City designated Platteville's Main Street Commercial Historic District, listed on March 9, 1990, in the National Register of Historic Places, as a local Historic Preservation District. The Historic Preservation Commission has also designated the following individual properties as historic structures:

- 315 W. Main Street – designated as a local historic property on 9/29/2003
- 25 W. Gridley (formerly 150 S. Chestnut) – designated as a local historic property on 10/13/2003
- 480 N. Third Street – designated as a local historic property on 7/19/2004
- 130 N. Hickory Street – designated as a local historic property on 7/19/2004

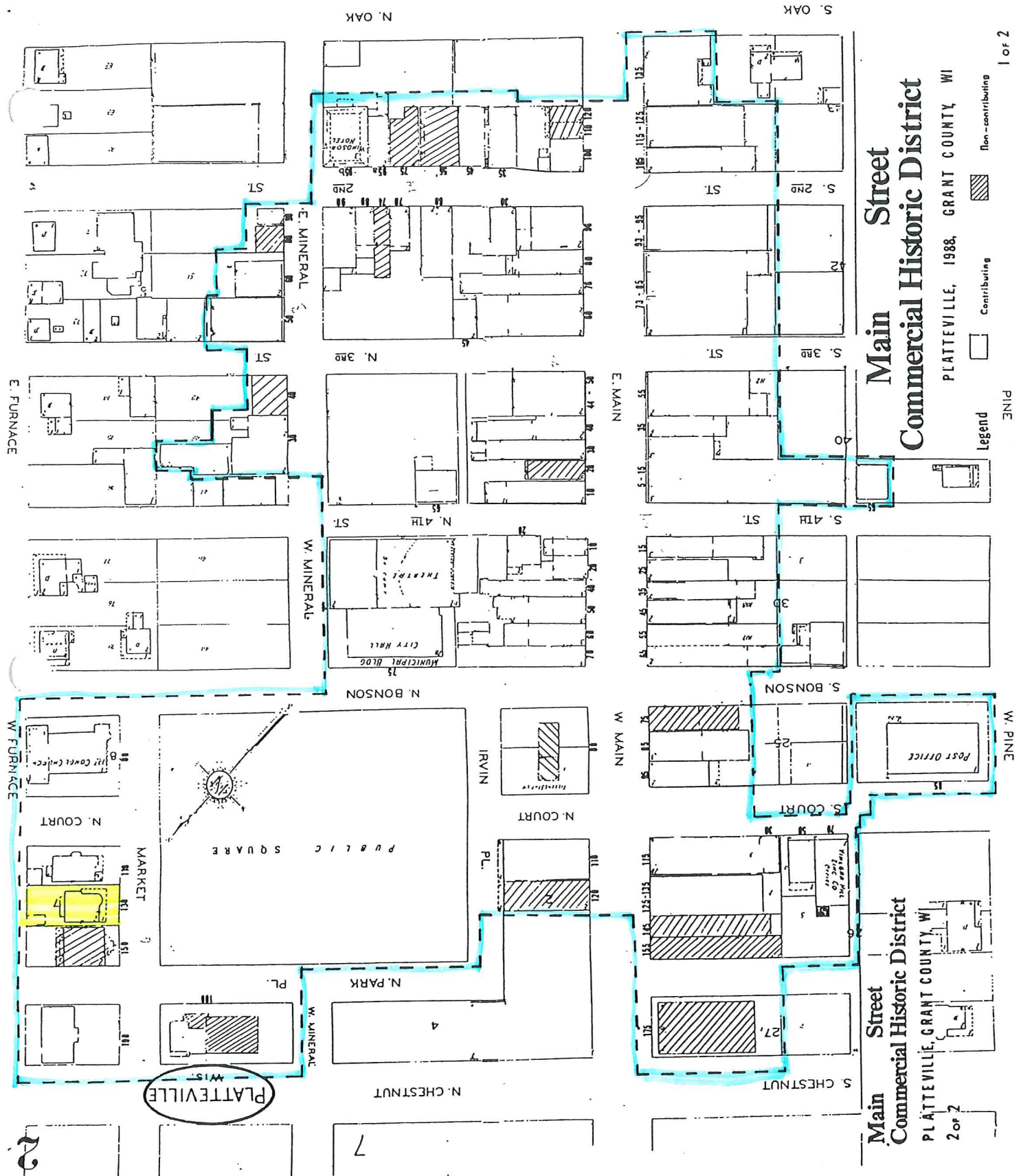
CHAPTER 27 Historic Preservation

2. Are identified with historic personages or with important events in national, state, or local history; or
3. Embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or
4. Are representative of the notable work of a master builder, designer or architect who influenced his age; or
5. Have yielded, or may be likely to yield, information important to prehistory or history.

27.06 PROCEDURES.

A. Designation of Local Historic Structures and Local Historic Sites.

1. Upon receipt of a nomination under 27.05(A), the Commission shall, after notice, schedule a public hearing to consider the designation of local historic structures and local historic sites, or to rescind such designation or recommendation. At least ten (10) days prior to such hearing, the Commission shall notify the owners of record, as listed in the office of the City of Platteville's assessor, who are owners of property in whole or in part situated within two hundred (200) feet of the boundaries of the property affected.
2. The Commission shall then conduct such public hearing and, in addition to the notified persons, may hear expert witnesses. The Commission may conduct an independent investigation into the proposed designation or rescission. Within ten (10) days after the close of the public hearing, the Commission may, after application of the criteria in Section 27.05(B) above, recommend to the Common Council the designation of the property as either a local historic structure, or a local historic site, or recommend to rescind the designation.
3. The Common Council, upon receipt of the recommendation from the Historic Preservation Commission, shall either designate or reject the local historic structure or local historic site, or rescind such a designation. Such action shall not become effective except by the favorable vote of three-fourths (3/4) of the entire membership of the Common Council. After the designation or rescission has been made, notification shall be sent to the property owner or owners. Notification shall also be given to Platteville's Plan Commission.



Main Street Commercial Historic District
 PLATTEVILLE, 1988, GRANT COUNTY, WI

Main Street Commercial Historic District
 PLATTEVILLE, GRANT COUNTY, WI

Legend
 [White Box] Contributing
 [Hatched Box] Non-contributing