

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



**AGENDA**

**THURSDAY, JUNE 24, 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
  - c. Certificate of Appropriateness – 96 E. Main Street
4. Discussion Items:
  - a. Update on Indian Park Grant with the Park & Recreation Department and Museum
  - b. Update on Property Nomination Grant
  - c. 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/84587833893?pwd=cmx0U0I5aXlud1FuWDIPVHV2ZXV4QT09>

**Join via Phone (Audio Only):**

888 475 4499 or

877 853 5257

**Meeting ID: 845 8783 3893 Passcode: 446498**

# 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.

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Joe Carroll, Community Development Director

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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 \_\_\_\_\_

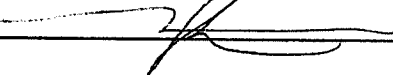
**Description of Project**

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 _____  |

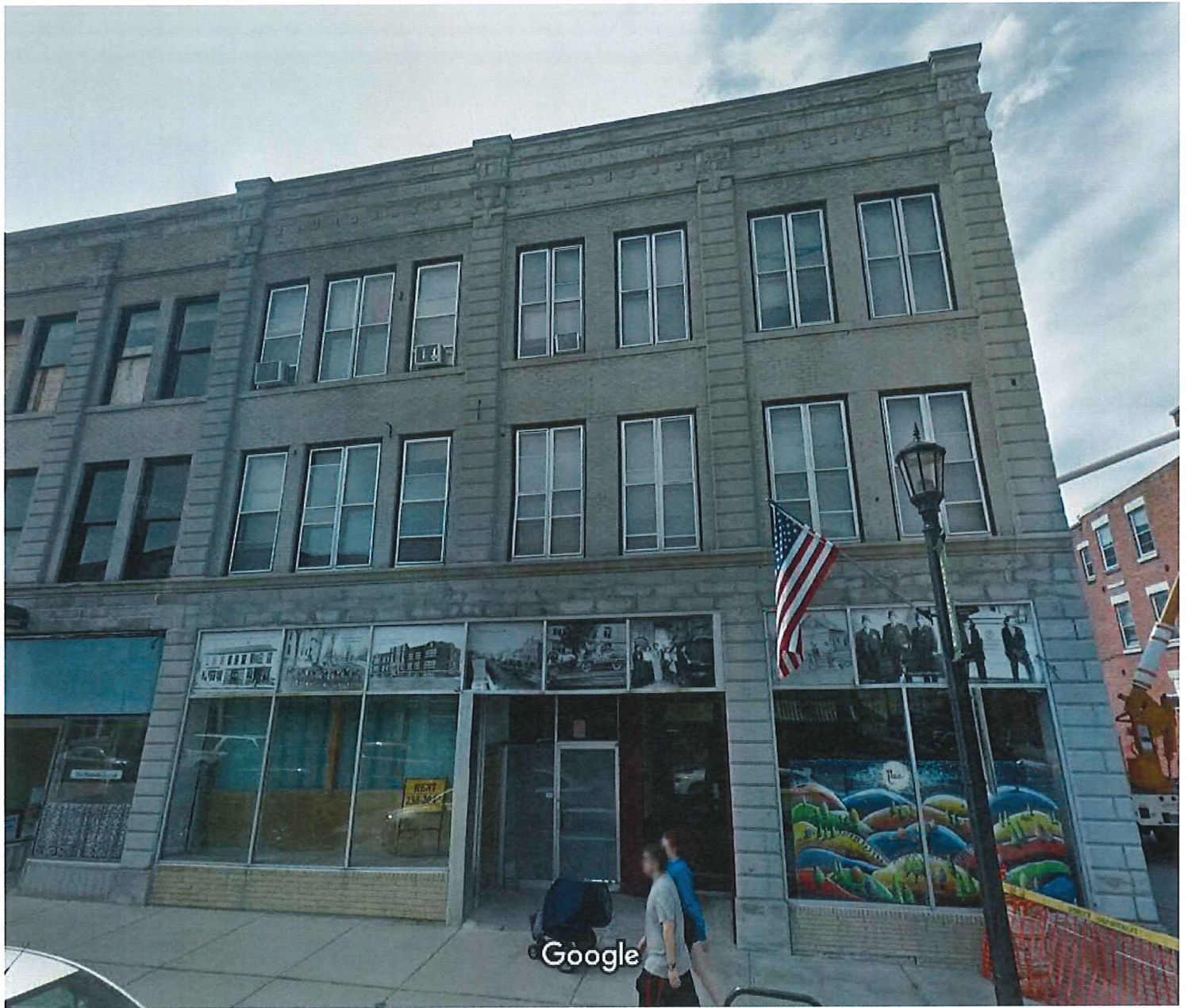
**Signatures:** The undersigned person(s) hereby petition the Historic Preservation Commission of the City of Platteville, Wisconsin, to issue a Certificate of Appropriateness as described above.  
 (By typing your signature(s) below you agree to the above statement and to the completeness of this application.)

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





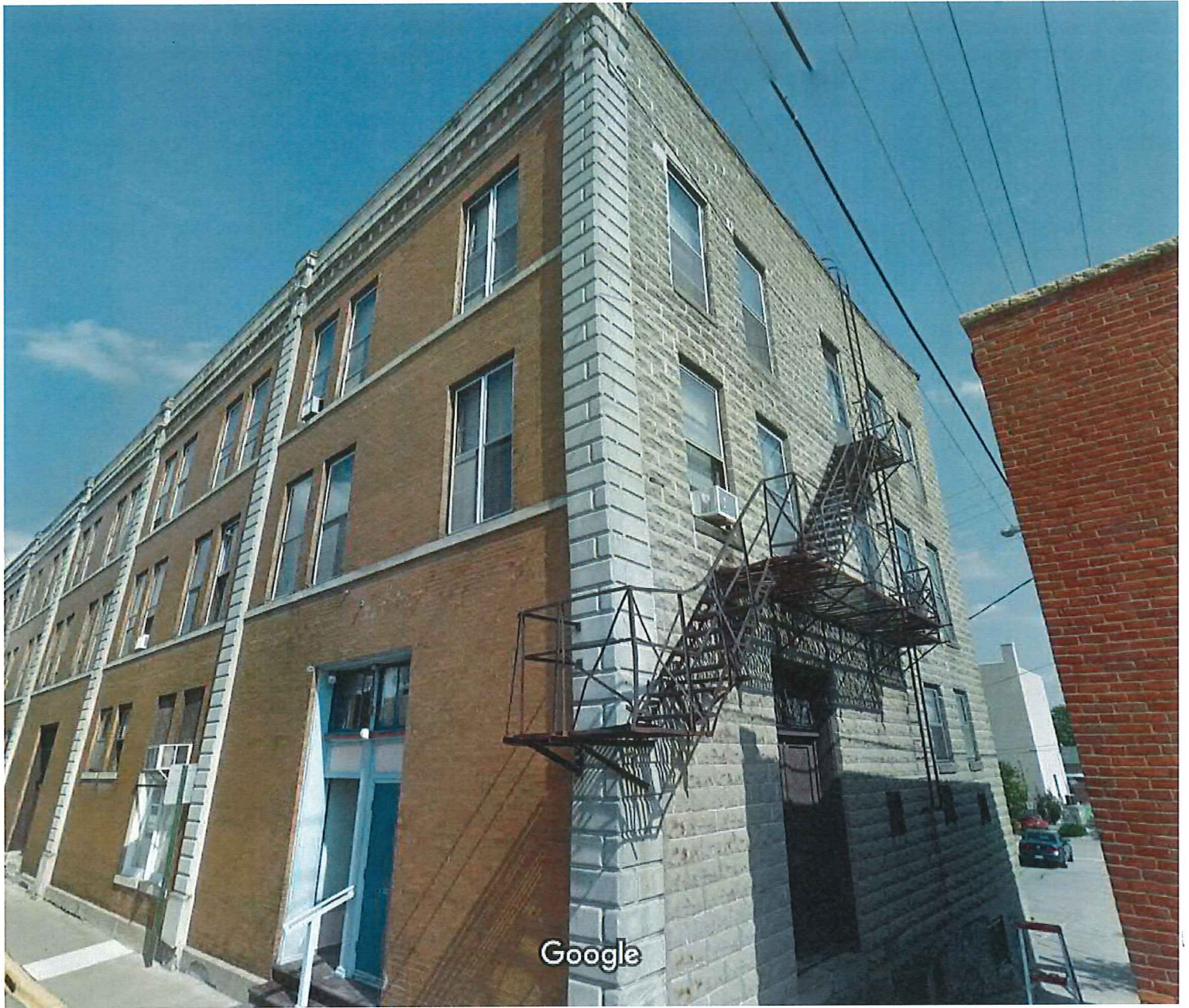


Image capture: Sep 2013 © 2021 Google

Platteville, Wisconsin



Street View

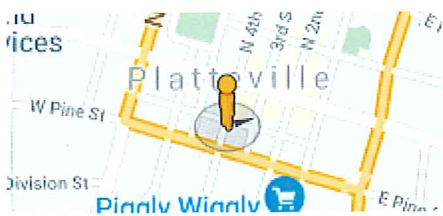




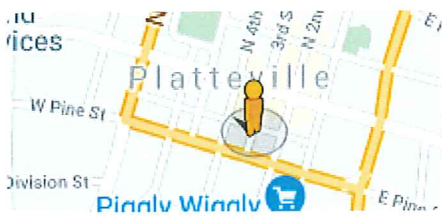


Image capture: Jul 2018 © 2021 Google

Platteville, Wisconsin



Street View



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



**MEMO**

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

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



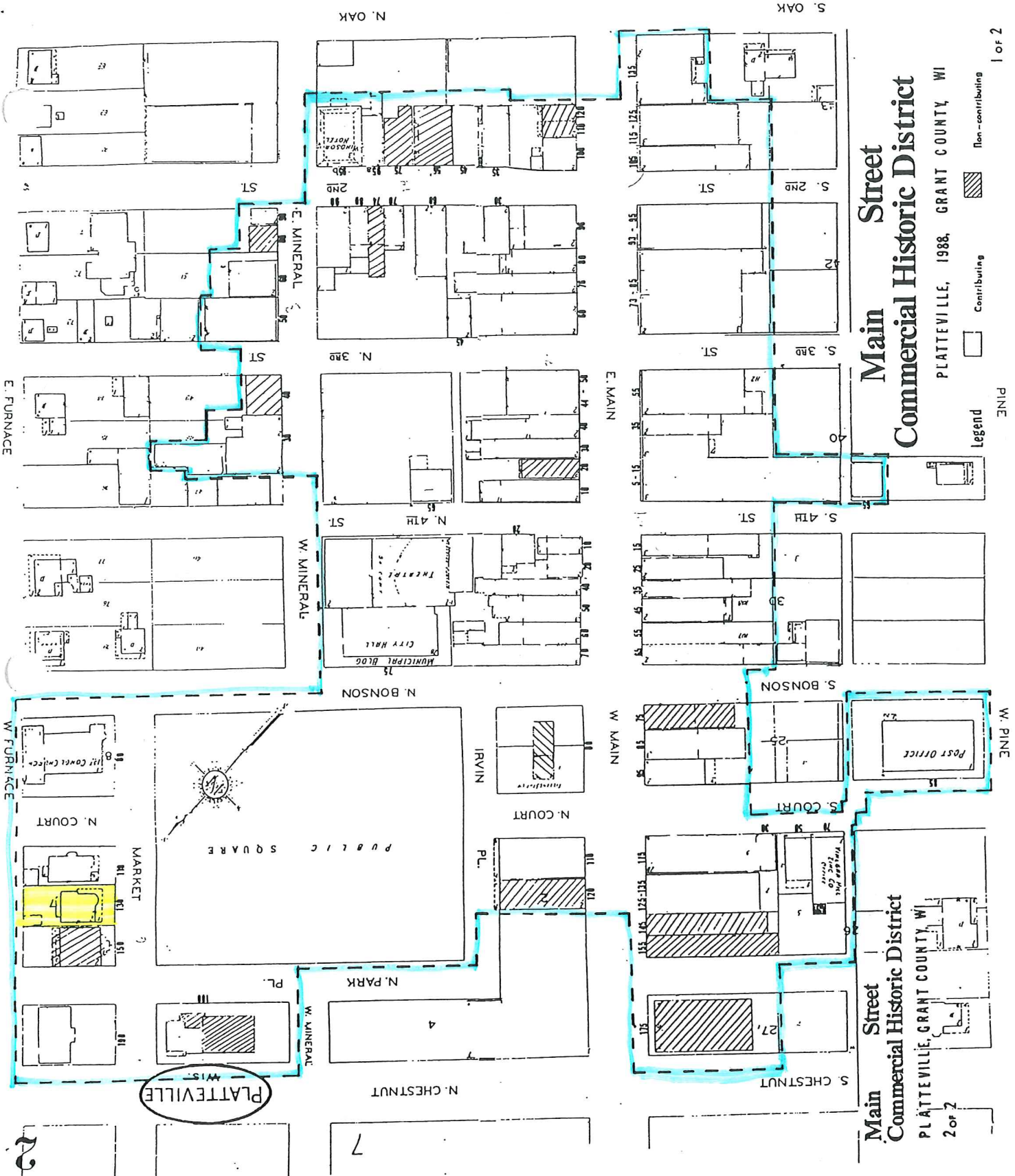
## CHAPTER 27 Historic Preservation

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.



PLATTEVILLE  
— WIS.

# Main Street Commercial Historic District

PLATTEVILLE, 1988, GRANT COUNTY, WI

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

PINE

# Main Street Commercial Historic District

PLATTEVILLE, GRANT COUNTY, WI

2 of 2



## Historic Preservation Commission Training- From the Wisconsin State Historical Society

<https://www.wisconsinhistory.org/Records/Article/CS245>

### Under Chapter 2- Preservation Laws and programs

<https://www.wisconsinhistory.org/Records/Article/CS97>

#### Wisconsin Act 395

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This act created the Wisconsin State Register of Historic Places, which, like the National Register of Historic Places, lists "districts, sites, buildings, structures, and objects which are significant in national, state, or local history, architecture, archaeology, engineering and culture." Criteria for the State Register are also similar to those of the National Register. The Wisconsin Act 395 also contains provisions for reviewing the state's long-range building plans with respect to historic properties under the state's control. The act also initiated a state [tax credit program](#) for the rehabilitation of historic structures.

#### Wisconsin Statute 62.23

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To ensure that historic preservation becomes part of the local government planning process, the Wisconsin legislature enacted Wisconsin Statute 62.23 in 1993. This law mandates that cities with properties listed on the National or State Registers of Historic Places adopt a Historic Preservation Ordinance. In order for a local ordinance to be certified it must:

- **Contain criteria for the designation of historic structures and districts on a local historic register similar to the criteria for inclusion in the National Register of Historic Places;**
- Provide **procedures for designation** of historic structures or districts including a nomination process, public notice, and opportunities for written and oral public comment;
- Provide for the exercise of control by the city, **to achieve the purpose of preserving and rehabilitating historic structures and districts; and**
- Create a historic preservation commission.
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## Page 4..... Wisconsin Requirements for Certified Local Governments

<https://www.wisconsinhistory.org/Records/Article/CS94>

### Wisconsin Requirements for Certified Local Governments

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Federal law allows the state to establish additional requirements for CLGs. The CLG must adhere to all of the federal and state requirements or the SHPO may revoke the CLG certification. The Wisconsin SHPO has established these additional requirements:

1. The CLG must enact and enforce a historic preservation ordinance that regulates historic property.
2. A CLG must provide annual reporting to the SHPO on CLG activities.
3. A CLG must send copies of meeting minutes and agendas to the SHPO following each meeting.
4. **The ordinance must not allow historic property owners to "opt-out" of local historic designation.**
5. **Designation must not require owner consent.**
6. **The commission must approve work on locally designated properties and recommendations may not be "advisory."**

A Certified Local Government (CLG) is any city, village, county or town that has been certified by the SHPO and the Department of the Interior to meet these basic criteria:

- Establish by ordinance a qualified historic preservation commission
- Enforce appropriate state or local legislation for the designation and protection of historic properties
- Maintain a system for the survey and inventory of local historic resources
- Provide for public participation in the local historic preservation program

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5. **Designation must not** require owner consent.
6. The commission **must approve work on locally designated properties and recommendations may not be "advisory."**

#### Main Duties of Wisconsin HPC

The **duties** of the **commission** are to select geographically-defined areas within the city to be designated as **historic districts** and to prepare a **historic preservation plan** for each area. The Commission works with property owners to designate and educate about local historic buildings.

#### Historic Preservation Commission Training

<https://www.wisconsinhistory.org/Records/Article/CS245>

By completing this training, you will be able to:

- Describe the functions, operations, and responsibilities of a preservation commission
  - Identify key preservation laws, statutes, and programs
  - Explain historic preservation's economic benefits for your community
  - Apply new design review and decision-making knowledge to your own commission processes
- 
- **Page 4: Designating Landmarks and Creating Historic Districts**  
  
Two key responsibilities of a commission are to designate (or recommend the designation of) properties as local landmarks, and to create historic districts.
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- **Page 5: Designating Conservation Zones**  
  
Conservation zones represent an alternative to historic district designation in areas that do not qualify as historic districts or that lack public support for historic districts.
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- **Page 6: Protecting Archaeological Sites**  
  
Archaeological sites are primarily protected at the federal level. However, concern about archaeological sites is growing, and many preservation commissions are now being called upon to protect them.



APPLICATION FOR A  
**CERTIFICATE OF APPROPRIATENESS**  
 CITY OF PLATTEVILLE, WISCONSIN



**General Information** (please type or print clearly)

	Applicant/Agent	Owner
Name	Keith Gutierrez	Michael Osterholz
Address	92 E. Main St.	
Phone	563-543-9546	
Fax	—	

**Property Information**

Address of Property: 92. E. Main St. Platteville, WI

Name of Property/Business: 7 Hills North

Historic District in which property is located:  Downtown District  Other \_\_\_\_\_

**Description of Project** (Attach additional pages if necessary.)

Describe proposed work, materials to be used, and impact on existing features.

• Exterior Paint ↙ SW 6901 Electric Lime ↘ ↗ Sherwin Williams ↖

• Wall mounted signage on corner of 2nd + Main St.

**Attachments** The following information is enclosed.

- Exterior photographs
- Floor plans
- Specifications
- Sketches, elevation drawings and/or annotated photographs.
- Site plan showing relative location of adjoining structures.
- 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.

APPLICANT: Keith Gutierrez DATE: 6-20-21

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

**OFFICE USE ONLY**

Date Application Filed: \_\_\_\_\_ File Number: \_\_\_\_\_

Historic Preservation Commission Action & Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

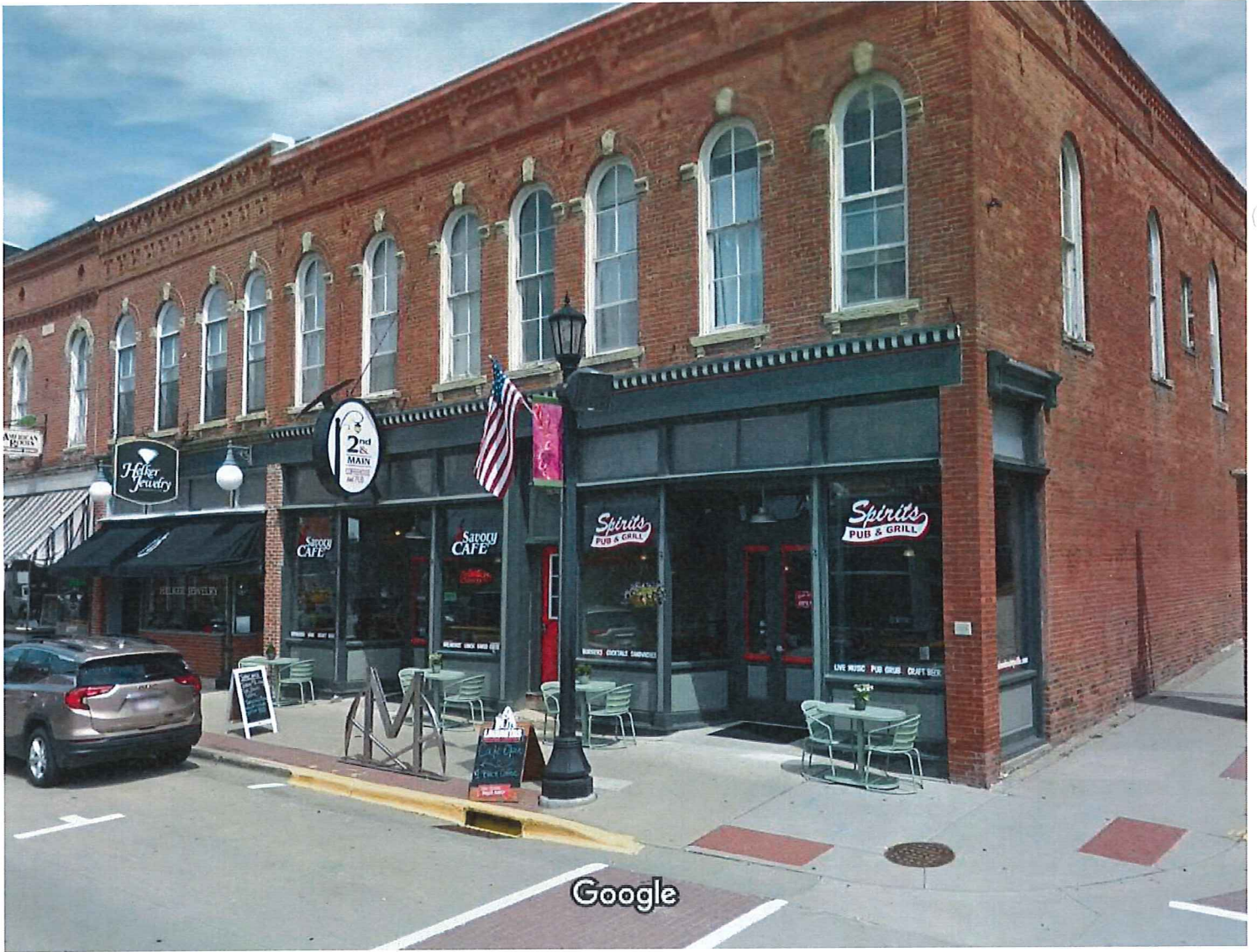


Image capture: Jul 2018 © 2021 Google

Platteville, Wisconsin



Street View







**Spirit's**  
**PUB & GRILL**

**2nd & MAIN**  
COFFEEHOUSE  
and PUB

*Halter Jewels*

LIVE MUSIC

OPEN

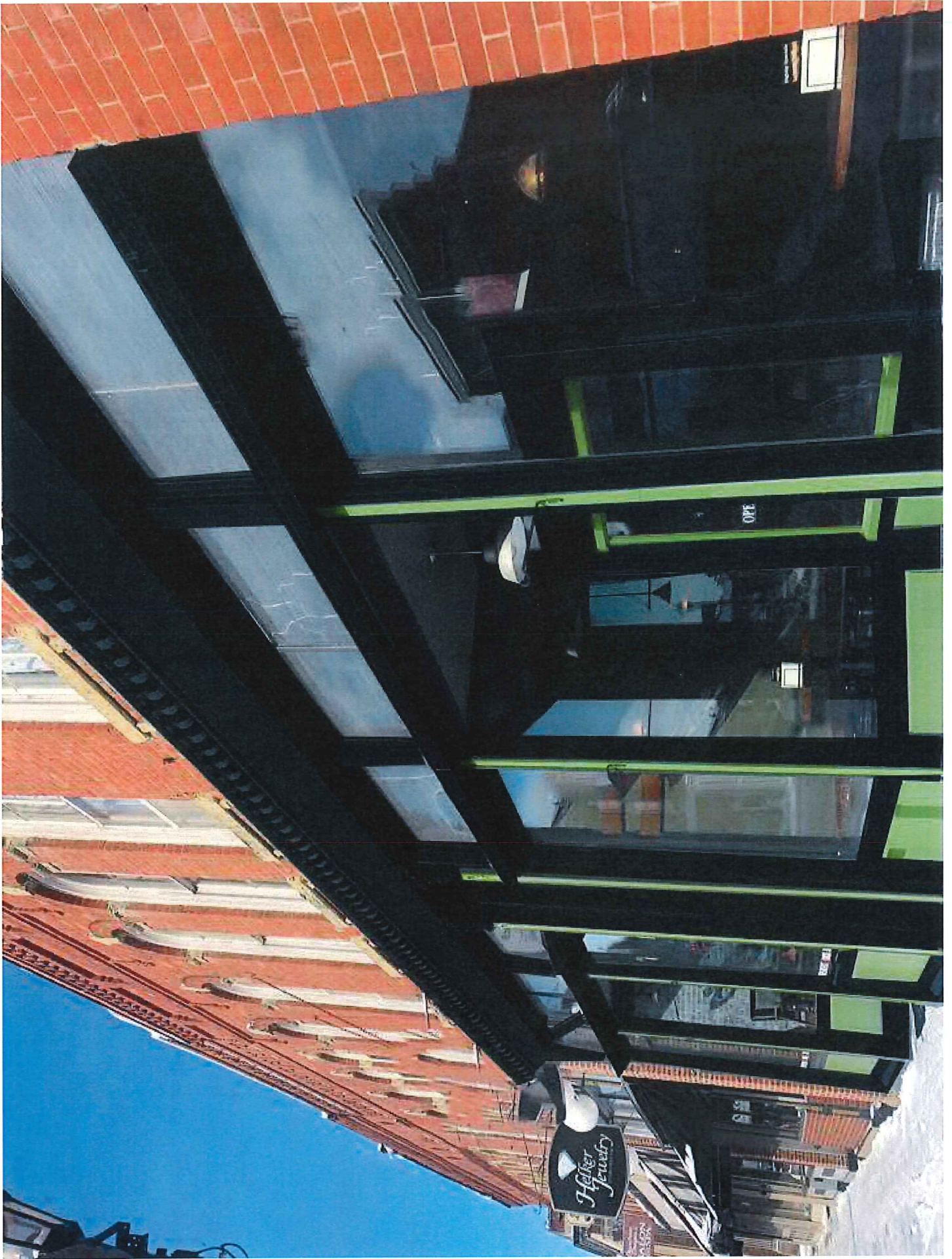
LIVE MUSIC

CAFE

CAFE

CAFE









## Update on Indian Park Investigation:

On June 18, 2021 at 9:30 a.m. the following met to discuss the next steps regarding the investigation into Indian Park. Present were Teresa Burns, Laurie Graney, Kristal Prohaska, Eric Flesch, Rachel Vang, as well as Danielle M. Benden, and Robert Boszhardt, both of Driftless Pathways.

Danielle M. Benden is an archeologist, and museum specialist. Driftless Pathways does museum consulting, archaeological tours, and curation training. They are located out of Lodi, WI., and were recommended for this consultation by Eric Flesch (Rollo Jamieson Museum Director).

We discussed the conical burial mound in the center of the park. Robert Boszhardt told us that the circumference on the mound is larger than what presently seems indicated by the circular sidewalk that was installed years ago on the mound. He indicated that the sidewalk is actually on the mound and it should never have been put there. Any attempts to take out that sidewalk now would of course require state permission, as well as tribal permission. He recommended to not mow over the top of the mound as has been previously done. Discussion also included the possibility of a linear mound near the park's edge. The consultants gave some reference to some earlier mound excavations in the area.

The history of the Thomas Aiken memorial stone and the family burials were discussed. Driftless Pathways also discussed other ways to ascertain the number of human burials, such as core samples. However, doing these would also require permission of the state.

They observed the presence of the "mystery stone" on the grounds surface likely indicates that there is less fill on the north side (since it was never covered) and that its beveled corners indicate that it was probably made to be flat on the land. Robert indicated that perhaps the city parks department should flag the edges of the flat stone and not mow directly over top of it. We are seeking options of procedures that may be able to help us decipher the stones carvings.

Robert mentioned that it appears that Indian Park was once on a hill in that the landscape still appears to slope away in all directions. Several depressions in the land along the north side also indicate where something buried has either sunken down or been removed. Finally, they noted three trees which had been planted recently and said planting things in such an area was a bad idea.

Kristal Prohaska mentioned that in her contact with Amy Rosebrough (Wisconsin State Historical Society state archeologist), Amy confirmed that Platteville does have an ASI (Archeological Site Inventory). On this inventory is listed Indian Park. Driftless Pathways mentioned the fact that each site can have up to two inventory numbers. There is the archeological number for the site record, as well as a burial site number. (The site record is known as the Smithsonian Trinomial. They were created in order to give every archaeological site in the U.S. a unique identifier.)

Various investigation procedures were discussed, including ground penetrating radar, Lidar, core sampling, and shovel tests. Known fill and elevation at the current park were discussed and how this may or may not impact which procedure(s) could possibly be done.

Eric Flesch indicated that it is proper protocol to get three estimates regarding any investigative process that would be done at the park. We are also receiving consultation from Mississippi Valley Archeological Center (MVAC). This will be our next step as well as continuing to research the history of the park.