

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



AGENDA

TUESDAY, JULY 20, 2021 – 6:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. Call to Order
2. **Public Hearing:** Request to Amend Historic Designation of 130 Market Street Property
 - a. Staff Presentation
 - b. Applicant Statement
 - c. Public Statements in Favor
 - d. Public Statements Against
 - e. Public Statements in General
 - f. Applicant Rebuttal
 - g. Commission Discussion and Action
3. Approval of Minutes from June 24, 2021
4. Action Items:
 - a. Review and Recommendation – NRHP Nomination for 350 E. Furnace Street
5. Discussion Items:
 - a. Request For Bids – NRHP Nomination Grant for 230 Market St. and 315 N. Second St.
6. Citizen Comments
7. Announcements/Upcoming Items
8. Next Meeting Date: Tentative – August 17, 2021 at 6 pm
9. Adjourn

**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

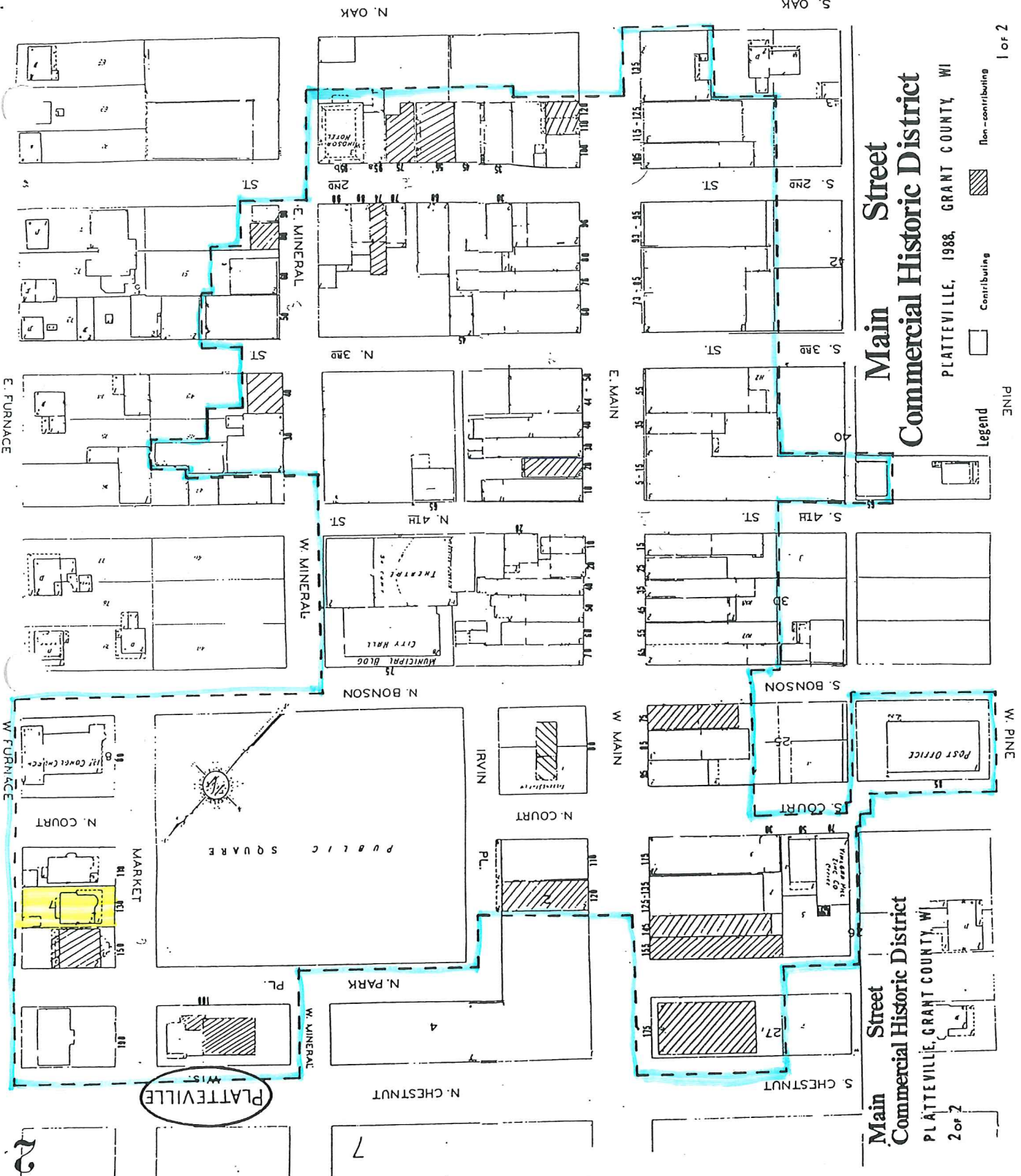
CHAPTER 27 Historic Preservation

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.



PLATTEVILLE

**Main Street
Commercial Historic District**

PLATTEVILLE, 1988, GRANT COUNTY, WI

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

PINE

**Main Street
Commercial Historic District**

PLATTEVILLE, GRANT COUNTY, WI

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

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

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.
-

Page 4..... Wisconsin Requirements for Certified Local Governments

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

Wisconsin Requirements for Certified Local Governments

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

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:

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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.
-
- **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.
-
- **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.

PROPERTY RECORD

130 MARKET ST

Architecture and History Inventory

- [PRINT](#)
- [EMAIL A FRIEND](#)
- [FACEBOOK](#)
- [TWITTER](#)
- [MORE...](#)



Historic Name: **SHEPHERD HOUSE**
Other Name:
Contributing: **Yes**
Reference Number: **46413**

NAMES

Location (Address): **130 MARKET ST**
County: **Grant**
City: **Platteville**
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY LOCATION

Year Built: **1908**
Additions:
Survey Date: **1983**
Historic Use: **house**
Architectural Style: **Other Vernacular**
Structural System:
Wall Material: **Rock-Faced Concrete Block**
Architect:
Other Buildings On Site: **0**
Demolished?: **No**
Demolished Date:

PROPERTY FEATURES

National/State Register Listing Name: **Main Street Commercial Historic District**
National Register Listing Date: **3/9/1990**
State Register Listing Date: **1/1/1989**
National Register Multiple Property Name:

DESIGNATIONS

Additional Information: THIS MOULDED CEMENT BLOCK HOUSE FEATURES A TRUNCATED HIP ROOF THAT IS INTERSECTED BY A PEDIMENTED GABLE ROOF; THIS GABLE ROOF, IN TURN, EXTENDS

OVER A THREE-SIDED BAY. PALLADIAN WINDOWS AND DECORATIVE SHINGLES APPEAR IN THE OPEN GALBE END. THE FULL-LENGTH FRONT PORCH HAS SQUARE POSTS ON MASONRY BASES AND FILLED IN RAILINGS. ARCHITECTURAL SIGNIFICANCE: THIS HOUSE IS SIMILAR IN DESIGN TO GT 29-33. IT IS ONE OF FIVE HOUSES CONSTRUCTED OF MOULDED CEMENT BLOCK AFTER THE TURN OF THE CENTURY IN PLATTEVILLE.

Bibliographic

References:

NOTES

**Wisconsin Architecture and History Inventory, State Historic Preservation
Office, Wisconsin Historical Society, Madison, Wisconsin**

RECORD LOCATION

HISTORIC PRESERVATION COMMISSION OF THE CITY OF PLATTEVILLE



MINUTES

THURSDAY, JUNE 24, 2021 – 6:00 P.M. Held via ZOOM

MEMBERS PRESENT: Beth Frieders, Staci Strobl, Ken Kilian, Garry Prohaska

ALTERNATES PRESENT: None

MEMBERS ABSENT: Bill Cramer

STAFF PRESENT: Ric Riniker, Joe Carroll

OTHERS PRESENT: Keith Gutierrez, Jeff & Lisa Haas, Mark Nelson

Call to Order

Chairman Kilian called the meeting to order.

Approval of Minutes – May 18, 2021

Motion by Frieders to approve the minutes. Second by Strobl. Motion approved.

Action Items

a. Certificate of Appropriateness – 15 E. Main Street

Mark Nelson is the contractor for the project and was present to discuss the request. They would like to replace the existing aluminum storm windows. They would use wood storm windows on the front of the building and aluminum storm windows on the side and rear of the building. They are also repairing and restoring the actual windows on the building. The wood windows would be painted, and the aluminum windows would be silver. They thought the silver would be a good match for the 3 colors of brick that are on the building.

Motion by Prohaska to approve the windows as presented. He mentioned that the State Statutes allow similar materials to be used, and the project would also be in compliance with the recommendations in the historic standards. Second by Frieders. Motion approved 4-0.

b. Request to Amend Historic Designation of 130 Market Street Property – Set Public Hearing

The amendment process requires the Commission to hold a public hearing, which will be on July 20th at 6:00 p.m. This meeting will be held in-person in the Council Chambers in City Hall. Kilian suggested that the members review the minutes from the previous actions taken regarding this property.

c. Certificate of Appropriateness – 96 E. Main Street

Keith Gutierrez is the applicant and owner of the 7 Hills North business and was present to discuss the request. They would like to paint the wood front of the building - charcoal and green. They would also like to remove the existing projecting sign and install a new one. The sign would be a 48" diameter circular sign that would be installed on the corner of Main and Second Streets and would use a new black metal bracket that would be thru-bolted into the wall. The sign would not be illuminated.

Prohaska mentioned that some of the remodeling work they are doing on the building may be eligible for historic tax credits. Mr. Gutierrez commented that he used tax credits on his Dubuque project, but this project was small enough that it didn't warrant the time and effort needed to complete the tax credit paperwork.

Motion by Prohaska to approve the project as presented. Second by Frieders. Motion approved 4-0.

Discussion Items

- a. Update on Indian Park Grant with the Park & Recreation Department and Museum
Krystal Prohaska had provided a memo summarizing the meetings held regarding this project and gave a verbal update of the status.
- b. Update on Property Nomination Grant
Carroll provided an update. The City signed the Memorandum of Agreement (MOA) with the State. As soon as the state completes the MOA, we can begin the process of selecting a consultant. The State requires a request for bids process following certain requirements. They have indicated there are three consultants that are interested in the project, but we can also send it to other consultants. If we select a different consultant, we must make sure they are qualified. If we have the signed MOA back in time, this will be an action item at the next meeting.
- c. Report on WI Association of Historic Preservation Commissions (WAHPC) Virtual Spring Conference
Prohaska provided a summary of the speakers that presented at the conference. He also mentioned the conference is available on YouTube and information will be in the WAHPC newsletter.

Citizen Comments None. Prohaska asked that an item be added to future agendas to allow for announcements and upcoming items to be mentioned.

Next Meeting Date July 20, 2021 at 6 pm

Adjourn

Motion by Prohaska to adjourn. Second by Strobl. Motion approved.

Joe Carroll, Community Development Director

Date Approved



 COPY

WISCONSIN
HISTORICAL
SOCIETY

June 17, 2021

Adam Ruechel – City Manager
City of Platteville
75 N. Bonson Street
Platteville, WI 53818

Dear Mr. Ruechel,

This letter is to notify you that an adequately documented nomination for the following property located in the City of Platteville has been received by our office for nomination to the National Register of Historic Places:

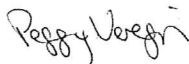
- *German Evangelical Lutheran Church of Peace at 350 East Furnace Street*

In accordance with “Procedures for the Certification of Local Government in Wisconsin” copies of these nominations have been transmitted to the Platteville Historic Preservation Commission for review and comment regarding the eligibility of this property for listing in the National Register of Historic Places.

The report of the Commission will be forwarded to you for your recommendation regarding the eligibility of this property to the National Register. The Commission’s report and your recommendation should be transmitted to our office within 60 days of the Commission’s receipt of the nomination, in accordance with the Certification of Agreement between the City of Platteville and the Wisconsin State Historic Preservation Review Board.

If you have any questions regarding this matter, please contact me at (608) 264-6501 or by email at Peggy.Veregin@WisconsinHistory.org.

Sincerely,



Peggy Veregin
National Register Coordinator

cc: Chair, Platteville Historic Preservation Commission

Section 7. Certified Local Government participation in the nomination process for the National Register of Historic Places

- a) Nominations of Wisconsin properties to the National Register of Historic Places shall be made directly to the SHPO. Nominations may be made by any parties, including Certified Local Governments.
- b) If requested by the Certified Local Government, the local commission shall be notified by the SHPO of applications for nominations to the National Register of properties within the jurisdiction of the Certified Local Government. The notification shall include the name of the owner or applicant and the location of the property.
- c) Upon receipt of an adequately documented nomination of a property within the jurisdiction of a Certified Local Government, the nomination will be scheduled for consideration by the Wisconsin Historic Preservation Review Board, and the SHPO shall, at least 60 days prior to the Review Board meeting, notify the chief local elected official and the local historic preservation commission of the proposed nomination and shall transmit the nomination to the commission for comment. Other notices shall be made 30 days prior to the Review Board's consideration in conformance with federal regulations.
- d) The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.
- e) Within 60 days of receipt of the nomination from the SHPO, the chief local elected official shall transmit the report of the commission and his or her recommendation to the SHPO.
 - 1) In the event the historic preservation commission and the chief local elected official agree that the proposed nomination meets the criteria for listing the property in the National Register, the SHPO will transmit the proposed nomination and the certified Local Government's comments to the Review Board for consideration.
 - 2) In the event the historic preservation commission and the chief local elected official disagree that the proposed nomination meets the criteria for listing in the National Register, both opinions shall be forwarded to the SHPO, who will transmit the proposed nomination and Certified Local Government's comments to the Review Board for consideration.

- 3) In the event the historic preservation commission and the chief local elected official agree that the proposed nomination does not meet the criteria for listing in the National Register, the Certified Local Government shall inform the owner of the property and the applicant of its recommendation and shall inform them that, within 30 days, an appeal of this recommendation may be made by letter directly to the SHPO. The historic preservation commission shall forward the Certified Local Government's recommendations and the nomination to the SHPO, who will take no further action unless, within 30 days of the receipt of such recommendations by the SHPO, an appeal is filed by any person with the SHPO. If such an appeal is filed, the SHPO shall transmit the nomination and Certified Local Government's recommendations to the Review Board for consideration.
- f) Appeals of the SHPO's decisions may be made directly to the Keeper of the National Register in accordance with federal regulations (36 CFR 60).
- g) For proposed nominations of historic districts to the National Register of Historic Places, the Certified Local Government shall assist the SHPO in:
 - 1) verifying the names and addresses of the owners of properties within the proposed districts, if necessary, and
 - 2) providing for public information meetings at times and places agreeable to the SHPO and Certified Local Government.
- h) The SHPO will notify the Certified Local Government, the owner, and the applicant when a property within the Certified Local Government's jurisdiction is listed in the National Register.

Section 8. Transfer of historic preservation funds to Certified Local Governments

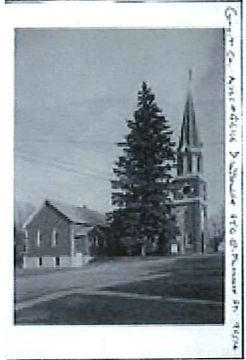
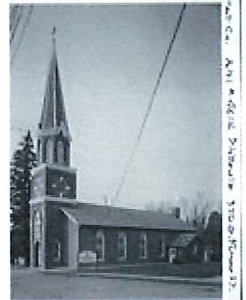
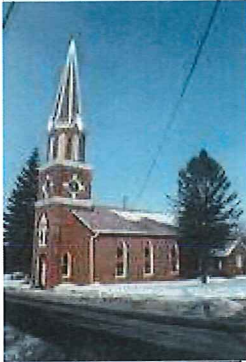
- a) A minimum of ten percent of the state's annual grant appropriation from the Historic Preservation Fund of the Department of the Interior will be designated for subgrants to Certified Local Governments as provided by Congress. If more than \$65,000,000 is appropriated by Congress for the Historic Preservation Fund, half of the excess apportioned to the State will also be designated for transfer to Certified Local Governments. All subgrants to Certified Local Governments will be awarded on a 50 percent matching basis for funding of specific projects or activities that meet the state's criteria for use of survey and planning funds.

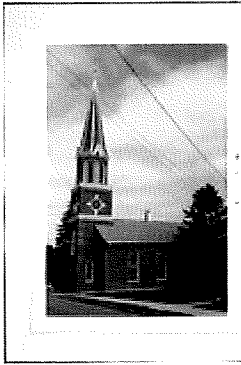
PROPERTY RECORD

350 E FURNACE ST

Architecture and History Inventory

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- [TWITTER](#)
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Historic Name: **GERMAN EVANGELICAL LUTHERAN CHURCH**

Other Name: **FREE METHODIST CHURCH**

Contributing:

Reference Number: **46116**

NAMES

Location (Address): **350 E FURNACE ST**

County: **Grant**

City: **Platteville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY LOCATION

Year Built: **1856**

Additions: **1940 1862**

Survey Date: **2005**

Historic Use: **church**

Architectural Style: **Gothic Revival**

Structural System:

Wall Material: **Brick**

Architect:

Other Buildings On Site: **0**

Demolished?: **No**

Demolished Date:

PROPERTY FEATURES

DESIGNATIONS

INFLUENCED BY THE 19TH CENTURY GOTHIC REVIVAL, THIS BRICK CHURCH STRUCTURE WITH A SLOPING ROOF ON A STONE FOUNDATION HAS A SQUARE ENTRANCE TOWER TOPPED WITH AN OCTAGONAL STEEPLE. POINTED ARCHED WINDOWS OF STAINED GLASS, A ROUND ARCHED PORTAL, ROUND WINDOWS IN THE STEEPLE BASE AND LOUVERED POINTED ARCH OPENINGS IN THE STEEPLE BASE CHARACTERIZES THE MID-19TH CENTURY CHURCH STRUCTURE.

ARCHITECTURAL SIGNIFICANCE:

THE EARLIEST OF THE REMAINING CHURCHES IN PLATTEVILLE, THIS CHURCH IS ARCHITECTURALLY SIGNIFICANT AS AN INTACT EXAMPLE OF MID-19TH CENTURY VERNACULAR GOTHIC REVIVAL CHURCH ARCHITECTURE AND IMPORTANT TO THE COMMUNITY AS A REPRESENTATIVE OF THIS ERA IN THEIR HISTORY.

Additional Information:

HISTORICAL BACKGROUND AND SIGNIFICANCE:

THE PEACE LUTHERAN CHURCH IS REFERRED TO AS THE GERMAN EVANGELICAL LUTHERAN CHURCH (1881, P. 731) AND THE GERMAN LUTHERAN CHURCH OF PLATTEVILLE (1881, P. 731). IT IS ALSO REFERRED TO AS THE PEACE LUTHERAN CONGREGATION IN THE 125 YEAR HISTORY BY THE LUTHERAN CHURCH OF PEACE.

THIS CHURCH WAS BUILT BY THE GERMAN EVANGELICAL LUTHERAN CHURCH IN 1856 ON A PIECE OF LAND DONATED BY HENRY CARL. IT WAS REMODELED AND THE STEEPLE ADDED IN 1862. ANOTHER EXTENSIVE REMODELING TOOK PLACE IN 1940. (A)

THE PEACE LUTHERAN CHURCH EXISTED FROM 1856 TO 1961. THE FREE METHODIST CHURCH PURCHASED THE BUILDING IN 1961. (A)

**Bibliographic
References:**

A. LUTHERAN CHURCH OF PEACE, ROOTED IN 125 YEARS, 1855-1980. B. CHRONICAL OF PLATTEVILLE, 1976. C. HOLFORD, GRANT CO. HISTORY, 1900, P. 505. D. GRANT COUNTY HISTORY, 1881, P. 731.

NOTES

**Wisconsin Architecture and History Inventory, State Historic Preservation
Office, Wisconsin Historical Society, Madison, Wisconsin
RECORD LOCATION**

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

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.	<u>Evangelical Lutheran Church of Peace</u>	<u>1857/1947-1983</u>
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).

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



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Preservation Information

State Historic Preservation Office

NATIONAL REGISTER NOMINATION PREPARATION

GENERAL INFORMATION ON NOMINATION PREPARERS

The names on the attached list are provided as an accommodation. You should not consider this list a recommendation. The Wisconsin Historical Society cannot guarantee that the named parties will produce a satisfactory nomination in a given case. Your selection is not limited in any way to this list. There are others who can prepare adequate and complete National Register nominations.

Any consultant you hire must understand that by submitting a nomination packet to the State Historic Preservation Office (SHPO) the consultant acknowledges that the SHPO shall have the final edit on all State and National Register materials. SHPO shall have the final authority to reproduce, alter, modify, publish, and display all nomination content as necessary in the opinion of SHPO, to conform to and comply with the requirements and standards of the Wisconsin Historical Society and the National Park Service.

This list is comprised of individuals who have independently prepared at least one complete National Register nomination that has been approved by the State Historic Preservation Review Board during the past two years (since December 2018). Individuals who have prepared nominations in other states during this period may be placed on the list if the Division approves materials submitted for this purpose.

Individuals or groups hiring National Register nomination preparers should seek estimates from at least two preparers. Before retaining a preparer, the sponsor of a nomination should enter into a comprehensive contract with the preparer that details the expected work product and performance standards. A sample of such a contract is also attached. See our web site for additional information at www.wisconsinhistory.org

LIST OF NATIONAL REGISTER NOMINATION PREPARERS December 2020-December 2021

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ELEMENTS THAT SHOULD BE CONSIDERED PRIOR TO SELECTING A NATIONAL REGISTER NOMINATION PREPARER

Has the consultant prepared successful nominations and has personally presented them to the State Historic Preservation Review Board (i.e., nominations that were subsequently listed in the National Register)?

Is the consultant aware that the Wisconsin Historical Society promulgates supplementary guidelines in addition to the guidelines specified in the federal publication How to Complete National Register Forms?

Is the consultant willing to sign a contract that addresses the products of the nomination package, the guidelines that must be followed, a schedule for completion, additional research that may be necessary after the review board has acted upon the nomination, fees, and the depository of nomination products?

Before entering into a contract with a nomination preparer, we recommend that you:

- Discuss the nomination with at least two nomination preparers
- Ask to see copies of successful nominations that the preparer has completed
- Establish the fee

Sponsors of the nomination should be aware that nominations cannot be scheduled for a meeting of the State Historic Preservation Review Board until the State Historic Preservation office receives a complete nomination package.

The following items must be submitted:

1. One electronic copy *and* one paper copy of the National Register 10-900 nomination form. A copy of the form may be found at: <http://wihist.org/NR-Form>

2. One electronic copy *and* one paper copy of a 200-300 word summary of the importance of the property.

3. An original USGS quadrangle map for each nomination and prepared in the standard method required for National Register nominations.

4. Two commercially printed sets of digitally produced images and associated disk. Digital (TIFF) images must be produced with a digital SLR camera and the disk and prints must comply with best practices guidelines set forth by the National Park Service in the National Register Photographic Imaging Policy: https://www.nps.gov/subjects/nationalregister/upload/Photo_Policy_update_2013_05_15_508.pdf. Prints must be 5" x 7" or 4" x 6". Photos should be labeled on back with a pencil. (A soft 5B pencil works well.)

5. A PowerPoint presentation for the Review Board meeting. The presentation should be compressed and submitted on a CD with the nomination packet.

6. Individual image files from the nomination and the PowerPoint for upload to the Architecture and History Inventory (AHI) record. Image files should be in JPG format at a minimum resolution of 300 DPI and a minimum width of 2000 pixels on the longest side. This should result in a file size of around 7 MB. The individual image files should be labeled with the AHI number and descriptive detail (if necessary).

7. Attachments, exhibits, figures, floor plans, and site plans, as necessary. All must be labeled with full property/site name and location. All maps and plans should also contain a scale and a North arrow.

8. A site map with a photo key for all historic districts and for properties with multiple resources.

If you have questions about the preparation of a National Register Nomination or the selection of a nomination preparer, you may call the **State Historic Preservation office at (608) 264-6502.**

ARCHEOLOGY AND HISTORIC PRESERVATION:

Secretary of the Interior's Standards and Guidelines

[As Amended and Annotated]

Contents

Standards & Guidelines for:

[Introduction](#)

[Preservation Planning](#)

[Identification](#)

[Evaluation](#)

[Registration](#)

[Note on Documentation and
Treatment of Hist. Properties](#)

[Historical Documentation](#)

[Architectural and Engineering
Documentation](#)

[Archeological Documentation](#)

[Historic Preservation Projects](#)

Qualification Standards

[Preservation Terminology](#)



print

Professional Qualifications Standards

The following requirements are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

History

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Archeology

The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus:

1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management;
2. At least four months of supervised field and analytic experience in general North American archeology, and
3. Demonstrated ability to carry research to completion.

In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American

architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Architecture

The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years of full-time experience in architecture; or a State license to practice architecture.

Historic Architecture

The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

[<< Hist. Preserv. Projects](#) | [Intro](#) | [Preserv. Terms >>](#)

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[Laws](#) | [Search](#) | [E-mail](#) | [Links to the Past](#)



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