

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



AGENDA

THURSDAY, OCTOBER 21, 2021 – 6:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. Call to Order
2. Approval of Minutes from September 21, 2021
3. Action Items:
 - a. Certificate of Appropriateness - Signage for 130 Market Street
4. Discussion Items:
 - a. Commission Approval Procedures and Staff Recommendations
 - b. Potential Chapter 27 amendments
5. Citizen Comments
6. Announcements/Upcoming Items
7. Next Meeting Date: Tentative – November 16, 2021 at 6 pm
8. Adjourn

HISTORIC PRESERVATION COMMISSION
OF THE CITY OF PLATTEVILLE



MINUTES

TUESDAY, SEPTEMBER 21, 2021 – 6:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

MEMBERS PRESENT: Beth Frieders, Ken Kilian, Ben Seigel, Garry Prohaska

ALTERNATES PRESENT: None

MEMBERS ABSENT: Bill Cramer

STAFF PRESENT: Ric Riniker, Joe Carroll

OTHERS PRESENT: Tammy Enz, John Patakos

Call to Order

Chairman Kilian called the meeting to order.

Approval of Minutes – August 17, 2021

Motion by Frieders to approve the minutes.

Second by Seigel. Motion approved.

Action Items

a. Certificate of Appropriateness – 120 W. Main Street

Rountree Gallery would like to install signage on the front and back of the building, facing Main Street and facing City Park. Signs on the front windows would be vinyl clings and on the back signage will be aluminum panels mounted to the wood siding.

Discussion regarding allowable area per the zoning ordinance.

Nothing in the description regarding the “wide access art” that is noted on the photos, so that is not part of this request.

Motion by Seigel to approve the signage. Second by Frieders. Motion approved.

b. Certificate of Appropriateness – 25 E. Main Street

Tammy Enz from the Main Street program presented the request. They are working with Judy Wall, the building owner. The building is next to the former Steve’s Pizza building that has photo murals on the front. They would like to do something similar with photo murals chosen by James Hibbard, UWP Archivist. The photos would be mounted to the transom glass on the front of the building. The photos would be historic images of Platteville, historic buildings, events, groups, etc. Signs To Go would install the photos. The intent is for the images to be permanent.

The Main Street design committee will be working with James Hibbard to select the photos. They need images that are high enough quality and with an appropriate subject matter.

Prohaska mentioned that this project would meet the Standards.

Motion by Prohaska to approve the signage. Second by Seigel. Motion approved.

c. Certificate of Appropriateness – 175 W. Main Street

John Patokos presented the request for new exterior lighting. The gooseneck building lights out front are damaged and wearing out. The new lights would be similar in style and appearance but smaller and LED. The other LED lights would be on the side and are desired to provide improved security for the parking area. These lights would be directed downward, rather than out. There is currently only some lights at the side entrance, which is not enough for the entire parking area. They would install up to 5 lights as needed to provide adequate lighting. The light housing would be black.

Kilian mentioned that previous instances in the downtown the lights were directed out, which resulted in complaints from adjoining property owners.

The lights on the side would have photocells so they would come on and turn off as needed. Conduit may be needed to serve the lights.

There was a question regarding the escutcheon plates that are shown on the lighting details and the need for conduit.

Motion by Frieders to approve the lighting with conditions that the conduit is painted to match the brick and if there are plates included, they also have to be painted. The lights should be mounted in the mortar. Second by Prohaska. Motion approved.

d. Certificate of Appropriateness – 130 Market Street

Carroll presented the request. The request is for a sign on the front porch facing Market Street, a sign on the back deck facing Furnace Street, and signage on the panels that are part of the enclosure surrounding the outdoor drinking area.

There were questions regarding the allowable signage area. Carroll confirmed that the request meets the allowable area of the zoning ordinance.

There was a question related to the status of the signage. The signage has already been installed so this is an approval of the signage that is in place.

Prohaska discussed the Standards that related to signage on a building. He is concerned how the Standards will apply to this situation since the building was previously residential, and because it has two businesses. He wants to see the application for the historic district when it was initially created to see how the property was addressed within the overall district. He has an issue with the smaller sign on the front porch, but not the rest of the signage.

Motion by Prohaska to approve the signage at the rear of the building, including on the building and enclosure panels, but table the front sign facing Market Street. Second by Frieders. Motion approved 3 to 1. Seigel voted against.

e. Bids – NRHP Nomination Grant for 230 Market St. and 315 N. Second St.

Carroll provided an update. One proposal was submitted from UW Milwaukee Archeological Research Laboratory Center, which is the same group that completed the last nomination project. The bid amount is for \$7,500, which is the amount of the grant.

The last project they did was successfully completed.

Motion by Prohaska to approve selecting the proposal. Second by Frieders. Motion approved.

Discussion Items

- a. Update – Request to Amend Designation of 130 Market Street

No action.

- b. Update - Council Review of Commission Approval Procedures

As part of the decision to table the 130 Market Street request, the Council will be looking at the Commission’s review and approval process. This item will be on the Council agenda at the September 28th meeting to get more information on what the Council is looking for regarding input from businesses and to determine next steps. Carroll will be presenting a memo with information on the standards and guidelines that are available for the Commission to use and suggestions for modifying the maintenance approval policy.

- c. Future City Hall Projects in Budget

Information was provided regarding items in the Capital Improvements Budget for the City for maintenance work on the City Hall building.

Kilian questioned where the estimates are coming from for these budget numbers. Prohaska is concerned that the work be done appropriately.

Citizen Comments

None

Announcements/Upcoming Items

Develop List of Goals and Action Items

Prohaska mentioned the State received funds for historic signage. Platteville has some projects that may qualify - Gates Hotel site, districts, buildings, etc. Information will be posted online and will be in next WAHPC newsletter. This could be a future agenda item.

Prohaska mentioned the State now has a new model ordinance.

Next Meeting Date October 19, 2021 at 6 pm

Adjourn

Motion by Frieders to adjourn. Second by Prohaska. 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)	Lisa & Jeff Haas - 50/50	Lisa & Jeff Haas
Address	130 Market Street	755 Grant Street
Phone	609-485-4227/608-778-5577	609-485-4227/608-778-5577
Email	jeffrey@barbershoprock.com	jeffrey@barbershoprock.com

Property Information

Address of Property: 130 Market Street _____ Platteville, WI

Name of Property/Business: 50/50 _____

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.

Approval for 50/50 building sign on the porch facing Market Street, 50/50 building sign on the north deck facing Furnace Street, free-standing 50/50 signs/enclosure for the outside courtyard seating area located on the north side of the building.

Attachments The following information is attached.

- Exterior photographs Sketches, elevation drawings and/or annotated photographs.
 Floor plans Site plan showing relative location of adjoining structures.
 Specifications 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: Jeff Haas _____ DATE: 09/14/2021 _____

APPLICANT: Lisa Haas _____ DATE: 09/14/2021 _____

OFFICE USE ONLY

Permit Number: COA _____ Date Received: _____ Fee Paid: \$ _____ Receipt #: _____

Historic Preservation Commission Action: Approved Denied HPC Meeting Date: _____

Conditions:



CITY OF PLATTEVILLE

Community Planning & Development Department

75 North Bonson Street, Platteville, WI 53818 (608)348-9741



MEMO

To: Common Council
From: Joe Carroll, Community Development Director
Date: September 8, 2021
Re: Historic Preservation Commission

At the August 10th meeting, the Council tabled a request from the owners of the property at 130 Market Street to alter the historic designation of the property until a review of the Historic Preservation Commission approval process could be completed. There were also questions raised regarding the standards and guidelines that are used by the Commission during their review of projects.

Below is a list of standards and guidelines that are available for use by the Commission when reviewing projects in the district. All of these are available on the City's website at this link. <https://www.platteville.org/cd/page/historic-rehabilitation-guidelines-and-laws>. Additional information regarding the approval process is available at <https://www.platteville.org/cd/page/certificate-appropriateness>

- Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings
- Platteville Downtown Design Standards
- Design Guidelines for the Commercial Historic District
- Commercial Historic District Signage and Awning Guidelines
- Dumpster Enclosure Guidelines
- The Secretary of the Interior's Standards for Rehabilitation

Regarding the approval process that is followed, Staff developed the below list of suggested changes to the Commission review process and structure.

1. The Historic Preservation Commission previously adopted a Maintenance and Repair Approval Policy that allows Staff to approve building maintenance items and minor modifications to buildings in the district without requiring Commission approval. Below are some suggested changes to this policy that will streamline the approval process and reduce the burden on the property owners.
 - a) Allow Staff to approve the use of materials that are similar in design, color, scale, architectural appearance, and other visual qualities. (this language follows a recent State law change)

- b) Do not require Commission approval of signage. Staff can approve following the already approved sign guidelines.
- c) Do not require Commission approval of awnings. Staff can approve following the already approved design guidelines.
- d) Do not require approval of paint colors. The only required Commission approval would be for the painting of previously unpainted surfaces, i.e., unpainted brick.
- e) Do not require approval of dumpster enclosures. Staff can approve following the already approved design guidelines.

2. Potential changes to Chapter 27 – Historic Preservation

- a) Section 27.03. Modify the composition of the Historic Preservation Commission to include members that own property located within the historic district. This can either be done by requiring some of the current 5 members to own property in the district, or by adding additional members and increase the composition to 7 members.
- b) Section 27.06. Include evaluation criteria and further define the process to be used for potential amendments to historic designation or changes to the district boundaries.

MAINTENANCE AND REPAIR APPROVAL POLICY

Adopted by the Historic Preservation Commission on February 23, 2010

According to Section 27.04(B)(5) of the Historic Preservation Ordinance, 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 does not require Commission approval if the appropriate colors are chosen, as described in the Painting section of this document.
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-1-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.
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 of 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 require Commission approval.

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 require Commission approval.

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.
3. Dumpster enclosures may be installed without Commission approval as long as they are in conformance with the Dumpster Enclosure Guidelines for the Downtown Historic District, as approved on October 2014 or subsequently amended.

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 ~~within the Main Street Commercial Historic District~~ does not require approval or the issuance of a Certificate of Appropriateness, ~~except for if the paint color is chosen from a historic color palette. Painting using other colors, and~~ the painting of a building or portion of a building that has never previously been painted, ~~requires Commission approval.~~ 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.

~~Painting a building or a building component on other locally designated properties outside the Main Street Commercial Historic District does not require Commission approval if the building or building component is being repainted the same color, or if the paint color is chosen from a historic color palette. Painting using other colors requires Commission approval.~~

Signage and Awnings:

Signage and awnings may be installed without Commission approval as long as they are in conformance with the Commercial Historic District Signage & Awning Guidelines, as approved on August 2014 or subsequently amended.

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. Repair and replacement work does not require Commission approval if the materials are similar in design, color, scale, architectural appearance, and other visual

qualities.

Record Keeping and Reporting by Staff:

1. Develop and maintain a file for each historic building/project as to items requested and approved. Where appropriate, before and after-completion photographs are to be included in the file. Written comments should also be provided to complement the photographs.
2. At a minimum staff shall provide a final report to the Historic Preservation Commission as to items requested, approved and completed for a historic building/project.
3. Monthly status reports are recommended.

CHAPTER 27

HISTORIC PRESERVATION

27.01 PURPOSE AND INTENT. It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements or sites of special character or special architectural, archeological or historic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people and the community. The purpose of this section is to:

- A. Effect and accomplish the protection, enhancement, and preservation of such improvements, sites and districts which represent or reflect elements of the City of Platteville's cultural, social, economic, political and architectural history.
- B. Safeguard the City of Platteville's historic, prehistoric and cultural heritage, as embodied and reflected in such historic structures, sites, and districts.
- C. Stabilize and improve property values, and enhance the visual and aesthetic character of the City of Platteville.
- D. Protect and enhance the City of Platteville's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.

27.02 DEFINITIONS. The definitions shall be as follows:

- A. *Commission* means the Historic Preservation Commission created under this section.
- B. *Improvement* means any building, structure, place, work of art or other object constituting a physical betterment of real property, or any part of such betterment, including streets, alleys, sidewalks, curbs, lighting fixtures, signs and the like.
- C. *Certificate of Appropriateness* means the certificate issued by the Commission approving alteration, rehabilitation, construction, reconstruction, demolition, or general site compatibility of a local historic structure, local historic site or any improvement in a local historic district.
- D. *National Historic District* means a district that is listed on the National Register of Historic Places as maintained by the National Park Service in the U.S. Department of the Interior.

- E. *State Historic District* means a district that is listed on the State Register of Historic Places, as maintained by the Division of Historic Preservation at the Wisconsin Historical Society.
- F. *Local Historic District* is an area designated by the Common Council, following the procedures set forth in this Chapter, that contains two or more historic improvements or sites.
- G. *Local Historic Site* means any parcel of land of historic significance due to a substantial value in tracing the history or prehistory of man, or upon which a historic event has occurred, and which has been designated as a historic site under this section, or an improvement, parcel, or part thereof, on which is situated a historic structure and any abutting improvement, parcel, or part thereof, used as and constituting part of the premises on which the historic structure is situated.
- H. *Local Historic Structure* means any improvement which has a special character or special historic interest or value as part of the development, heritage or cultural characteristics of the City of Platteville, state or nation and which has been designated as a historic structure pursuant to the provisions of this chapter.
- I. *Parcel* means a portion of land having its own tax parcel identification number.

27.03 HISTORIC PRESERVATION COMMISSION COMPOSITION. A Historic Preservation Commission is hereby created, consisting of five (5) regular members and two (2) alternates, ~~who shall be City residents.~~ Each member shall have, to the highest extent practical, a known interest in historic preservation. Of the membership, one shall be an alderperson; at least two shall be either the owner of property that has been designated locally historic or the owner of a property or business located within the Main Street Commercial Historic District; and the remaining members shall be City residents. Of the resident members, regular membership, if available, effort will be made to include one shall be a registered architect,; one shall be a historian,; one shall be a licensed real estate broker, or persons that have skill sets and experience applicable to historic preservation,; one shall be an alderperson; and one shall be a citizen member. The alternate members shall be citizen members. The Council President shall appoint the members subject to confirmation by the Common Council. The term of the alderperson shall be for the length of the aldermanic term one year, and the other members shall serve staggered three-year terms. Terms shall expire May 1 of each year. Initially, the term of the citizen shall be one year, the term of the licensed real estate broker shall be two years and the terms of the registered architect and the historian shall be three years. Thereafter, three year terms shall be established for all members, except the alderperson.

The alternate members shall receive agendas for all meetings, but will vote only in the absence of a regular member. Three members are needed to establish a quorum, and three affirmative votes are needed to approve any request.

A member, with the exception of the alderperson, on completion of his or her second term shall not be eligible for reappointment as a regular or alternate member thereon until at least a period of one year shall have intervened between said terms. ~~as such member, but this provision shall not apply to a member who fills the unexpired term of a previous member. Persons that have served two consecutive terms may be appointed as an alternate member, but then must take one year off before being reappointed.~~

27.04 POWERS AND DUTIES.

- A. Designation. The Commission shall have the power, subject to Section 27.05 and 27.06, to recommend the designation of local historic structures and local historic sites and to recommend designation of historic districts within the City limits of the City of Platteville. Such designations shall satisfy the requirements of Section 27.05(B). Local historic structures, sites and districts shall require the approval of the Common Council. Once designated, such local historic structures, sites and districts shall be subject to all the provisions of this ordinance.
- B. Regulation of Construction, Reconstruction, Alteration and Demolition.
1. An owner or person in charge of a local historic structure, local historic site or structure within a local historic district shall not reconstruct, alter or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless a Certificate of Appropriateness has been granted by the Historic Preservation Commission. The Building Inspector shall not issue a permit for any such work until a Certificate of Appropriateness has been approved by the Commission. Demolition of such property shall also require approval by the Plan Commission and the Common Council.
 2. Upon filing of any application for a Certificate of Appropriateness with the Commission, the Commission shall approve the application unless:
 - a. In the case of a designated local historic structure or local historic site, the proposed work would detrimentally change, destroy or adversely affect any exterior feature of the improvement or site upon which said work is to be done;
 - b. In the case of the construction of a new improvement upon a historic site, within a local historic district, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site or within the district;
 - c. In the case of any property located in a local historic district, the proposed construction, reconstruction, exterior alteration or demolition

does not conform to the purpose and intent of this section and to the objectives and design criteria of the historic preservation plan for said district;

- d. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City of Platteville and state;
 - e. In the case of a request for the demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair.
3. If the Commission determines that the application for a Certificate of Appropriateness and the proposed changes are consistent with the character and features of the property or district, it shall issue the Certificate of Appropriateness. The Commission shall make the decision within forty-five (45) days of the filing of the application.
 4. The issuance of a Certificate of Appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the City of Platteville. A building permit or other municipal permit shall be invalid if it is obtained without the presentation of the Certificate of Appropriateness required for the proposed work. The property owner shall ensure that the necessary permits are obtained for the property.
 5. Ordinary building maintenance and other work that involves repairs to existing features of a historic structure or site, or the replacement of elements of a structure or site with pieces similar in appearance may be undertaken without the approval of the Commission. A Certificate of Appropriateness is still required for this work,; however, the work shall be approved by the Building Inspector or Community ~~Planning and~~ Development Director as designees of the Commission. The types of projects that can be approved by these designees shall be described in a written policy and adopted by the Commission. Unless the Commission or the designee(s) approves a Certificate of Appropriateness, a building permit shall not be issued for any such work.

C. Standards and Guidelines. The Commission shall use the following documents to assist with making decisions when reviewing changes to locally designated properties:

1. The Secretary of the Interior's Standards for Rehabilitation.
2. Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings.
3. Platteville Downtown Design Standards.

4. Commercial Historic District Signage & Awning Guidelines.
5. Dumpster Enclosure Guidelines for the Downtown Historic District.

D. Criteria. In making a determination whether to issue or deny a Certificate of Appropriateness, the Historic Preservation Commission shall consider, among other things, the effect of the proposed construction, alteration, removal or demolition upon historic, aesthetic or architectural value, characteristics and significance of the structure, site, neighborhood and/or district. The criteria to be used by the Commission in making its determination shall include, but shall not be limited to:

1. The maintenance of the significant original qualities or character of the structure or property, including, if significant, its landscape. The removal or alteration of any historic or distinctive architectural features shall be avoided.
2. The compatibility of the architectural style and design detailing the proposed construction, alteration, addition or repair with the original architecture of the landmark or styles within the historic district.
3. The compatibility of the general design, arrangement, scale, texture or materials of the construction or alteration, with the historic, aesthetic or architectural values, characteristics and significance of the historic district and/or landmark.
4. The relationship of the location of the construction, alteration, or demolition to the streets, public or semipublic ways and any other improvement or property within a historic district.
5. Whether, in the case of a designated historic site or structure within an historic district, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which such work is to be done.
6. Whether, in the case of the construction of a new improvement upon an historic site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site.
7. Whether construction, alteration and demolition are done in accordance with the following:
 - a. All buildings, structures, and sites are recognized as products of their own time, and alterations have a historical basis.

- b. Such exterior physical changes as may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. Because these changes may have acquired significance in their own right, this significance should be recognized and respected.
- c. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site are treated with sensitivity.
- d. Deteriorated architectural features are repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities.
- e. The surface cleaning of structures is undertaken with the gentlest means possible. Abrasive cleaning and other cleaning methods that will damage the historic building materials should not be undertaken.
- f. Every reasonable effort will be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- g. Contemporary design for alterations and additions to existing properties is undertaken in such a manner that it does not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment as outlined:
 - i. Height. The height of the proposed structure or additions or alterations should be compatible with surrounding structures.
 - ii. Proportions of structure's front façade. The proportions and relationships between the width and height of the proposed structure should be compatible with nearby structures.
 - iii. Proportions of openings into facility. The proportions and relationships between doors and windows should be compatible with existing structures.

- iv. Relationship of building masses and spaces. The relationship of a structure to the open space between it and adjoining structures should be compatible.
 - v. Roof shapes. The design of the roof should be compatible with adjoining structures.
 - vi. Landscape and appurtenances. Landscaping and the use of appurtenances should be sensitive to the individual structures, its occupants and their needs. Further, the landscape treatment should be compatible with surrounding structures and landscapes.
 - vii. Scale of structure. The scale of the structure should be compatible with surrounding structures.
 - viii. Directional expression of front elevation. Street façades should blend with other structures with regard to directional expression. When adjacent structures have a dominant horizontal or vertical expression (cornices, transom details), this should be carried over and reflected.
 - ix. Architectural details. Architectural details and materials should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of that area.
- h. Wherever possible, new additions or alterations to structures should be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

EG. Appeals. The Commission shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a Certificate of Appropriateness within the guidelines of this ordinance. Should the Commission choose to not issue a Certificate of Appropriateness due to the failure of the proposal to conform to the guidelines, the applicant may appeal such decision to the Common Council within thirty (30) days. The Commission's decision to not issue a Certificate of Appropriateness within ~~forty five (45)~~thirty (30) days of the filing of the application shall be deemed a denial of the request, which may be appealed as provided herein. ~~The Commission shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a Certificate of Appropriateness within the guidelines of this ordinance.~~ Upon the Denial of a Certificate of Appropriateness, the applicant may request to have the appeal placed on the next available Common Council agenda following the standard Council procedures. The applicant shall file a written appeal with the Community Development Director specifying the grounds for such an appeal, and which shall be submitted no later than thirty (30) days from the date of the decision of the Historic Preservation Commission. Such a request to reverse the decision of the

~~Commission may be approved following a majority vote of the Common Council. may be appealed following the procedures described in Section 17.06(A).~~

~~FD.~~ Recognition of Historic Structures, Sites and Districts. At such time as a historic structure, site or district has been properly designated, the Commission, in cooperation with the property owner, may cause to be prepared and erected on such property a suitable plaque declaring that such property is a historic structure, site or district.

27.05 NOMINATIONS FOR DESIGNATION OF LOCAL HISTORIC STRUCTURE, HISTORIC SITE AND HISTORIC DISTRICT AND DESIGNATION CRITERIA.

- A. Nominations for local historic structure, historic site and historic district designations, or requests to rescind a designation, shall be made as follows:
1. Local Historic Structure of Historic Site.
 - a. The owner of a property may nominate that property for designation at any time by submitting a completed nomination form and any appropriate documentation.
 - b. Any member(s) of the Historic Preservation Commission may nominate a property for designation if the member is of the opinion that the property may meet the criteria in Section 27.05(B). A completed nomination form and any appropriate documentation must be submitted.
 2. Local Historic District.
 - a. The nomination process for designation of a local historic district shall be considered by the Commission upon receipt of a written petition signed by the owners of a majority of the parcels within the proposed district. Each parcel included in the proposed district shall be allowed one (1) vote, and all of the owners of the parcel must sign the petition for the parcel to be counted as a vote in favor. Upon receipt of such a petition, the procedures described in Section 27.06 shall apply.
 - b. The Commission may begin the nomination process for designation of a local historic district at any time. However, the public hearing required in Section 27.06 shall not be scheduled until a written petition signed by the owners of a minimum of eighty percent (80%) of the parcels within the proposed district is provided. Upon receipt of such a petition, the procedures described in Section 27.06 shall apply.
- B. For purposes of this ordinance, a local historic structure, historic site, or historic district designation may be placed on any site, natural or improved, including any

building, improvement or structure located thereon, or any area of particular historic, architectural or cultural significance to the City of Platteville such as historic structures, sites, or districts which:

1. Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community; or
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.

B. Designation of Local Historic District.

1. Upon receipt of a petition described in Section 27.05(A), the Commission shall prepare a historic preservation plan for the proposed district. A Local Historic District may be designated for any geographic area of particular historic, architectural or cultural significance to the City of Platteville, after application of the criteria in Section 27.05 above. Each historic preservation plan prepared for or by the Historic Preservation Commission shall include a cultural and architectural analysis supporting the historic significance of the proposed district, the specific guidelines for preservation, and a statement of preservation objectives.
2. Review and Adoption Procedure.
 - a. Historic Preservation Commission. The Historic Preservation Commission and the City Plan Commission shall hold a joint public hearing when considering the plan for a Local Historic District. Notice of the time, place and purpose of the public hearing shall be sent by the City Clerk to the owners of record, as listed in the office of the City Assessor, who are owners of the property within the proposed Local Historic District or are situated in whole or in part within two hundred (200) feet of the boundaries of the proposed Local Historic District. Said notice is to be sent at least ten (10) days prior to the date of the public hearing. Following the public hearing, the Historic Preservation Commission and the City Plan Commission shall each vote to recommend, reject or withhold action on the plan.
 - b. The Common Council. The Common Council, upon receipt of the recommendations from the Historic Preservation Commission and the City Plan Commission shall hold a public hearing, notice to be given as noted in subparagraph a. above and shall, following the public hearing either designate or reject the Local Historic District. Designation of the Local Historic District shall constitute adoption of the plan prepared for that district and direct the implementation of said plan.
 - c. If the petition described in Section 27.05(A)(2)(b) is signed by the owners of a minimum of eighty percent (80%) but less than one hundred percent (100%) of the parcels within the proposed district, such district shall not become effective except by the favorable vote of

three-fourths (3/4) of the entire membership of the Common Council. If the petition is signed by one hundred percent (100%) of the property owners within the proposed district, such district shall become effective upon a simple majority vote. Nominations for a local historic district begun under Section 27.05(A)(2)(a) become effective upon a simple majority vote.

~~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.~~

C. 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.

D. Rescinding A Local Designation.

1. Application process.

a. Rescind a local historic structure or site designation. The property owner or owner's agent in charge of a local historic structure or site shall submit a written request to rescind a local historic structure or site designation to the Community Development Director.

b. Rescind a local historic district designation. The majority (greater than fifty percent (50%)) of the property owners and/or owner's agents in charge of a contributing structure shall submit a written request to rescind a local historic district designation to the Community Development Director.

2. Public Hearing at Historic Preservation Commission.

a. Notice of public hearing to rescind a local historic structure or site designation, or local historic district designation shall be given by a

- Class 2 notice. The notice of public hearing shall identify the purpose, date, time and place of the public hearing.
- b. At least fourteen (14) days prior to such hearing, the Community Development Director shall mail the public hearing notice to the owners of record, and owners of property in whole or in part situated within a one hundred (100) foot radius of the local historic structure, local historic site or local historic district.
 - c. The Historic Preservation Commission shall then conduct such public hearing, and in addition to the notified persons, may hear expert witnesses and review records as it deems necessary.
3. Action by the Historic Preservation Commission. After the close of the public hearing, the Historic Preservation Commission shall either recommend approval or denial of the proposed rescission to the Common Council. Grounds for rescinding or altering the designation are as follows:
- a. Evidence has been presented showing that modifications and alterations to the structure have eliminated the distinctive architectural features that warranted its designation.
 - b. The property has ceased to meet the criteria for designation because the qualities which caused it to be originally designated have been lost or destroyed.
 - c. New evidence or documentation has been presented disproving the information upon which the property was originally designated.
 - d. Additional information or documentation has been presented to show conclusively that the property does not possess sufficient significance to meet the designation criteria.
 - e. Evidence has been presented to show there was professional error in the designation.
 - f. Evidence has been presented to show there was prejudicial procedural error in the designation process.
4. Action by the Common Council.
- a. After receiving and reviewing the report and recommendation of the Historic Preservation Commission the Common Council shall either approve, deny, or postpone the proposed application to rescind a local historic site designation, a local historic structure designation or a local

historic district designation, or refer the matter back to the Historic Preservation Commission.

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 or sites:

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
180 Bayley Avenue – designated as a local historic property on 1/31/2005
230 Bayley Avenue – designated as a local historic property on 1/31/2005
185 Bayley Avenue – designated as a local historic property on 2/22/2005
280 Division Street – designated as a local historic property on 11/27/2018
Indian Park – 500 block of N Court Street and N Fourth Street – designated as a local historic site property on 10/27/2020

27.50 PENALTIES FOR VIOLATIONS. (a) Forfeiture Penalty. The penalty for violation of any provision of this Chapter shall be a forfeiture as hereinafter provided, together with the costs of prosecution and any penalty assessment imposed by Wisconsin Statutes.

(b) Forfeiture Schedule. The penalty for violation of any provision of this Chapter shall be as set forth on the forfeiture schedule adopted by Section 1.10 of this Code. (NEED TO AMEND SECTION 1.10)