

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



AGENDA

TUESDAY, FEBRUARY 15, 2022 – 6:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. Call to Order
2. Approval of Minutes from January 18, 2022
3. Action Items:
 - a. Indian Park Signage
4. Discussion Items:
 - a. Proposed Chapter 27 amendments
5. Citizen Comments
6. Announcements/Upcoming Items
 - a.
7. Next Meeting Date: Tentative – March 15, 2022 at 6 pm
8. Adjourn

MINUTES

TUESDAY, JANUARY 18, 2022 – 6:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

Garry Prohaska

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

ALTERNATES PRESENT: None

MEMBERS ABSENT: None

STAFF PRESENT: Ric Riniker, Joe Carroll

OTHERS PRESENT: None

Call to Order

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

Approval of Minutes – December 21, 2021

Kilian asked about the files that Staff was going to bring in. Riniker mentioned that the agenda was full so he thought we would do it at a later meeting.

Motion by Frieders to approve the minutes. Second by Seigel.

Motion to approve the minutes was approved 4-0 (Prohaska abstained).

Action Items

- a. Certificate of Appropriateness - Municipal Building: 75 N. Bonson Street

The request was to install a metal cap over the existing concrete coping on top of the parapet walls. This is for the flat concrete caps, not the decorative cap that exists along the front portion of the building. The metal would be painted steel and would be either almond or sandstone color to match the color of the brick. The sample that was provided was almond. The original building plans were also provided for review.

Kilian asked about the number of feet being covered and the estimated cost. Staff did not know. He also wants to be able to review the bids.

Riniker mentioned that the Commission doesn't have a role in the budget or approving the bids.

Prohaska discussed the wall details from the plans. He thinks the existing concrete caps are still in good enough shape to keep, and wonders if the metal is necessary. He also had some concerns if the metal would create other issues.

Kilian asked who first suggested the metal. Carroll stated that according to Shannon Butson, the suggestion came from Ben Droessler. Ben is doing other masonry repair work on the building. Kilian thinks the metal should be installed to prevent water damage.

The metal is available in aluminum or steel. The preference of the Commission is for steel.

There were questions regarding the installation process and steps. These details will not be available until the specs are prepared.

There was a discussion regarding the color options. Either sandstone or almond is acceptable.

Motion by Laufenberg to approve the metal cap in steel, in either sandstone or almond, for all the flat portions of the parapet walls, and the Commission would like to see the specs before the project goes out to bid. Second by Siegel. Motion approved 5-0.

Discussion Items

- b. Proposed Chapter 27 amendments

No action.

Citizen Comments

None

Announcements/Upcoming Items

Prohaska had information on various grants and historic preservation training opportunities.
Staff should bring in some examples of property files.
Riniker may be at a training session for the next meeting.

Next Meeting Date February 15, 2022 at 6 pm.

Adjourn

Motion by Prohaska to adjourn. Second by Laufenberg. Motion approved 5-0. Meeting adjourned at 7:09 p.m.

Joe Carroll, Community Development Director

Date Approved

Joe Carroll

From: Teresa M Burns <burnst@uwplatt.edu>
Sent: Wednesday, February 9, 2022 2:53 PM
To: Joe Carroll
Cc: Adam Ruechel; Laurie Graney; Kristal Prohaska
Subject: Proposal for Historical Marker for Indian Park (HPC agenda)
Attachments: Proposal for Historical Marker for Indian Park final.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Joe Carroll,

Please find attached the materials that we (Friends of Indian Park) would like added to the HPC agenda. As you can see, we want to request that the Historic Preservation Commission request Historical Marker Signage for Indian Park. We're requesting this per chapter 27 of the Municipal Code, where it lists part of the HPC's duties as "Recognition of Historic Structures, Sites and Districts," and notes that this may include signage.

Wisconsin State Historical Society's Historical Markers Program notes that one way to "inform residents and visitors about historic resources is through historical markers. Friends of Indian Park, which has been researching the history of Indian Park for the last several years, filled out a preliminary application with the state (as any group of interested citizens can do) and were told that it qualifies! We also have researched grants and feel that it is very likely that a grant could cover the cost of the signage.

Along with helping educate people in Platteville about the history of Indian Park, such signage would also attract visitors, as some people have on their "bucket list" the goal of visiting all Historical Markers in the state! We feel that purchasing such a marker would be a win-win situation for the citizens of the city and the city itself. We are willing to help secure the funding. However, since Indian Park is city property, the city must apply rather than our citizen's group.

We have a cover memo explaining our proposal and listing out the supporting documents.

Thank you for your help!

Sincerely,

Terry Burns

To: City of Platteville Historic Preservation Commission
From: Friends of Indian Park (Laurie Graney, Kristal Prohaska, Terry Burns)
Date: February 9, 2022

Re: Pursuing Historical Marker Signage for Indian Park

We will be joining you this week to request that asking the Historic Preservation Commission request Historical Marker Signage for Indian Park. We're requesting this per chapter 27 of the Municipal Code, where it lists part of the HPC's duties as "Recognition of Historic Structures, Sites and Districts," and notes that this may include signage.

Wisconsin State Historical Society's Historical Markers Program notes that one way to "inform residents and visitors about historic resources is through historical markers."¹ Friends of Indian Park, which has been researching the history of Indian Park for the last several years, filled out a preliminary application with the state (as any group of interested citizens can do) and were told that it qualifies! We also have researched grants and feel that it is very likely that a grant could cover the cost of the signage.

Along with helping educate people in Platteville about the history of Indian Park, such signage would also attract visitors, as some people have on their "bucket list" the goal of visiting all Historical Markers in the state! We feel that purchasing such a marker would be a win-win situation for the citizens of the city and the city itself. We are willing to help secure the funding. However, since Indian Park is city property, the city must apply rather than our citizen's group.

Background Information on Indian Park's Local Historic Designation and Historic Signage

The property now known as Indian Park--once called Hill Graveyard, then Presbyterian Burying Ground, then Cemetery Park, Rountree Park, 4th Street Park/Cemetery, and North Park before being called "Indian Park"--connects to many of the historic currents that ran through early Platteville.

For several years, Friends of Indian Park has researched the history of this place. Links to our on-line articles and presentations follow on the pages attached. Laurie Graney has traced this parcel of land through city records (especially tax records) to try to determine how this parcel of land donated as a cemetery "in perpetuity" by John Rountree became a city park. Recently the Register of Deeds received notification that Indian Park is now a catalogued state cemetery.

As members of the Historic Presentation Commission may remember, we came to you two years ago with our research on the history of the plot of land now known as Indian Park. We discussed its documented history as a cholera burial ground, local legends of the land containing at least one Native American Mound, as well as information on how the park/cemetery literally intersects with most major events in the city's 19th century and early 20th century past, from the smallpox and cholera epidemics to mining to the pro-slavery/anti-slavery factions at the Platteville Academy (which became the first state Normal School then merged with UW-Platteville). We asked the HPC to extend "local historic designation" to this park.

¹ <https://www.wisconsinhistory.org/Records/Article/CS47>

On September 22, 2020, *the HPC unanimously voted to support a local historic designation for Indian Park* and sent this recommendation to the City of Platteville Common Council (as can be noted from the minutes of that meeting). On October 27, 2020, *the Common Council unanimously agreed* (again, as reflected in the minutes of that meeting.)

In a parallel development, last year the State of Wisconsin catalogued Indian Park Cemetery ((47-GT-0721) as a cemetery, with the document signed on April 20th, 2021, and sent to Grant County Register of Deeds. Also, because Platteville native Richard Graney has an ancestor buried in the park, he and Laurie also filled out a "Registry of Interested Persons Application" and filed it with Wisconsin State Historic Society in 2018, and it was approved (via the 1985 Wisconsin Act 316 under the direct kinship rule) that December. That grave of Graney's ancestor, War of 1812 veteran Thomas P. Aiken, bears an official government marker furnished by the Department of Veteran's Affairs.

Since we have had the privilege of talking with HPC about Indian Park's history before, we will now retell it here except in abbreviated form. You will find attached to this memo links to longer articles, as well as a very brief history and timeline.

Attached to his memo, please find:

- 1) An e-mail from Fizzie Heimdahl, the State Historical Markers Program Coordinator with the Wisconsin Historical Society, saying that Indian Park Cemetery likely qualifies for a historical marker, and telling us how to proceed. Our preliminary application included possible text, included as #2 below. That text was based upon WSHS's recommendation to focus upon the most documentable occurrences, which are records of those buried there.
- 2) Possible text for a marker (the above application required one, so this is the one we sent in.)
- 3) Record of the site as a catalogued state cemetery
- 4) Text from our preliminary application for State Historic Designation. (This document is what the historic signage was based upon.)
- 5) Historical timeline of Indian Park with links to other presentations

The Cholera Burial Ground at Indian Park State Historical Marker Pre-Application

FITZIE HEIMDAHL <fitzie.heimdahl@wisc.edu>

Wed 1/26/2022 10:29 AM

To: Teresa M Burns <burnst@uwplatt.edu>

 4 attachments (4 MB)

State Historical Markers Application Form July 2020.pdf; Marker Model J Model J 72x54 Two Post Marker.jpg; Model B 16x24 Small City Marker.jpg; Model F 36x24 City Marker.jpg;

Hello Teresa,

My name is Fizzie Heimdahl. I am the State Historical Markers Program Coordinator with the Wisconsin Historical Society. We have received and reviewed your pre-application for a State Historical Marker dedicated to the Cholera Burial Ground at Indian Park State.

We believe your topic meets the criteria for a State Historical Marker. As you develop your final application, you will need to work with Dr. Amy L. Rosebrough and James Skibo, our State Archaeologists in the State Historic Preservation Office. They will also be able to assist you in the rules and regulations regarding burial sites. IT will be important for you to work with them to determine where and how you should place your proposed State Historical Marker on the site.

<https://www.wisconsinhistory.org/Records/Article/CS15239>

Dr. Amy L. Rosebrough - Dr. Rosebrough is a leading expert on the Effigy Mound builders of Wisconsin.

Amy L. Rosebrough
Staff Archaeologist
State Historic Preservation Office

Wisconsin Historical Society
816 State Street Madison, WI 53706
608-264-6494
Amy.rosebrough@wisconsinhistory.org

James Skibo State Archaeologist
State Archaeology and Maritime Preservation Program
Wisconsin Historical Society
816 State Street Madison, WI 53706
608-264-6496
statearchaeologist@wisconsinhistory.org

It is also important to remember that the landscape of Indian Mounds are a sacred place of burial. It is a cemetery built by ancestors of living people. The place has deep significance to our Native Communities and other descendants of those who are buried here. It will be important for you to consult with the Native American Community.

I have attached a copy of the final marker application, as well as photos of the marker models we have available.

I am here to assist as needed as you work through the final application process.

Sincerely,

-Fitzie Heimdahl

Fitzie Heimdahl

State Historical Markers Program Coordinator

Wisconsin Historical Society

(715) 471-0770

fitzie.heimdahl@wisconsinhistory.org

Wisconsin Historical Society

[Collecting, Preserving, and Sharing Stories Since 1846](#)

Possible Signage for State Historical Marker

“The Old Burial Ground at Indian Park”

When pioneers arrived in Platteville in 1827, this parcel of land sat upon a ridge six to eight feet higher than it stands today and it overlooked a marshy ravine with many springs. According to early settlers, the mound in the center was believed to be a larger Native American conical mound, and some also reported a linear mound nearby. This parcel also became an early burial ground for settlers, and it likely includes victims of the 1843-1844 smallpox epidemic. City founder John Rountree deeded this land to the German Presbyterian church in 1848. The deed specifically states that the parcel should “forever remain a public burial ground.” Through 1855, there were many victims of cholera. There is a marked grave for War of 1812 veteran Thomas Aiken here. Although not marked, Aiken’s son’s fiancée, Eleanor Donaldson is also buried here. Aiken and Donaldson died of cholera in 1850. Those buried under the flat stone on the north side of the cemetery have never been identified. It is possible that an entire family could be buried here.

In 1849 the issue of slavery divided the Presbyterian church, whose leadership included Rev. John Lewis and Josiah Pickard. Pickard was a deacon of the church and was also the Platteville Academy principal. These individuals were strong abolitionists in contrast to Rountree, who had owned slaves. In 1849, the church took an unusual step of changing denominations. The Wisconsin State Legislature passed Act 25, which allowed the church to change its name and form of government to that of Congregational. A recorded 1849 Grant County deed transfer states the church property was to include a one-acre parcel known as the “Presbyterian Burying Ground”. Later documents show this cemetery being called “Hill Graveyard” and “Fourth Street Cemetery”. As years passed and the city grew, the burial ground, which was once on the outside of town, became surrounded by buildings. In 1917 the state legislature passed another act, Chapter 307, which allowed the cemetery to become public property. In 1918 the Platteville Common Council voted to level the park and to remove all the remains; however, this was not done, as families were actively prevented from removing their dead, perhaps because they had died of cholera. Those early settlers remain here to this day.

NOTICE OF LOCATION OF
CATALOGUED BURIAL SITE

822250

822250
July 12 2021
Andrea Noethe
Register of Deeds
GRANT COUNTY WI
11:45 AM
Fee Pd:30.00
TransFee:0.00
Exempt:
Pgs:1

DOCUMENT # BWHS-21-03-001
SITE #/BURIAL # GT-0721/BGT-0349
SITE NAME Indian Park Cemetery
OWNERS NAME City of Platteville
OWNERS ADDRESS 75 N. Bonson Street
Platteville, WI 53818

WHEREAS, the legislature intends by 1985 Wisconsin Act 316 to assure that all human Burials be accorded equal treatment and respect for human dignity without reference to ethnic origins, cultural backgrounds or religious affiliations; and WHEREAS, Wis. Stats. § 157.70(2)(a) provides that the Director of the Wisconsin Historical Society shall identify and record in a catalog, burial sites in this state, together with sufficient contiguous land necessary to protect the burial site from disturbance; and WHEREAS, § 7011(13), Wis. Stats provides a property tax exemption for land containing a burial site, which is entered in the state catalog of burial sites and that this makes the property tax treatment of burial sites consistent with the property tax treatment of cemeteries; and WHEREAS, § 157.70(5)(b), Wis. Stats. provides that no person may intentionally cause or permit the disturbance of a cataloged burial site without a permit from the Director of the Wisconsin Historical Society. Now therefore be it known that the following described lands contain a cataloged burial site and are subject to the protection and provisions of 1985 Wisconsin Act 316.

RETURN TO:
Amy L. Rosebrough
Burial Sites Preservation
Wisconsin Historical Society
816 State Street
Madison, Wisconsin 53706-1482
Parcel Identification Numbers
271-01269-0000

Indian Park Cemetery (GT-0721, BGT-0349)

This cemetery is located in the Northeast Quarter of the Northwest Quarter of Section 15, Township 3 North, Range 1 West, City of Platteville, Grant County, Wisconsin, comprising the entirety of parcel 271-01269-0000, also described as Lots 9 and 20 and the N 48.5' of Lots 10 and 19 of the Covell Addition of the City of Platteville.

THIS INSTRUMENT DRAFTED BY

Amy L. Rosebrough
Amy L. Rosebrough

dated this 20th day of April 2021

Signature of Daina J. Penkunas

Daina J. Penkunas
State Historic Preservation Officer
Wisconsin Historical Society

IAN GORT
Notary Public
State of Wisconsin

ACKNOWLEDGMENT STATE OF WISCONSIN, DANE COUNTY

Personally came before me this 20 day of April 2021
to me known to be the person(s) who executed the
foregoing instrument and acknowledge the same.

Signature of Ian Gort

Ian Gort
My Commission Expires July 30, 2023

Request for State and National Historic Designation for Indian Park

The property now known as Indian Park--once called Hill Graveyard, then Presbyterian Burying Ground, then Cemetery Park, Rountree Park, 4th Street Park/Cemetery, and North Park before being called "Indian Park"--connects to most of the great historic currents that run through Platteville, Wisconsin, as well as to three other properties already on the National Historic Register: the First Congregationalist Church (as its cemetery, even though it was then called the "Presbyterian Burial Grounds"), Rountree Hall (once home of Platteville Academy) and the home of city founder John Hawkins Rountree.

In terms of significant historical persons, Indian Park not only connects to founder Rountree but also to Rev. John Lewis and Alvin Dixon, who some sources call the "conductor" of Platteville's Underground Railroad. Through these three men, it also connects to the Platteville Academy, which received (along with schools in Madison and Milwaukee) one of the first educational charters. Platteville Academy later became the first state Normal School then merged with the Mining School to become what is now UW-Platteville. In the time period during which it most connects to what is now Indian Park, Platteville Academy shared a building with the Presbyterian church run by Rev. Lewis with classes meeting on one floor and the church on the other. The Presbyterian church's anti-slavery stance, again as documented by research, caused tensions within Platteville Academy in several documentable ways particularly surfacing when one "mulatto" woman, Ellen Wooddell, sought admission.

As our research shows, this land, given by John Rountree to the city to be a free burial ground and also connected to Rev. John Lewis and the Presbyterian then Congregationalist church through numerous transactions we have documented, also connects to these three men of prominent historic interest--Rountree, Lewis and Dixon, as well as a fourth, Josiah Pickard--and through them to this history of religion in this area and the religious and civic conflict over slavery, inasmuch as the Presbyterian church and Lewis, Dixon and Pickard were adamantly anti-slavery. It also shows how political disputes influenced education, through the sad story of Ellen Wooddell.

Platteville's Presbyterian church took the highly unusual step of changing denominations, becoming the Congregationalist church, as state legislative records attest. Despite this, Rev. Lewis remained their minister until his death in 1855. As noted above, the Congregationalist church here in Platteville (to which the cemetery once called Hill Graveyard but by that time the "Presbyterian Burial Ground" was then deeded) is also on the National Register of Historic Places. The Congregationalist church actually never gave up the deed to the

land, though they do appear to have forgotten about it, perhaps because of protracted legal squabbles with Rountree's heirs, which we've also documented.

Along with a connection to historic personages, historic designation may be connected to significant historic events. We've mentioned the pro- and anti-slavery squabbles connected to the place. But even more overtly documentable is its history as a burial ground for people who died during epidemics. Likely it holds smallpox burials from the 1840s and definitely it holds cholera burials from 1850-1855. The most famous such burial, and the only one legibly marked, is that of 1812 veteran Thomas Paine Aiken, whose headstone was erected through the work of his descendent Laura Graney and the Leo Kane post of the American Legion/VFW. Also, the state and city ordered (in 1917 then 1918) that the burials be removed, and some likely were: we have documented others (up to 30) that were not removed because they were cholera burials.

Along with the verifiable cholera burials, our research revealed the probable burial there of Rev. John Lewis (who, since he died of tuberculosis rather than cholera or smallpox, was likely one of the bodies or at least headstones moved in 1917, that year when the city ordered bodies removed and the park leveled.) Notably, some families like the Aikens were explicitly prevented from removing the bodies of their loved ones because they'd died of cholera and we have records of that also. As late as 1950, when some were exploring the idea of building houses on the sight of what had by then changed from Cemetery Park, Rountree Park, North Park, Indian Park and 4th Street Cemetery but was mainly called Indian Park—again, as we've documented—city attorney Block advised against building anything there, presumably because one may not disturb cemeteries unless the cemetery was vacated and this was never completely done. Block's letter is still on file with the legal firm he once founded. Why did he advise this? Well, as mentioned, "Indian Park" was a cholera burial ground. It's also referred to that way in two 20th century city guidebooks. When the decision was made in 1918 to vacate the cemetery, it was not carried out by everyone. The city and its residents were largely preoccupied with World War I – the draft age was about to be raised up to 40 just before the war's end! – and after that, the Spanish flu epidemic when soldiers returned home. Because of this, the city paper does not at all discuss or give notice of these orders by the state and city to vacate the cemetery.

As stated, the area now called Indian Park already meets the state and national requirements for historic designation. We received local historic designation via the unanimous vote of the Platteville Historic Commission then the City Common Council this fall. It's listed by the state as an uncatalogued cemetery, to this day, and Amy Rosebrough has informed us we should soon be listed as a catalogued cemetery.

The park also contains an illegible so-called “mystery stone” which may be even older than these burials, which brings us to our final point about the potential for archaeological research. Note that none of what we’ve discussed so far connects to the name “Indian Park.” The name comes from the belief than an “Indian” is buried in the mound in the middle, and the probability that the park contains at least two native burial grounds. When Platteville was settled, the area now called Indian Park was near a gorge and several springs. The area has since been leveled, and we have documented part of that leveling. While it still may offer the possibility of archaeological discoveries, our request for state and national historic designation

The name of park thus likely reflects possible Indian burial and mounds as well as memories of Native Pow-Wows o that site that ended abruptly around 1917. While this history is fascinating, it is not the most compelling reason for nomination. We mention it because the sight *may* offer. For more than 100 years, some here have been told or even taught in elementary school that there was a mound or mounds in the park. Students used to be led out to the park from OE Gray for a talk on “Indian Mounds” and the need to treat them with respect, back in the day when there was still a protective marker around the mound in the middle. Older residents we’ve interviewed also remember native gatherings there through the 19-teens (and these were, according to a 1962 article, regular events until stopping abruptly in the late 19-teens.) Older residents also remember more than one mound or at the least, the area once being hilly (hence the name Hill Graveyard) and in fact a 1917 detailed description of how the land looked in 1827 states that the area along 4th street contained four springs and a gorge. The site offers an abundance of opportunity for archaeological study, both of the probably mounds, the so-called “mystery stone,” and also to answer the questions of 1) whether victims of the Powder Mill explosions in the mid to late 1800s were also buried there and if the “graveyard diggings,” an early mining site, was also at this location. Yet we believe the sire qualifies for state and national designation not for these reasons, but because of those spelled out in the first two pages of this document.

Thank you for your time in reading this!

Friends of Indian Park

Prepared by:

Teresa Burns, Laurie Graney, Kristal Prohaska

Historic Survey with References

We have written about the park's history in three articles. The first introduces the subject; the second looks particularly at the Indian Park as a cholera burial ground, and the final one looks at it as a likely location of one conical (and perhaps one linear) Native American Mound. These articles by Laurie Graney, Kristal Prohaska and Terry Burns (and an additional one by J.H. Evans which discusses what the area looked like in 1827) are available here:

- “The Mysteries of Indian Park—Part I” Available: <https://driftlessroadtrip.com/the-mysteries-of-indian-park/>
- “Indian Park Part II: The Cholera Burial” Available: <https://driftlessroadtrip.com/the-mysteries-of-indian-park-part-ii/>
- “Indian Park Part III: The Mystery of the Mounds” Available: <https://driftlessroadtrip.com/indian-park-part-iii-the-mystery-of-the-mounds/>
- “Platteville Ninety Years Ago, as the Site Appeared to our Pioneers / Also Some Account of the Abundance of Water that Greeted Early Settlers” by J. H. Evans, from the January 31, 1917 *Platteville Journal* and made available here: <https://driftlessroadtrip.com/what-did-platteville-look-like-in-1827/>

Before 1834 The property has no (known) name. It was part of Ho-Chunk territory; the Ho-Chunk consider themselves the descendants of “Mound Builders.” Conical and linear mounds typically appear on high bluffs or near water sources; Platteville was once home to a plethora of natural springs including at least four along what became 4th street (Source: “Platteville Ninety Years Ago, as the Site Appeared to our Pioneers / Also Some Account of the Abundance of Water that Greeted Early Settlers” by J. H. Evans, from the January 31, 1917 *Platteville Journal*). Later accounts (see 1918, 1962) refer to Native American gatherings in the park. Those of two long-time residents [Marjory Lathrop (Dana) Livingston, as recorded by her niece, Kay Tiedemann Young; Laura Graney as recorded by her daughter-in-law Laurie Graney] tell of one long gathering in the late 19-teens. Doris Schiel, who is now in her 90s, remembers her grandmother Mary Toomey Rouse walking with her through the park and telling her it used to be hilly (which matches the account of the 1917 *Platteville Journal* article about the area in 1827) and that there used to be more than one mound.

Other sources referred to in presentation: *Indian Mounds of Wisconsin* by former state archaeologist Robert Birmingham and Amy Rosenbrough; *Spirits of the Earth* by Robert Birmingham; *Indian Nations of Wisconsin* by Patty Loew. Additional information provided by Ho-Chunk Historical Preservation officer William Quackenbush and Effigy Mounds National Monument lead ranger David Barland-Liles.

1834, 1835

After the 1834 opening of the land office in Mineral Point, the surveying was begun to plot out the first lots and sections of Platteville. Finished in 1835, this is known as the “Original Plan of the Village of Platteville.” City founder and slave-owner John Rountree advertises that he has “laid out a new Town at Platteville.” Source: *North Western Gazette and Galena Advertiser*, September 13, 1935, as reprinted in James A Wilgus, “History of Old Platteville 1827-1835,” *Wisconsin Magazine of History*, Vol. 28. No. 1 (Sep.1944) frontispiece.

1836

The “Original Plan of the Village of Platteville” was enlarged. (Source: City of Platteville, Grant County, Wisconsin, Intensive Survey Report, October 2005.) Twenty-eight lots were added to the city. [Source: James A. Wilgus, “History of Old Platteville 1827-1835” as cited above, p. 80.] This addition including the area where Indian Park is located, which will come to be known as “Covell’s Addition.”

1839

Reverend Alvin McCord Dixon, founder of Platteville Academy (precursor to today’s UW-Platteville) comes to Platteville in autumn 1839. Previously, Dixon had been the first student to matriculate at Illinois College, from where he graduated in 1836. While living in Quincy, Illinois, after his graduation, Dixon became a known conductor on the Underground Railroad. Dixon remained in Platteville for five years during which he labored for the causes of education and evangelization. The Presbyterian and Congregational Convention of Wisconsin ordained Dixon in 1842. [Source: Platteville Presbyterian/Congregational Church Records].

1841

The first Platteville Academy is built at 40 West Cedar Street. Dixon founds the Academy and Rountree donates the land; the original building is shared with the Prebyterian church which meets on the upper floor and the Academy on the lower floor. Source: *Platteville Journal, Grant County Centennial Edition*, Sept. 1936. Pg. 8; *History of Grant County*, 1881, Pg. 699. Both articles make reference to Rev. Alvin McCord Dixon as founder; more information following.

1842

Rev. Alvin McCord Dixon was an early minister of the current Platteville Congregational Church (Presbyterian Church until 1849) and as noted above, founds the Platteville Academy. Rev. McCord was a “conductor” in the underground railroad. Sources: John Nelson Davidson, *Negro Slavery in Wisconsin and the Underground Railroad* (Milwaukee: Parkman Club Papers, 1897) p. 13; *Fiftieth Anniversary of the First Congregational Church, Emerald Grove, Wis., December 5 and 6, 1896* - biography of Alvin Dixon mentions his being a conductor on the underground railroad and his family moving from Tennessee to Illinois to escape the effects of slavery; “Early Days in Platteville,” by D.J. Gardner, Truman O. Douglas, Maria Greene Douglas, as cited above; Wilbur Henry Sibert, *The Underground Railroad from Slavery to Freedom* (1898) also mentions Alvin Dixon's grandfather Robert McCord and David McCord from Bond County, Illinois as being known conductors of the underground railroad, p. 404.

1843-1844

Victims of the smallpox epidemic in Platteville, which ran from December 1843 to February 1844) were buried at “the Fourth Street site,” as Indian Park was sometimes called in the mid-20th century. Sources:

Capital Times, Dec. 12, 1962 (“Many Historical Mysteries in Platteville Cemeteries”); “Early Days in Platteville,” by D.J. Gardner, Truman O. Douglass, Maria Greene Douglass, in *Wisconsin Magazine of History*, Vol. VI, Number 1, September 1922 and later reprinted as a separate book.

1848

In February of 1848, city founder John Rountree deeds the land which is now Indian Park to the German Presbyterian Church for use as a burial ground. The deed also indicates that the land “shall be at this time and forever remain a public burial ground for the interment of the dead.” (Source: Deed, Grant County, Wisconsin, Register of Deeds.)

Rev. John Lewis becomes installed as the Presbyterian Church pastor in 1848. (Source: “The Congregational Church of Platteville, Brief synopsis of its history” in *History of Grant County*, Castello Holford, 1900.)

Rev. Lewis also teaches at the first Academy with Josiah Pickard. As mentioned, the Academy and the church share a building. Source: *History of the Platteville Academy* by James Alva Wilgus (1942); “Personnel Recollections of Platteville” by Maria Green Douglass in *Wisconsin Magazine of History*, Vol. VI, Number 1, September 1922; *Summary History of the Synod of the West* by Joseph L. Mihelec available <https://www.dbq.edu/media/library/collections/Summary-History-of-the-Synod-of-the-West.pdf>

The cemetery thus has a close relationship to the anti-slavery Presbyterian church and the Platteville Academy (which will become the State Normal School then merge with the mining college to become UW-Platteville.) Yet it is a gift from the slave-owning city founder, John Rountree. This tension will play itself out over the next many decades. For instance, in 1859, school trustees will refuse to admit a “mulatto” girl, Ellen Woodell, because of objections from “former slave owning families,” and the then=principle, Josiah Pickard, threatens to resign. Source: Jeff Flyn-Paul, Damian Pargas, *Slaving Zones* (Brill, 2018) p. 306.

While other actions in Platteville finally force Rountree to free his slaves, Alvin McCord Dixon continues to “conduct” the underground railroad, likely via his relatives, the McCords, who live in “Abolition Hollow” outside of town. Source: “Personal Recollections of Platteville” by Maria Greene Douglass, *op. cit* Structures of the buildings from that time are still visible. Source: personal visit to current owners of property.

1849

Explosions at the Powder mill (beginning in 1849) added to the cemetery population. Source: *Capital Times*, Dec. 12, 1962. On the Powder Mill Explosions in Platteville generally, see Holford, *History of Grant County, Wisconsin*, 1900; and “The Old Powder Mills at Platteville,” by Irma and Luther Zellmer, in the Wed. July 20, 1891 *Grant County Witness*, Platteville Wisconsin. At this time only two

cemeteries exist in Platteville; some of the dead are buried in what is now Indian Park. Location of the other cemetery is not known and it appears to have been built over.

Slavery divides the local Presbyterian church and by a special act of the 1849 State Legislature, Chapter 25, the church changes its name and form of government from Presbyterian to Congregational. Source: "Historic Principals, Conscience, and Church Government" as cited by Carlos Wilton in *Principles of Presbyterian Polity* (Geneva Press, 2016) p. 31; Wisconsin State Legislature, 1849, Chapter 25. (* Signed by Nelson Dewey.) Rev. Lewis assisted with this transition of the church and though he is a Presbyterian minister, becomes minister of the Congregationalist church. Presumably the name of the "burying ground" (Indian Park) does not change, because in later 19th century records it is referred to as either "Hill Cemetery," "Hill Graveyard," or "Presbyterian Burial Ground" (see notations below.)

July 1849, the trustees of the Presbyterian Church transfer ownership of the church property, including the "one- acre lot intended, described, and used for public burying ground" for the sum of one dollar to the Congregational Church. Each deed names five trustees from both churches. Edward Estabrook, Joel Potter and J.W. Clarke are named as trustees on both deeds. Chapter 25 of the 1849 Wisconsin State Legislature makes the Congregational Church the "successors in law" of the Presbyterian Church. Sources: Deed, Grant County, Wisconsin, Register of Deeds; Chapter 25 of the 1849 Wisconsin State Legislature; Cemeteries Article by J.W. Murphy, Platteville, Wisconsin RE: Local Cemeteries, Southwest Wisconsin Room, UW-Platteville.

Josiah Pickard is one of the trustees of the Presbyterian Church. Source: Deed, Grant County, Wisconsin, Register of Deeds.

1850

The cholera epidemic strikes Wisconsin from this year through 1855, with 1850 as the peak year. Source: Peter Harstad, "Disease and Sickness on the Wisconsin Frontier: Cholera," in *Wisconsin Magazine of History*, Vol. 43, Number 3, Spring 1960, pp. 203-220.

At least thirty people die in 1850 alone, including multiple people in some families . Source: *U.S., Federal Census Mortality Schedules Index, 1850-1880* [database on-line].

Thomas Paine Aiken and Eleanor Donelson pass away due to the cholera epidemic of 1850. They are both buried in the cemetery (now Indian Park). Sources: *Thomas Paine Aiken Family History*, by Laura Graney and Donna (Aiken) King-Coad; Grant County Genealogical Society; Cholera in Platteville, Wisconsin; History of Grant County, Wisconsin, Holford, 1900.; The Platteville Journal, April 3, 1975; The Platteville Journal, April 8, 1975. The Platteville Journal, July 1976. (Platteville cholera epidemic sources: *The Capital Times*, Dec. 12, 1962; *Depression in Pioneer Days –The James Ryerson Kays Story*.) Thomas Aiken is also a veteran of the War of 1812. Sources: *Daughters of the War of 1812*; *Thomas Paine Aiken Family History*.

In an 1853 news article (see entry immediately below), the writer states that there are only two cemeteries in Platteville. Since the Thomas Aiken and Eleanor Donelson are buried there and since cholera was a highly contagious and dreaded disease, it seems a safe deduction that others with cholera were buried in the same location. Three other individuals are listed as buried there (source: Find-a-Grave.com) and an 1898 *Grant County Witness* article says that about "thirty" cholera victims are buried

in the cemetery. The Federal Mortality Index associated with the 1850 census shows about this many people dead of cholera in the Platteville area, but notably the actual number must be much higher because (as two examples) Aiken and Donelson do not appear in that index because they died after it was compiled. The worst year of the epidemic was 1850 but it continued through 1855.

1853-1854

References to the cemetery in the local newspaper, owned by John Rountree, call it "Hill Graveyard" then "Hill Cemetery." Sources: *Independent American* November 11, 1853 and October 20, 1854.

1860

On September 2, 1860, Rev, John Lewis died at the age of 43. Lewis was very much respected and loved in the Platteville community. People referred to him as "Saint John." Lewis was laid to rest on an afternoon of "autumnal splendor." The entire Academy followed his casket to the cemetery. Source: *Minutes of the Annual Meeting of the Presbyterian and Congregational Convention of Wisconsin*, held at Beaver Dam Oct 4-5 1860, p. 25.

Congregationalist church records records say that Rev. Lewis is buried in Hillside cemetery, but there's no marker there for him. Also, the walk from the old Presbyterian/Congregationalist church to Hillside cemetery is rather far, whereas "Hill Graveyard" was only a block away, down Lewis Street. Lewis's gracestone today is in Greenwood cemetery... which really makes no sense at all unless it was moved there from Hill Cemetery when some stones were moved in 1918 (see 1918 entry).

A delinquent tax document shows the sale of the cemetery for 1857 delinquent taxes. W.R. Beach represented Grant County in the purchase of this parcel. Source: Tax roll, Grant County, Wisconsin. Curiously, cemeteries are supposed to be exempt from tax and John Rountree has specifically stated the land should not be taxed (see 1848 entry.)

1869

Eliphalet W. Covell and Rebecca P. and Electra Lewis quit claim deed to John Rountree for \$50. Source: Register of Deeds, Grant County Wisconsin.

1895 and 1900

Tax rolls indicate the land is in John Rountree's estate (although previous legal notices and deed transfers states that the land has been given perpetually as a free burying ground and the land Rountree deeds to Lewis explicitly exclude the cemetery.) Source: Tax rolls, Grant County Wisconsin.

1898

Newspaper article from the *Grant County Witness* indicates that approximately 30 cholera burials were made in this cemetery. It also notes that John Rountrees heirs have sued the Presbyterian Synod "to eject them from the ground and terminate its use as a cemetery." Source: *Grant County Witness*, May 11, 1898. Why they have sued the Presbyterian Synod rather than the Congregationalist church or city of Platteville are not clear, but the land is referred to as the "Presbyterian Burial Ground: (which seems odd, since it is now supposed to be part of the Congregationalist church yet has somehow wound up

listed in Rountree's estate. Nowhere is there a record of the Congregationalist church ever selling the land.)

1901

A lien is recorded by E.B. Rice for compensation for materials, labor and attorney fees for the caring of the "Presbyterian burying ground." Source: Deed, Grant County, Wisconsin, Register of Deeds. That same year, O.W. Barret purchases the cemetery from E.B. Rice and Della Rice for \$500.00. Source: Deed, Grant County, Wisconsin, Register of Deeds. E.B. Rice lived next to the cemetery and was apparently caring for it.

1901 & 1902

Tax rolls show O.W. Barrett as the owner but no taxes were paid as the said property is a "cemetery" and "graveyard". Source: Tax rolls, Grant County, Wisconsin

1903

Tax roll record is left blank. Source: Tax rolls, Grant County, Wisconsin.

1904

Tax rolls indicate the property is now "public property". Source: Tax rolls, Grant County, Wisconsin.

1907 thru 1910

The property is listed as "Public Property". Source: Tax rolls, Grant County, Wisconsin.

1911 thru 1919

The property is listed as "Unknown Owner". Source: Tax rolls, Grant County, Wisconsin.

1917

May 29, 1917 – The state legislature passes an act to "vacate" the cemetery. The city is given six months from the passage of the act to "remove all remains" to suitable lots in Greenwood Cemetery in the said City of Platteville. Thereafter, the use of said lands for interment shall be prohibited and the title thereto shall be vested in the said City of Platteville. (Platteville City Council meeting minutes show that the council did not vote to remove the remains from the cemetery until April 3, 1918. (The April 3, 1918 date is over 10 months from the passage of this act.) Once this task was completed, the city council authorized and empowered the Rountree Park Committee to level the surface to the ground, etc.. The remains of several individuals still remain in Indian Park, as these individuals died of cholera. At that point in time, it was believed, if the remains were "dug up" the dreaded disease could once again be spread.) Laurie Graney read through the Platteville City Council meeting for over two years from this date, did not observe where the Rountree Park Committee reported back to the council that their task had been completed. Sources: State Legislature Minutes, Platteville City Council records.

The Aiken family ordered grave markers for Thomas Aiken and Eleanor Donelson to be placed at the "new" cemetery where their remains were to be moved. According to both newspaper accounts and

Laura Graney's accounts to her daughter-in-law Laurie, the Aiken family was prevented from moving these remains, as Thomas Aiken and Eleanor Donelson had died of cholera and there was fear of spreading the cholera once again. The grave markers were found on the family century farm several years back. Laura Graney said that she and Laurie's father-in-law, Wilburn, had buried the grave markers and indicated the approximate location of them. Copies of the grave markers photos have been sent to the Wisconsin State Historical Society. Sources: *Thomas P. Aiken Family History, Platteville Journal*. Photocopy of Laura Graney's 1975 letter to the *Platteville Journal* and their subsequent articles are included in the Powerpoint.

From February 1917 on, the *Platteville Journal* is understandably dominated by stories of World War I and the draft of local young men who are serving overseas. The place once known as Hill Graveyard and now called "Cemetery Park" is not mentioned.

Interestingly, one local young man killed in World War I, Leo Kane, is who the local American Legion/VFW is named after, and that is the group who, with Laura Graney (Thomas Aiken's great-granddaughter) secure the soldier's headstone for Thomas P. Aiken.

1918

Platteville Common Council votes to remove and rebury bodies found in "Rountree Park" (formerly Cemetery Park formerly Hill Graveyard) and authorizes the Rountree Park Committee to "level the surface of the ground". Source: Common Council Minutes dated April 3, 1918, city of Platteville, Wisconsin.

The Platteville Journal continues to focus on World War I, as one would expect. That fall, another epidemic, the Spanish flu, breaks out.

According to Laura Graney's 1975 letter to the *Platteville Journal* and her family history, her father William Aiken was actively prevented from removing the bodies of Thomas Aiken and Eleanor Donelson because they died of cholera.

1918?

Sometime in the late 19-teens, a multi-day Native American gathering takes place in the park. Sources: Account of Laura Graney (granddaughter of Thomas Aiken), as recorded by herself as well as by Laurie and Richard Graney; account of Marjory Lathrop (Dana) Livingston, as recorded by her niece, Kay Tiedemann Young. Both Laura (Aiken) Graney and Marjory Lathrop (Dana) Livingston independently recalled a gathering held sometime around 1915-1920.

The *Capital Times*, Dec. 12, 1962 ("Many Historical Mysteries in Platteville Cemeteries") states that there had been repeated native gatherings there that for some reason "stopped abruptly." Note how this corresponds to the 1918 vote to remove all bodies (though there is no record that bodies ever were removed) and to "level" the ground.

The native gathering lasted more than one day ("several" in one account; "a few days and nights" in the other.) Kay Tiedemann Young writes that according to her aunt, "The people camped right near or at

the park and made a lot of noise for many hours. They sang and hollered, [her aunt thought], to keep white people away. The noise was particularly loud at night. At least that what I think she told me.”

If there were/is a conical mound in the center (and a linear mound on the side), this gathering would make even more sense, as such places are to this day considered sacred to the Ho-Chunk. Source: Ho-Chunk elder Chloris Loew, as quoted at Effigy Mounds National Monument.

1920 - 1923

The property is listed as “Park lots.” Source: Tax rolls, Grant County, Wisconsin.

1924 - 1928

The property is listed as “City Park.” Source: Tax rolls, Grant County, Wisconsin.

1929 thru 1961

The property is listed as “North Park.” Source: Tax rolls, Grant County, Wisconsin.

1959

The common council asks then-city attorney Robert C. Block to secure an abstract of the property (then known as “North Park”). The purpose of this was for “ascertaining the status of the title so that a decision could be made as to whether or not the City should sell the property as building lots. Source: Letter to Mr. Lawrence C. Kindschi, City Clerk, Platteville, Wisconsin dated November 10, 1959.

1985

The First Congregational Church of Platteville, WI is entered into the National Register of Historic Places by the United States Department of the Interior, National Park Service.

1986

The City of Platteville applies for the removal of interior lot lines to create one lot. Source: Register of Deeds, Grant County, WI.

Presentation on the History of Indian Park

We have also given presentations about the park at the Platteville Senior Center. Those presentations are available here:

The Mysteries of Indian Park:

Part 1 <https://www.youtube.com/watch?v=OZinCCqLOsY>

Part 2 <https://www.youtube.com/watch?v=M0X6VMBitwU&t=0s>

Part 3 <https://www.youtube.com/watch?v=UGLuKShNlSc&t=0s>

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)