

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



AGENDA

TUESDAY, FEBRUARY 21, 2023 – 6:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. Call to Order
2. Approval of Minutes from December 20, 2022
3. Action Items:
 - a. Certificate of Appropriateness: Jimmy John's – 105 E. Main Street
 - b. Chapter 27 Amendments
4. Discussion Items:
 - a. Impact on Historic Properties – Fire Station Project
5. Citizen Comments
6. Announcements/Upcoming Items
7. Next Potential Meeting Date: March 21, 2023 at 6:00 p.m.
8. Adjourn

MINUTES

TUESDAY, DECEMBER 20, 2022 – 6:00 P.M.
COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

MEMBERS PRESENT: Beth Frieders, Ken Kilian
ALTERNATES PRESENT: Tracey Roberts
MEMBERS ABSENT: Lisa Haas, Michael Albees
ALTERNATES 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 – September 20, 2022

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

Action Items

- a. Certificate of Appropriateness – 100 E. Main Street

The HD Academy is currently located at 50 S. Oak Street. They have outgrown that facility and need additional space, so they bought this building. They want a sign that matches the existing signage on their Oak Street building. The request is for approval of a new projecting sign that will be 48" x 48", double-sided, non-illuminated, and mounted on an existing bracket on the Main Street façade.

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

Discussion Items

Mural at 55 N. Oak Street

This property is not located in a historic district, and is not designated individually, so this is a courtesy presentation to keep the Commission informed. Tammy Enz from the Platteville Main Street program had sent information regarding a proposed mural to be painted on the south side of the building at 55 N. Oak Street. This will be a Main Street project done in cooperation with the building owner.

The Commission had the following questions/comments: Need to spell "Platteville" correctly. Question regarding the hose going across the windows. Is that correct? Will look strange if window is open. Overall, will look nice.

Citizen Comments

None

Announcements/Upcoming Items

None

Next Meeting Date If needed, the next meeting will be on Tuesday, January 17, 2023 at 6 p.m. Roberts will not be at that meeting. The Chapter 27 update item that was tabled until this meeting will be delayed until the February 21st meeting.

Adjourn

Motion by Frieders to adjourn. Second by Roberts. Motion approved. Meeting adjourned at 6:27 p.m.

Joe Carroll, Community Development Director

Date Approved

DRAFT

**APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS
PLATTEVILLE HISTORIC PRESERVATION**



General Information

	Applicant/Agent	Owner
Name(s)	Chris Cronin / JNB Signs, Inc.	Mark Ihm
Address	1221 Venture Dr., Janesville, WI 53546	75 Maple Ct., Platteville, WI 53818
Phone	608-754-6338	608-778-7283
Email	ccronin@jnbsigns.com	ihmbuilders@centurytel.net

Property Information

Address of Property: 105 E. Main Street Platteville, WI

Name of Property/Business: Jimmy John's

Historic District in which property is located: Downtown District Other _____

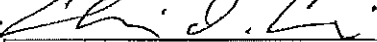
Description of Project

Describe proposed work, materials to be used, and impact on existing features.
 Replace existing exterior front elevation sign ("JIMMY JOHN'S" letterset and logo) with same size letter set. Please see attached drawing showing existing and proposed signage.

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: 

DATE: Feb 13, 2023

APPLICANT: _____

DATE: _____

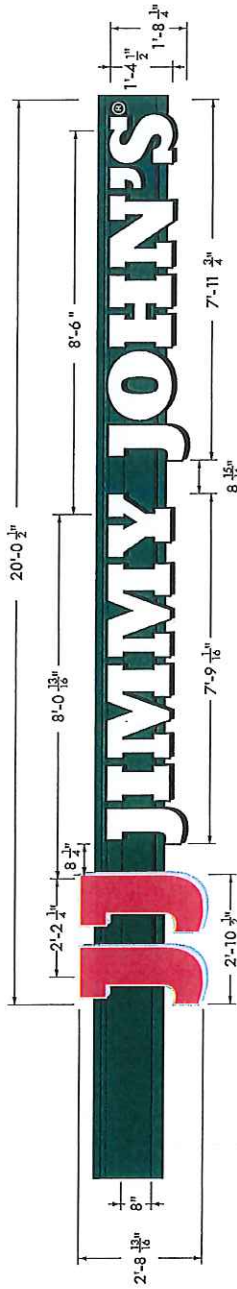
OFFICE USE ONLY

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

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

Conditions:

CHANNEL LETTERS W/ RACEWAY SPECIFICATIONS



SECTION A

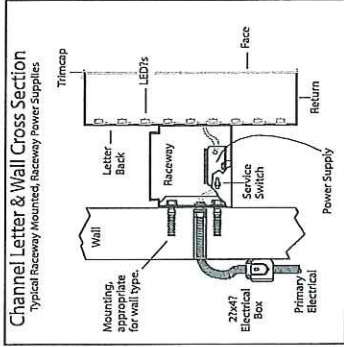
Drawing Scale: 3/8" = 1'
As shown on a 17" x 11" Tablet

- PMS 185c
- MAP Satin Black
- SW 6454 Shamrock Green



Remove existing set of raceway channel letters and scrap

VOLTAGE
 120 Vols
 277 Vols



New Channel letters and raceways installed in same location

DESCRIPTION

LETTERS: Returns - .040" x 5" returns, "Flanged and Crimped" construction, seams sealed, drain holes
 Faces - 3/16" translucent "White" acrylic, finished with 3/4" "Black" trimcap
 Backs - .063" aluminum backs
 Trademark - .063" White aluminum, scribed and bent, fastened to the right side of the can of the "S"

GRAPHICS: JJ - Translucent vinyl digitally printed to match PMS (185c) "Fresh Tomato", applied first surface
 Registration - 3M (7125-10) opaque "White" vinyl, applied first surface

RACEWAYS: (1) Custom 5" D x 8" H, 2' - 2 1/4" long
 (1) Custom 5" D x 8" H, 8' - 13/16" long
 (1) Custom 5" D x 8" H, 8' - 6" long
 .090" aluminum, bent and welded construction, aluminum cross supports

FINISHES: Letters - Interiors prefinished "White" enamel, exteriors prepped and painted MAP "Satin Black"
 Raceways - Exteriors primed and painted SW (6454) "Shamrock Green"
 Trademark backer - Prepped and painted MAP "Satin Black"

LIGHTING: Letters lit internally using Hanley PF2080 White LED light modules

ELECTRICAL: 120 Volt, UL Listed & Labeled, 12 Volt Hanley power supplies, mounted inside raceway



This original and unpublished design is copyrighted and the exclusive property of JNB Signs, Inc. and is not to be exhibited, copied or reproduced in whole or in part without written permission.

CLIENT: Jimmy John's

JOB LOCATION: Platteville, WI

SALESMAN: Chris Cronin

DESIGNER: Scott F

REVISION HISTORY:

Initial Drawing Release			
A	DATE	REQUESTED BY	UPDATED BY
	1-18/23	CC	SF
General Revision			
B	DATE	REQUESTED BY	UPDATED BY
General Revision			
C	DATE	REQUESTED BY	UPDATED BY
General Revision			
D	DATE	REQUESTED BY	UPDATED BY

PRODUCTION APPROVAL:

CLIENT SIGNATURE:

09702-01a
 Revision 00
 1-18/23

Joe Carroll

From: Gail Rae Klein <grklein@uwm.edu>
Sent: Monday, February 13, 2023 8:18 AM
To: Joe Carroll; historicalsociety@tds.net
Subject: Fire Station Project in Platteville

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Platteville Historic Preservation Commission and Grant County Historical Society,

I am writing to inform you of a proposed construction project located at 155 W. Lewis Street in the City of Platteville. The project involves the construction of a new city fire station on the site currently occupied by the O.E. Gray Learning Center.

UWM-Cultural Resource Management has been contracted to investigate any historic and/or architectural resources that may be affected by the subject project. In addition to our site visit and searches of the Wisconsin Historic Preservation Database and National Register of Historic Places, we would be interested in any properties that you believe to be of potential significance. If you are aware of such properties or if you have any concerns about the proposed project, please take this opportunity to contact me at grklein@uwm.edu.

Thank you,

Gail Klein, M.S.
Architectural Historian, Cultural Resource Management
Archaeological Research Laboratory Center
University of Wisconsin-Milwaukee
PO Box 413
Milwaukee, WI 53201
Office (414) 229-3078 | Direct (414) 251-6772



Archaeological Research Laboratory Center

Cultural Resource Management

February 15, 2023

Nicola Maurer
Administration Director
Interim City Manager
City of Platteville
75 N. Bonson St.
PO Box 780
Platteville, WI 53818
maurern@platteville.org

Sabin Hall, Rm 290
PO Box 413
Milwaukee, WI 53201-0413
414 229-3078
www.uwm.edu
www.uwm.edu/archaeology-laboratory/

Re: Architecture/History Investigations
Proposed Fire Station
City of Platteville
Grant County, WI
UWM-CRM: 2023-0046

Ms. Maurer:

In February 2023, University of Wisconsin-Milwaukee Cultural Resource Management conducted architecture/history investigations for the above-named project. These investigations were designed to comply with Section 106 of the National Historic Preservation Act. This letter serves to document the results of this investigation.

Project Description and Area of Potential Effect

The proposed project consists of the construction of a new fire station at 155 W. Lewis Street in the City of Platteville, Grant County, Wisconsin (see Attachment 1 for project location map). The work will require the demolition of the existing O.E. Gray Learning Center building on this site. Given the project description and its potential to impact the project area, an Area of Potential Effect (APE) was established to include all properties within and adjacent to the proposed construction site. All built resources within this APE that were at least 40 years old and possessed a degree of historic integrity were examined for potential historical significance.

Literature Review

Prior to the field survey, UWM-CRM conducted a literature review that included searches of the Architecture History Inventory (AHI) in the Wisconsin Historic Preservation Database (WHPD) and the National Register of Historic Places (NRHP). Seven (7) properties were identified in WHPD, all of which had been previously surveyed in 2005 as part of a city-wide intensive survey of historic and

architectural resources. No NRHP listed properties were identified.

UWM-CRM also contacted the Platteville Historic Preservation Commission and the Grant County Historical Society to notify the organizations of the proposed project and to solicit input regarding potential historic resources in the project area. As of February 15, 2023, neither organization has responded with any questions or concerns. See Attachment 2 for relevant correspondence.

Field Survey

A field survey of the project APE was conducted on February 6, 2023. The field survey confirmed that the proposed project site currently contains a mid-twentieth-century public school facility (constructed in 1953 and currently serving as an early learning facility and senior center), a paved parking lot, and a large grass lawn. The project site is located in a residential neighborhood comprised largely of single-family homes constructed between the mid-nineteenth century and the mid-twentieth century. A notable exception is the St. Mary's Catholic Church complex, located across W. Adams Street from the proposed project site.

All 7 previously surveyed properties were resurveyed and WHPD records were updated with current photos and descriptions. In addition to these 7 buildings, 2 properties that had not been previously surveyed were identified as meeting current State Historic Preservation Office (SHPO) survey criteria. These resources were surveyed and new WHPD records were created. The 1953 school building on the project site was not surveyed due to its lack of architectural distinction, largely resulting from its diminished integrity (resulting from the insensitive downsizing of most windows, the brick infill of the surrounding wall space which accounts for the majority of the exterior surface of each elevation, and the construction of a later entry addition to the west elevation).¹

For all 9 surveyed properties, see Attachment 3 for narrative descriptions, statements of significance, survey photos, and mapping.

Of the 9 surveyed properties, 2 were identified as potentially eligible for NRHP listing:

- **St. Mary's Catholic Church, 130 W. Cedar St. (AHI 45884)**
Constructed in 1966 in a distinctive Contemporary style, St. Mary's Catholic Church is characterized by its semicircular plan with a long, low rectangular mass fronting the building, its distinctive use of dalle de verre windows at multiple locations, its use of integrated planters along the front elevation, and its folded plate roof between the main building mass and an attached rectory/office. The building is considered potentially eligible for NRHP listing under *Criterion C: Architecture* as an excellent representative of mid-century Contemporary church design that is particularly distinctive within the context of Contemporary architecture in the city of Platteville. An associated school building is located immediately across N. Court Street from the church; this building is not considered to be a contributing resource to the church as it pre-dates the church building and retains a diminished degree of integrity due to a series of later additions.
- **Horace and Hilda Burnham House, 490 N. Elm St. (AHI 46089)**
The Burnham House was constructed in 1934 in a Prairie School style following a design by Madison architect Allen J. Strang. The building is rectangular in plan and features a stone and

¹ This building was constructed in 1953 by the Madison architectural firm of Weiler & Strang.

brick exterior, a repeated use of brick string courses, and a symmetrical façade with a front entrance accentuated between cantoned piers with a flat awning above. The building is considered potentially eligible for NRHP listing under *Criterion C: Architecture* as a good residential example of early modern design in Platteville.

Summary and Effects Recommendation

A total of 9 properties were surveyed within the project APE. Of these, 2 were identified as potentially eligible for NRHP listing; St. Mary's Catholic Church at 130 W. Cedar Street and the Horace and Hilda Burnham House at 490 N. Elm Street. No NRHP-listed properties were identified within the project APE.

The proposed fire station development is not considered to constitute an adverse effect to either of the potentially eligible buildings. The fire station will replace a one-story, mid-century public-school facility that is currently used as a community building serving as a senior center and early learning facility. The proposed building will be two stories in height and in keeping with the scale of buildings in the surrounding neighborhood (the area immediately surrounding the project site contains one- and two-story houses constructed between the mid-nineteenth and mid-twentieth centuries as well as a large mid-twentieth-century church building and its associated school, both of which rise to a height of two stories and occupy large footprints). Although the proposed fire station's exterior plans have not yet been finalized, known elements of its design include red brick walls with stone and cast stone accents in keeping with the aesthetic of other city facilities; a flat roof with parapets over the main building mass; a fire training tower with a sloped roof that rises approximately 10 feet above the primary roofline; and three arched apparatus bay doors. The proposed fire station will be located on a lot that has historically been dedicated to community use (a public school building has stood on the eastern end of the lot since the nineteenth century with the existing school building standing at this location since its construction in 1953, and the western end of the lot has served as open playground space since 1953). The open western end of the lot will remain as open space reserved for possible water retention or future expansion, and the new building will be largely confined to the space already occupied by the former school building and the existing parking lot. See Attachment 4 for proposed site plan and fire station plans.

The settings of both potentially eligible properties will continue to be largely residential with a small number of community and religious buildings. None of the features that render either building eligible for National Register listing will be removed or altered as a result of the proposed project. Although the fire station, when fully operational, may produce intermittent noise levels higher than that produced by the activities contained within the existing community building, neither of the eligible buildings identified within the project APE will be rendered ineligible for NRHP listing as a result of any foreseeable sound elements produced by the fire station or its associated equipment.

In conclusion, the architecture/history investigations identified 2 potentially eligible resources within the project's Area of Potential Effect, and the proposed fire station development is not considered to constitute an adverse effect to either property. Please feel free to contact me with any questions or concerns.

Sincerely,

Gail Klein

Gail Klein, M.S.
Architectural Historian, Cultural Resource Management
Archaeological Research Laboratory Center

Attachment 2:

Email to Platteville Historic Preservation Commission and Grant County Historical Society

Fire Station Project in Platteville

Gail Rae Klein <grklein@uwm.edu>

Mon 2/13/2023 8:18 AM

To: Joe Carroll <carrollj@platteville.org>;historicalsociety@tds.net <historicalsociety@tds.net>

Dear Platteville Historic Preservation Commission and Grant County Historical Society,

I am writing to inform you of a proposed construction project located at 155 W. Lewis Street in the City of Platteville. The project involves the construction of a new city fire station on the site currently occupied by the O.E. Gray Learning Center.

UWM-Cultural Resource Management has been contracted to investigate any historic and/or architectural resources that may be affected by the subject project. In addition to our site visit and searches of the Wisconsin Historic Preservation Database and National Register of Historic Places, we would be interested in any properties that you believe to be of potential significance. If you are aware of such properties or if you have any concerns about the proposed project, please take this opportunity to contact me at grklein@uwm.edu.

Thank you,

Gail Klein, M.S.
Architectural Historian, Cultural Resource Management
Archaeological Research Laboratory Center
University of Wisconsin-Milwaukee
PO Box 413
Milwaukee, WI 53201
Office (414) 229-3078 | Direct (414) 251-6772

Attachment 3: Surveyed properties

Address	AHI No.	Eligibility Recommendation
465 N. Court St.	45966	Not eligible

Description

This 2-story Queen Anne House was constructed c.1900. It features a gabled ell plan with a stone foundation, vinyl siding, and an asphalt-shingled gable roof with overhanging eaves and modest eave returns. The front elevation faces west and is asymmetrical in composition with a 2-story, pyramidal-roofed tower located in the ell created by the front-facing gabled mass and the set-back side-gabled mass (the side-gabled mass extends only slightly past the tower mass). The tower features decorative diamond-paned windows at the second story of both exterior walls. The front entrance is located in the base of the tower within a small, hipped-roof entry porch that stands in the ell created by the front-gabled mass and the tower base. The porch features a turned wood support and a newer railing along one side. A large 1-over-1 window is located in the front wall of the front-gabled mass at the first story. Above this at the second story is a pair of 1-over-1 windows. A simple gable ornament is located in the front gable.

Statement of Significance

No information was found to suggest eligibility under Criterion A: History or Criterion B: Significant Person. Under Criterion C: Architecture, the house is in good condition and retains only a moderate degree of integrity (alterations include the replacement or covering of the original wall material with vinyl siding, alterations to the front porch, and window replacement including the replacement of the front window and its original leaded glass transom with the existing 1-over-1 window). As a representative of the Queen Anne style, the house is characterized by its incorporation of a small tower with a pyramidal roof and a gable ornament at the front elevation. Although these features render the house a clear example of the Queen Anne style, it is not an especially fine example within the context of Queen Anne houses in Platteville. Because of its general lack of architectural interest and distinction within this context, and because of its diminished integrity, the house is not considered eligible for NRHP listing under Criterion C.

This building was previously surveyed in 2005, but a survey photo was not taken at that time (the most recent survey photo dates to 1982). The AHI record was updated with the new survey date and current appearance.



465 N. Court St., AHI 45966, west elevation facing east.

Address	AHI No.	Eligibility Recommendation
80 W. Adams St.	45790	Not eligible

Description

This 2-story Queen Anne house was constructed c.1900. It is rectangular in plan with a stone foundation, vinyl siding, and an asphalt-shingled hipped roof with projecting gables. The front elevation faces south and is asymmetrical in composition with a projecting front-gabled mass comprising the west half of the façade and the recessed main building mass comprising the east half. A 1-story, hipped-roof bay with a concrete and brick foundation spans the front wall of the hipped-roof mass and contains a diminutive bow window comprised of 4 casements (this was added sometime after 1983 as a replacement for a bank of 1-over-1 windows that previously allowed this bay to serve as an enclosed porch). West of this, a pedimented gable projects over the front door which is accessed via a modern wood stoop with turned wood railings. A picture window with leaded glass transom is located west of the entrance at the first story of the front-gabled mass. A band of fiber cement shingles is located between the first and second stories. The wall under the front gable is also clad in fiber cement shingles and contains a tripartite window.

Statement of Significance

No information was found to suggest eligibility under Criterion A: History or Criterion B: Significant Person. Under Criterion C: Architecture, the house is in good condition and retains only a moderate degree of integrity (primary alterations include the enclosed porch addition and its subsequent window replacement, the application of vinyl siding over or in place of the original clapboards, and the replacement of original patterned wood shingles with the existing fiber cement shingles). As a representative of the Queen Anne style, the house is characterized by its varied use of exterior surface materials, its large front window with leaded glass transom, and its tripartite attic window. Although these features render the house a clear example of the Queen Anne style, it is not especially remarkable within the context of Queen Anne houses in Platteville. Because of its general lack of architectural interest and distinction and because of its diminished integrity, the house is not considered eligible for NRHP listing under Criterion C.

This building was previously surveyed in 2005. Subsequent changes include the replacement of both siding materials. The AHI record was updated with the new survey date and changed appearance.



80 W. Adams St., AHI 45790, south elevation facing northeast.

Address	AHI No.	Eligibility Recommendation
345 N. Court St.	45964	Not eligible

Description

St. Mary’s Catholic School is a 2-story Late Gothic Revival school building that was constructed in 1935 following a design by S.E. Barnes; a rear addition was completed in 1952. The building is T-shaped in plan and features red brick walls and a low-pitched gable roof (replacing the original flat roof and parapet). The front elevation faces south and is symmetrical in plan with a central projecting bay containing the front entrance. The entrance consists of a large pointed-arch recess within which is set a pair of metal-framed glass doors with a stained-glass, pointed-arch transom. The arched recess features four stepped surrounds, each of which is comprised of two courses of brick; above this recess is set a panel that reads “ST. MARY’S SCHOOL / 1935.” Above this, at the second story of the projecting bay is a panel of decorative brickwork featuring a cross at the center. Wide rectangular window banks are located on each side of the center bay at both the first and second stories; these openings have been infilled with pairs of downsized 1-over-1 windows and metal siding. Each window bank is accented by a brick sill and lintel. A gable-roofed mass projects perpendicularly from the rear elevation of the main building mass. This is original to the 1935 construction and features large window openings at regular intervals along both side elevations with brick pilasters between each; all window openings have been infilled with metal paneling. The 1952 addition telescopes from the north end of this building mass and contains large banks of multi-pane windows at the raised first story and secondary entrances in its west and north elevations.

Statement of Significance

Under Criterion A: History, the building is associated with the history of education in Platteville. The property served as a parochial school associated with St. Mary’s parish from the time of its construction in 1935 through 2008 when the school function was relocated to the adjacent O.E. Gray School (the Platteville school district closed O.E. Gray that year and began renting it to St. Mary’s parish). Although St. Mary’s Catholic School is notable for its association with parochial education in Platteville, the building’s diminished integrity has weakened its physical connection with the historic era in which it served in this capacity. For this reason, it is not considered eligible for NRHP listing under Criterion A. No information was found to suggest eligibility under Criterion B: Significant Person. Under Criterion C: Architecture, the building is in good condition but retains a relatively low degree of integrity due to a series of alterations including the loss of all original windows and the insensitive downsizing of their replacements, as well as the replacement of the original flat roof with the existing gable roof (which required the loss of triangular parapets on the front and side elevations). The building’s diminished integrity renders it a relatively poor example of Late Gothic Revival design as well as a poor example of an early twentieth-century school property type. For these reasons, the building is not considered eligible for NRHP listing under Criterion C.

This property was previously surveyed in 2005, but a survey photo was not taken at that time. The property’s AHI record was updated with the new survey date and current appearance.



St. Mary's Catholic School, 345 N. Court St., AHI 45964, south elevation facing north (left) and north and west elevations facing southeast (right).

Address	AHI No.	Eligibility Recommendation
130 W. Cedar St.	45884	Potentially eligible

Description

Constructed in 1966 in a distinctive Contemporary style, St. Mary's Catholic Church consists of a semicircular central building mass that rises above a long, low, flat-roofed mass that fronts the building. The semicircular mass features bands of dalle de verre windows below the roofline; vertical concrete piers that project through the overhanging eaves. A small circular building mass at the center of the semicircular mass projects slightly above the roofline of the latter building mass and is capped by a sloping conical roof with a gold cross projecting from its center. The flat-roofed mass that fronts the building is clad in stone veneer and features a central projecting entry bay that is characterized by a low-pitched gable roof, decoratively pierced stone side walls, and a pair of heavy wood doors with matching wood paneling cladding the wall space above the doors. On each side of the entry bay, the front walls of the flat-roofed mass contain a number of small, rectangular, vertically-oriented dalle de verre windows that are arranged in an undulating pattern. Integrated planters span the front wall of the building on both sides of the entry bay. An attached rectory/office is located along the west side of the building; the front elevation of the rectory/office faces south. This is a 2-story front-gabled mass with stone walls and a center entrance flanked by banks of casement windows. The rectory/office entrance as well as a secondary entrance in the south wall of the main building mass are sheltered under a projecting folded plate roof with stone pier supports.

Statement of Significance

No information was found to suggest eligibility under Criterion A: History or Criterion B: Significant Person. Under Criterion C: Architecture, the building is in good condition and retains a high degree of integrity. As a representative of Contemporary mid-century church design, St. Mary's Catholic Church exhibits a distinctive semicircular plan fronted by a long, low building mass with flat- and low-pitched gable roofs; dalle de verre windows in various distinctive applications; an attached rectory/office building with a folded plate awning joining the two building masses; and integrated planters along the front elevation. Because of its individual architectural interest and distinction as an excellent and well-preserved example of Contemporary church design of the mid-twentieth century, the building is considered potentially eligible for NRHP listing under Criterion C.

This property was previously surveyed in 2005, but a survey photo was not taken at that time. The property's AHI record was updated with the new survey date and current appearance.



St. Mary's Catholic Church, 130 W. Cedar St., AHI 45884, east and north elevations facing southwest (top) and east and south elevations facing northwest (bottom).

Address	AHI No.	Eligibility Recommendation
395 N. Chestnut St.	45904	Not eligible

Description

This 1-story Front Gabled vernacular house was constructed c.1930. It is rectangular in plan with a concrete foundation, vinyl siding, and an asphalt-shingled gable roof. The front elevation faces west. A gable-roofed porch is located at the center of the elevation and shelters the front door. The porch has vinyl-clad knee walls and tapered wood pier supports that

rest on brick foundation blocks. One-over-one windows are located on each side of the front porch; the northern window has replaced a single pane window with multi-pane transom.

Statement of Significance

No information was found to suggest eligibility under Criterion A: History or Criterion B: Significant Person. Under Criterion C: Architecture, the house is in good condition, but retains only a moderate degree of integrity due to the application of vinyl siding, window replacement, and the loss of the original triangular brackets under the gable. As a vernacular building with diminished integrity, the house does not possess a high degree of architectural interest or distinction. As such, it is not considered eligible for NRHP listing under Criterion C.

This property was previously surveyed in 2005. Subsequent changes include window replacement. The property’s AHI record was updated with the new survey date and current appearance.



395 N. Chestnut St., AHI 45904, south and west elevations facing northeast.

Address	AHI No.	Eligibility Recommendation
460 N. Elm St.	46084	Not eligible

Description

This 2-story Gabled Ell vernacular house was constructed c.1910 and features modest Queen Anne detailing. It is L-shaped in plan with vinyl siding and a metal-clad gable roof. The front elevation faces east and is asymmetrical in composition. The side-gabled wing features a 1-story hipped-roof porch with turned wood supports and scroll-cut wood spandrel panels. Inside the porch is a single door and a 1-over-1 window in the east wall of the side-gabled mass. Above this is a single 1-over-1 window. The front-gabled mass features a single 1-over-1 window and a decorative oriel window (containing a single-pane window with transom, carved wood brackets below and smaller decorative brackets supporting a sloping roof). The second story contains two singly-placed 1-over-1 windows.

Statement of Significance

No information was found to suggest eligibility under Criterion A: History or Criterion B: Significant Person. Under Criterion C: Architecture, the house is in good condition, but retains only a moderate degree of integrity due to the

application of vinyl siding. As an altered vernacular building, the house does not possess a high degree of architectural interest or distinction despite its modest references to the Queen Anne style (including the decorative detailing in the front porch and the oriel window). For this reason, it is not considered eligible for NRHP listing under Criterion C.

This property was previously surveyed in 2005. No subsequent changes are visible. The property's AHI record was updated with the new survey date and current appearance.



460 N. Elm St., AHI 46084, east elevation facing west.

Address	AHI No.	Eligibility Recommendation
490 N. Elm St.	46089	Potentially eligible

Description

This 2-story Prairie School house was constructed in 1934 following a design by Allen J. Strang for Horace and Hilda Burnham. It is rectangular in plan with stone veneer cladding the raised basement level and red brick cladding the remainder of the exterior; the roof is a low-pitched, asphalt-clad gable roof. The front elevation faces east and is symmetrical in plan and divided into three distinct bays. The front door is located in the center of the east elevation and is set within cantoned brick piers. A flat awning projects above the entrance, immediately above which is located a bank of three 1-over-1 windows. On each side of the center bay are two single-pane basement windows with single pairs of 1-over-1 windows at the main level. Brick string courses are located above the stone cladding at the basement level and above and below the main level windows. Stylized brick dentils are located below the roofline. An original projecting garage bay is located on the north side of the building; the garage entrance is located in the north wall of this bay and the flat roof of the garage is enclosed by a wood railing (the railing was added sometime after 1983). The rear elevation of the building features a fully exposed lower level due to the natural rise into which the house is constructed. A recessed balcony is located at the center of the rear elevation, between projecting end bays.

Statement of Significance

No information was found to suggest eligibility under Criterion A: History or Criterion B: Significant Person. Under Criterion C: Architecture, the house is in excellent condition and retains a high degree of integrity. The house was constructed in 1934 as the first commission for architect Allen J. Strang who would later partner with Hamilton Beatty (the

firm of Beatty & Strang was responsible for numerous residential commissions in the Madison area in the 1930s, many of which are NRHP listed or determined eligible). Although the Burnham House's existing gable roof may be a replacement for an original flat roof, no conclusive evidence of this has been found and such a change was not suggested in Filipowicz's dissertation on the architect in which the subject house was described as "a compelling combination of reinterpreted classical details...in a 'ranch'-like rectangle, with gracious touches, like the rear two-story portico, which would be characteristic of [Strang's] designs in later decades. Although the house displays references to the Prairie School in terms of its proportions and horizontal emphasis, it is a distinctive early modern design that is suggestive of the International and Contemporary houses from Strang's later career. Because of its architectural distinction and significance as one of Platteville's finest early modern residences, the house is considered potentially eligible for NRHP listing under Criterion C.

This property was previously surveyed in 2005, but a survey photo was not taken at that time. The property's AHI record was updated with the new survey date and current appearance.



Burnham House, 490 N. Elm St., AHI 46089, east elevation facing west (top), north elevation facing south (bottom left), north and west elevations facing southeast (bottom right).

Address	AHI No.	Eligibility Recommendation
500 N. Elm St.	46092	Not eligible

Description

This 2-story American Foursquare house was constructed c.1910. It is rectangular in plan with red brick walls and an asphalt-shingled hipped roof with pedimented gables on the front and side roof slopes. The front elevation faces east and features a 1-story, full-width front porch with a flat roof and narrow, fluted columns. The front door is located at the center of the front elevation, within the porch, and is flanked by a picture window with leaded glass transom and a single 1-over-1 window. The second story of the front elevation contains two singly-placed 1-over-1 windows. All windows have stone sills. The pedimented gable that projects from the front roof slope is clad in patterned shingles and contains an arched ventilation panel (replacing an earlier single-pane window) with a decorative surround.

Statement of Significance

No information was found to suggest eligibility under Criterion A: History or Criterion B: Significant Person. Under Criterion C: Architecture, the house is in good condition and retains a moderate degree of integrity (primary alterations include the apparent reconstruction of the front porch). The house is a fairly unremarkable example of the early twentieth-century American Foursquare form with modest references to the Queen Anne style (including patterned shingles under the gables). Because of its general lack of architectural interest and distinction within the context of early twentieth century residences in Platteville, the house is not considered eligible for NRHP listing under Criterion C.

This property was previously surveyed in 2005, but a survey photo was not taken at that time. The property's AHI record was updated with the new survey date and current appearance.



500 N. Elm St., AHI 46092, east elevation facing west.

Address	AHI No.	Eligibility Recommendation
170 W. Lewis St.	46155	Not eligible

Description

This 2-story Side Gabled vernacular house was constructed c.1910. It is rectangular in plan with vinyl siding and an asphalt-shingled side-gabled roof. The front elevation faces south and is symmetrical in plan with a nearly full-width, 1-

story porch. The porch features a gabled roof with squared wood supports that rest on vinyl-clad knee walls. Inside the porch is a central front door flanked by large, single-pane windows with transoms. The second story contains two singly-placed 1-over-1 windows. A red brick chimney projects from the roof peak.

Statement of Significance

No information was found to suggest eligibility under Criterion A: History or Criterion B: Significant Person. Under Criterion C: Architecture, the house is in good condition, but retains only a moderate degree of integrity due to the application of vinyl siding. As an altered vernacular building, the house does not display a high degree of architectural interest or distinction. For this reason, it is not considered eligible for NRHP listing under Criterion C.

This property was previously surveyed in 2005; no subsequent changes are visible. The property’s AHI record was updated with the new survey date and current appearance.



170 W. Lewis St., AHI 46155, south elevation facing north.

Address	AHI No.	Eligibility Recommendation
280 W. Lewis St.	245436	Not eligible

Description

This 2-story Colonial Revival house was constructed c.1910. It is rectangular in plan with asbestos siding and an asphalt-shingled hipped roof. The front elevation faces south and is symmetrical in composition with a 1-story flat-roofed porch spanning the façade. The porch features fluted column supports and shelters a central door that is flanked by single-pane windows with narrow transoms. The door and both windows feature simple wood surrounds with wide crowns. The second story features three regularly spaced 1-over-1 windows. A small, hipped-roof dormer projects from the center of the front roof slope; this contains a pair of 1-over-1 windows. A small, 1-story wing projects from the east elevation.

Statement of Significance

No information was found to suggest eligibility under Criterion A: History or Criterion B: Significant Person. Under Criterion C: Architecture, the house is in good condition, but retains only a moderate degree of integrity due to the application of asbestos siding. As a representative of the Colonial Revival style, the house features a symmetrical façade, a

slightly accentuated front door and a classically-inspired porch. Although these elements render the house a fair example of the style, it is lacking a number of features characteristic features that would render it a more distinctive representative of Colonial Revival design. Because of its general lack of architectural distinction, the house is not considered eligible for NRHP listing under Criterion C.

This property has not been previously surveyed; a new AHI record was created.



280 W. Lewis St., AHI 245436, south elevation facing north.

Address	AHI No.	Eligibility Recommendation
220 W. Adams St.	245437	Not eligible

Description

This 1-story Commercial Vernacular building was constructed c.1930 (Sanborn maps suggest that the building may have been constructed c.1920 as one of a row of three small commercial buildings that shared party walls immediately east of its current siting with subsequent shifting to its current location c.1930 when the other two buildings were razed). The building is rectangular in plan with metal-clad walls and a front-gabled roof behind a tall, metal-clad parapet. The front elevation faces south. A flat metal awning is cantilevered across the base of the parapet and spans the width of the façade. Below this, the storefront is comprised of a central wood panel door with glazing in the upper three-quarters and large shop windows on each side. Wood panel bulkhead walls are located below each shop window. One of the shop windows has been painted over or covered. A smaller shop window is located in the eastern wall near the front corner where the metal awning projects slightly beyond the edge of the façade. Although the building dates to the early twentieth century, much of its current appearance likely dates to the mid-twentieth century.

Statement of Significance

No information was found to suggest eligibility under Criterion A: History or Criterion B: Significant Person. Under Criterion C: Architecture, the building is in fair condition, but retains only a moderate degree of integrity due to the application of metal cladding. As a representative of Commercial Vernacular architecture, the building features the characteristic storefront with large shop windows and a glazed entry door as well as a “false front” parapet designed to provide the building with a heightened façade. Although these elements render the house a fair example of the style, its

modest scale and diminished integrity render it relatively unremarkable within the context of Commercial Vernacular buildings in Platteville. Because of its general lack of architectural interest and distinction, the building is not considered eligible for NRHP listing under Criterion C.

This property has not been previously surveyed; a new AHI record was created.



220 W. Adams St., AHI 245437, south elevation facing north.

Attachment 4: Proposed project plans



PROJECT TEAM

OWNER:
CITY OF PLATTEVILLE
241 E. LINCOLN AVE. SUITE 208
MADISON, WI 53703
PH: 608.261.1111 FAX: 608.261.1135
www.wendelgroup.com

ARCHITECT:
WENDEL FIVE BRIDGES DESIGN
241 E. LINCOLN AVE. SUITE 208
MADISON, WI 53703
PH: 608.261.1111 FAX: 608.261.1135
www.wendelgroup.com

ENGINEER:
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MECHANICAL ENGINEER:
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PLUMBING ENGINEER:
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STRUCTURAL ENGINEER:
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INTERIOR DESIGNER:
WENDEL FIVE BRIDGES DESIGN
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LANDSCAPE ARCHITECT:
WENDEL FIVE BRIDGES DESIGN
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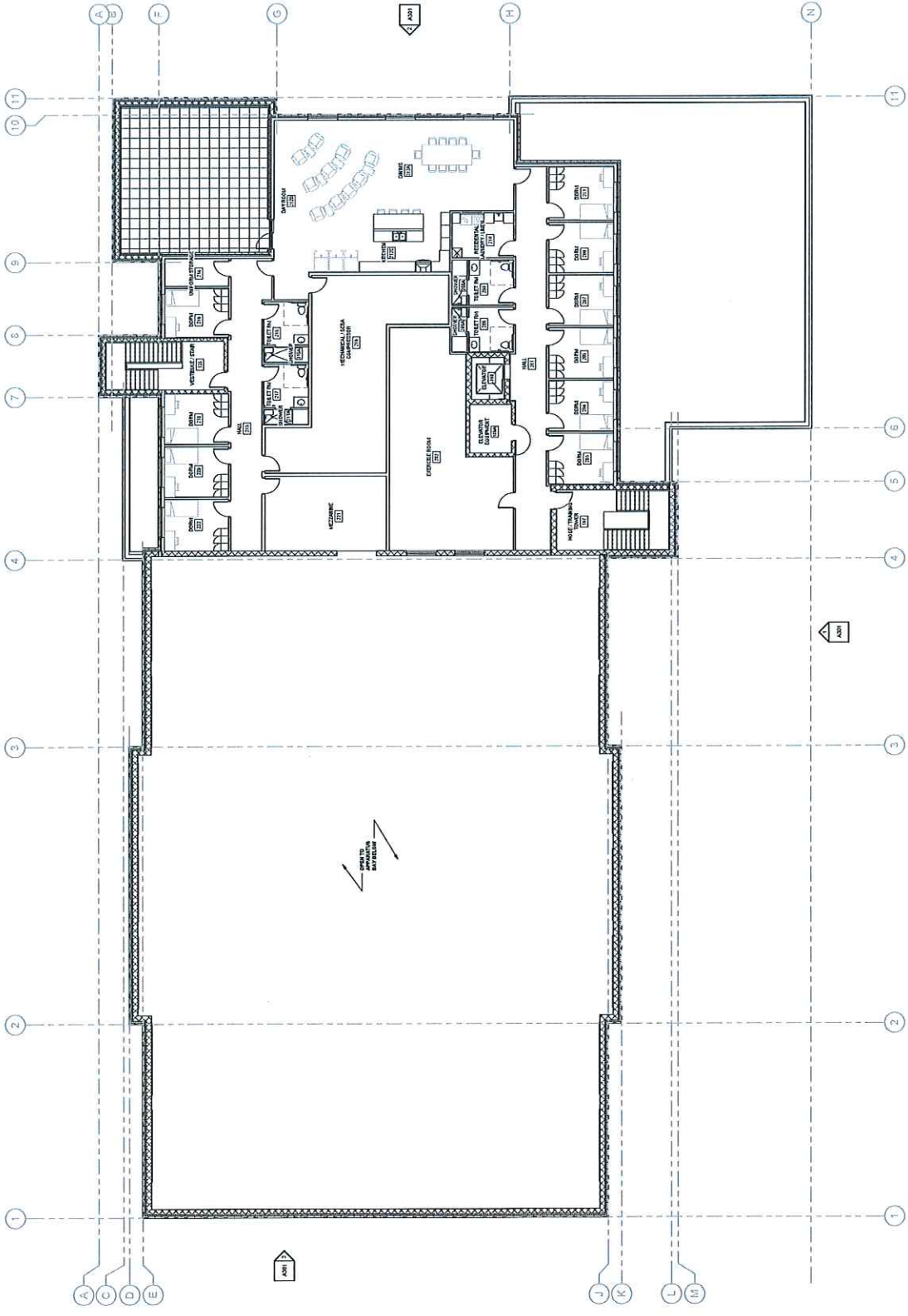
PROGRESS SET
JANUARY 20, 2020
NOT FOR CONSTRUCTION

WENDEL FIVE BRIDGES DESIGN
241 E. LINCOLN AVE. SUITE 208
MADISON, WI 53703
PH: 608.261.1111 FAX: 608.261.1135
www.wendelgroup.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/20/20
2	ISSUED FOR CONSTRUCTION	01/20/20
3	ISSUED FOR CONSTRUCTION	01/20/20
4	ISSUED FOR CONSTRUCTION	01/20/20
5	ISSUED FOR CONSTRUCTION	01/20/20
6	ISSUED FOR CONSTRUCTION	01/20/20
7	ISSUED FOR CONSTRUCTION	01/20/20
8	ISSUED FOR CONSTRUCTION	01/20/20
9	ISSUED FOR CONSTRUCTION	01/20/20
10	ISSUED FOR CONSTRUCTION	01/20/20
11	ISSUED FOR CONSTRUCTION	01/20/20
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19	ISSUED FOR CONSTRUCTION	01/20/20
20	ISSUED FOR CONSTRUCTION	01/20/20



① SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

