

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



AGENDA

TUESDAY, JULY 18, 2023 – 5:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. Call to Order
2. Approval of Minutes from June 20, 2023
3. Action Items:
 - a. Potential CLG Grant Submittal
 - b. Remove Historic Easement – 335 Division Street
4. Discussion Items:
 - a. Indian Park Signage
5. Citizen Comments
6. Announcements/Upcoming Items
7. Next Potential Meeting Date: August 15, 2023 at 5:00 p.m.
8. Adjourn

MINUTES

TUESDAY, JUNE 20, 2023 – 5:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

MEMBERS PRESENT: Beth Frieders, Ken Kilian, Paul Soderblom, Michael Albees

ALTERNATES PRESENT: Garry Prohaska, Tracey Roberts

MEMBERS ABSENT: Garrison Ledbury

ALTERNATES ABSENT: None

STAFF PRESENT: Ric Riniker, Joe Carroll

OTHERS PRESENT: None

Call to Order

Chairman Kilian called the meeting to order at 5:09 pm.

Approval of Minutes – May 18, 2023

Prohaska suggested changes. Change spelling for Kristal Prohaska. Citizen comments had some changes related to a typo and change “revising” to “verifying”.

Motion by Prohaska to approve the minutes with the changes. Second by Frieders. Motion approved.

Action Items

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

Request to install new gutters, downspouts, and snow guards on the roof. Additional information related to the request was provided as requested. Storm windows are no longer part of the request.

Discussion regarding how the gutters are going to be attached and what would be historically appropriate. Discussion related to the appropriate color for the gutters – white or matching the roof. Some concern mentioned about the water that collects and freezes on the sidewalk in front of the house.

Motion by Roberts to approve the request with the condition that the gutters, snow guards, and downspouts are the same color as the roof. The gutters shall be fastened to the roof and not the brick, and the downspouts shall be connected to the mortar joints not the brick. Second by Soderblom. Motion approved.

- b. Certificate of Appropriateness – 45 W. Main Street

Request to install new signage for a new Remax Advantage office. The signage will include a double-sided projecting sign 36”x46” that will not be illuminated, and vinyl window signage.

Motion by Frieders to approve the signage with the condition that the sign bracket is mounted into the mortar. Second by Albees. Motion approved.

- b. Certificate of Appropriateness – 335 Division Street

Request to pave the driveway and parking area. The work was done without approval.

Consensus of the Commission is that with all the work that has been done on the property and the building, this property is no longer contributing to the district.

Motion by Prohaska, due to all the modifications made to the property, it should no longer be a contributing property to the district. Second by Roberts. Motion approved.

Discussion Items

a. Indian Park Signage

Information was presented to the Parks Commission. This information will be provided to the Commission.

b. Potential CLG Grant Application

The Commission discussed submitting an application that would continue the efforts to have individual properties listed that were considered eligible in the architectural survey. Carroll sent a letter to the property owners to determine their interest. He received a response from the owners of 1050 N. Second Street indicating they are interested in having the property nominated. No other responses yet.

Citizen Comments

None

Announcements/Upcoming Items

October historic preservation conference in La Crosse.

The Commission is now a member of the National Association of Preservation Commissions (NAPC).

Next Meeting Date If needed, the next meeting will be on Tuesday, July 18, 2023 at 5:00 p.m.

Adjourn

Motion by Frieders to adjourn. Second by Albees. Motion approved. Meeting adjourned 6:18 p.m.

Joe Carroll, Community Development Director

Date Approved

Joe Carroll

From: Jason L Tish <jason.tish@wisconsinhistory.org>
Sent: Tuesday, June 20, 2023 10:45 AM
To: Jason L Tish
Subject: 2024 CLG Grants
Attachments: Application CLG2024 - fillable.pdf; Instructions, CLG grant app.docx; Criteria_CLG2024.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email is from an external source.

Hello CLG folks-

This is my annual reminder that as a partner with our office through the Certified Local Government (CLG) program, your local government is eligible for no-match grants for historic preservation planning projects.

CLG Grants can be used to fund:

- Surveys (of your whole community or an area of your community, to identify important historic places)
- Nominations to the National Register of Historic Places (to make those properties eligible for historic tax credits)
- Nominations for local designation (to provide local protections to historic properties)
- Historic Preservation Plans (a community-wide plan for identification and conservation of historic properties)
- Design Guidelines (to guide property owners and your Historic Preservation Commission in designing alterations that will meet the standards in your ordinance)
- Educational projects that focus on local history and historic places.

The first deadline in the 2024 grant cycle is August 14. That's when the initial *Letter of Intent* is due. The *Letter of Intent* can be a simple letter or email to me sketching out the concept of your project. Then, between August and Dec. 18, when the final application is due, I will discuss your idea with you and help develop a scope of work for a competitive proposal.

The application, instructions, and criteria for the 2024 grant cycle are attached.

Please contact me with questions about the CLG Grant program, the eligibility of a project, or the CLG program in general.

You received this email because you are on my list of contacts for partner communities in the Certified Local Government program. If there is a more appropriate contact in your community for the CLG partnership program, feel free to let me know. For information about the CLG partnership program please contact me.

-Jason



Criteria – CLG Grant Funding Federal Historic Preservation Funding to Certified Local Governments in Wisconsin

Minimum Requirements

Proposals must meet all of the following requirements to be considered for funding.

- Applicant consulted with SHPO staff prior to submission of this application
- Letter of Intent* was submitted by the deadline.
- Application was submitted by the deadline.
- CLG Annual Report* was submitted by applicant in January for previous year.
- Applicant complies with all state and federal requirements of the CLG program.
- Applicant has no incomplete CLG subgrant projects in the past five years.
- For **intensive surveys**, applicant has reviewed proposed boundaries with SHPO staff.
- For **historic district nominations**, applicant has consulted with SHPO staff on current eligibility of the district and has invited property owners to an informational meeting within 12 months of the application deadline to introduce the project and gauge support.
- To host **CAMP**, a complete proposal has been submitted that includes itemized budget, plans for venue, food/refreshments, lodging, marketing, registration, and proposed agenda.



1. Project Type - Proposals may meet only ONE of the following – up to 30 points

- A. Initial intensive survey of part or all of the community (**30 pts**)
 - B. Nomination of a historic district to the NRHP (**25 pts**)
 - C. Nomination of a historic district under a local historic preservation ordinance (**25 pts**)
 - D. Resurvey of an area that was surveyed more than 25 years ago (**20 pts**)
 - E. Nomination of an individual *municipally-owned* property(ies) or archaeological site(s) to the NRHP (**15 pts**)
 - F. Nomination of an individual *municipally-owned* property(ies) or archaeological site(s) under a local historic preservation ordinance (**15 pts**)
 - G. Nomination of an individual *privately-owned* property(ies) or archaeological site(s) to the NRHP site (**10 pts**)
 - H. Nomination of an individual *privately-owned* property(ies) or archaeological site(s) under a local historic preservation ordinance (**10 pts**)
 - I. Public outreach and educational project (**5 pts plus potential Bonus**)
 - J. Design Guidelines or Historic Preservation Plans (**5 pts plus potential Bonus**)
- Bonus** – Applicable to *Project Types I and J* only if the community has recently completed a survey or resurvey of its entire community *and* has made reasonable efforts to nominate all properties and districts determined by the survey to be potentially eligible. (**20 pts**)

K. Host a [CAMP training workshop](#) (prioritized every other year) (**100 pts**)

A fully developed CAMP proposal will include the following:

- 1. itemized budget
- 2. venue selected for the event
- 3. plan for food and/or refreshments
- 4. lodging availability
- 5. marketing plan, in consultation with SHPO staff
- 6. registration strategy, in consultation with SHPO staff
- 7. proposed sessions and presenters, in consultation with [NAPC](#) and SHPO



Items #2-6 below do not apply to a CAMP proposal

- 2. Likelihood of successful and timely completion of project – up to 25 pts**
 - A. Proposal includes clearly defined scope, tasks, and timeline (**5 pts**)
 - B. Proposed scope, tasks, and timeline are realistic and achievable (**5 pts**)
 - C. Previous grant-funded projects were completed successfully (**5 pts**)
 - D. Products and deliverables from previous projects were satisfactory (**5 pts**)
 - E. Project management team show the capability to successfully manage the project, indicated by resumes, experience, and proposal narrative (**5 pts**)

- 3. Effectiveness of proposal in meeting local HP objectives – up to 25 points**
 - A. Proposal would advance a clearly defined historic preservation goal in the community (**10 pts**)
 - B. Proposal would encourage/enable protection of historic resources or economic development opportunities (**10 pts**)
 - C. Proposal would advance history of racial, ethnic, sexual, or gender minority communities who have been traditionally underrepresented (**5 pts**)

- 4. Applicant was not a recipient of a CLG Subgrant in the previous cycle – 5 points**

- 5. CLG staff and Commission training – 5 points**
 - A. Application identifies recent trainings, conferences, or online learning attended by HP staff commissioners (5 pts.). e.g. *Wisconsin Historic Preservation and Local History Conference*, WAHPC annual conference, CAMP, Commissioner training module on wisconsinhistory.org., CLG training webinars, etc. (**5 pts**)

- 6. Quality of budget proposal – up to 10 points**
 - A. Budget clearly details project's scope and tasks (**5 pts**)
 - B. Proposal includes two itemized estimates from qualified historic preservation consultants. If not, applicant explained deficiency (**5 pts**)

767578

COPY

Historic Preservation Conservation Easement

This instrument pertains to the following described real estate:

Lot Fifteen (15) in Henry's Addition to the Village (now City) of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

Address of Property: 335 Division Street
Platteville, WI 53818

GRANT COUNTY, WI
REGISTER OF DEEDS

DEC 23 2014

at 8:15A m, & recorded in
Vol. 1412 Records Page 292
MARILYN PIERCE, REGISTER
Pages: 5

Return to: Brian C. McGraw *3012*
106 N. Wisconsin Avenue
P.O. Box 619
Muscodas, WI 53573-0619

Tax Parcel No.: 22-271-1529-0000

This document was drafted by:

Brian C. McGraw
Attorney at Law
106 N. Wisconsin Avenue
P.O. Box 619
Muscodas, WI 53573-0619

HISTORIC PRESERVATION CONSERVATION EASEMENT
City of Platteville, Wisconsin

River to Valley Initiatives, Inc. (hereafter, OWNER), in consideration of the sum of One Dollar (\$1) plus other valuable consideration, conveys specifically to the City of Platteville, Wisconsin (hereafter, CITY), and any successor to said CITY a Historic Preservation Conversation Easement (easement) such that the real estate described herein and any improvements thereon (hereafter, PROPERTY) will be subject to certain covenants, restrictions, and provisions, as hereafter described, which will be binding on the heirs, successors, assignees of the OWNER, and on any subsequent purchasers, and will be considered as running with the land in perpetuity. The PROPERTY is located in the City of Platteville, County of Grant, Wisconsin. The PROPERTY is listed in the National and State Registers of Historic Places as a contributing structure in the Division Street Historic District and is known as the Guy Stocks House, and is more fully described as:

Lot Fifteen (15) in Henry's Addition to the Village (now City) of Platteville, Grant County, Wisconsin, according to the recorded plat thereof.

Property Address: 335 Division Street
 Platteville, WI 53818

Unless otherwise indicated, all authorizations or written actions of the CITY stipulated herein must be executed in writing by the Director of Planning & Community Development of the CITY, and all notifications to the CITY must be to the Director of Planning & Community Development of the CITY.

The OWNER agrees to protect, preserve, and maintain all historic features of the PROPERTY, except those listed below, which are excepted as specific exclusions from these covenants:

The parties agree the interior of the building, the garage addition at the rear of the building, the porch addition on the East side of the building, existing siding, existing windows, existing exterior doors, existing porch columns and the roofing system, do not contribute to the architectural or historical integrity of the Property.

The OWNER hereby conveys to the CITY an easement as follows:

- 1) The OWNER agrees to assume the cost of continued maintenance and repair of the PROPERTY in accordance with the recommended approaches in the Secretary of the Interior's standards for rehabilitation and associated guidelines, or substantially similar standards of the CITY, so as to preserve the architectural and historical integrity of the features, materials, appearance, workmanship, and environment in order to protect and enhance those qualities that made the property eligible for listing in the National Register and (/or) the State Register.
- 2) The OWNER agrees that any alterations that may affect the architectural or historical integrity of the PROPERTY must have the prior written approval of the CITY. The OWNER shall neither construct, demolish, alter, nor remodel any portion of the PROPERTY, including any structures, buildings, or objects thereon that are not named herein as specific exclusions. The

OWNER shall not construct any new building or structure on or move any existing building or structure to the PROPERTY, nor erect fences or signs on the PROPERTY, nor disturb the ground surface of the PROPERTY, without the express written approval of the CITY

- 3) The OWNER agrees to notify the CITY in writing of any proposed actions to be undertaken by the OWNER, or any other party known to the OWNER, that may affect the architectural or historical integrity of the PROPERTY. The OWNER furthermore agrees that the CITY will be allowed 30 days to respond with a written approval or refusal of such proposed actions, except that the CITY may extend this period up to an additional 60 days upon written notice to the OWNER. In the event of refusal, the OWNER may request a written statement of the reasons for refusal
- 4) The OWNER agrees to notify the CITY in writing of any substantial damage to the property by accidental, natural, or deliberate causes within 30 days of the date on which the damage was incurred. The OWNER further agrees that no repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the PROPERTY and to protect public safety, shall be undertaken by the OWNER without prior written approval of the work by the CITY, in accordance with paragraph (3) above.
- 5) The OWNER agrees to give access to the interior and exterior of the premises to the CITY, its personal representatives, successors, or assigns of purposes of monitoring the OWNER's compliance with this covenant upon reasonable verbal or written notice, subject to the rights of OWNER'S tenants, if any. Nothing in this instrument shall require the CITY to conduct regular or irregular on-site inspections of the PROPERTY.
- 6) The OWNER agrees that the failure of the CITY to exercise any right or remedy granted under this instrument, or to conduct on-site inspections of the PROPERTY, shall not have the effect of waiving or limiting the exercise of any right or remedy or the use of such right or remedy at any other time.
- 7) The OWNER agrees to insert the easement contained herein, either verbatim or by express reference, in any deed or other legal instrument by which the OWNER divests himself (or herself or itself) of either the fee simple title or any lesser estate in the PROPERTY, including leases.
- 8) The OWNER agrees that, in the event of a violation of this easement, and in addition to any remedy now or hereafter provided by law, the CITY may, following reasonable notice to the OWNER, institute suit to enjoin said violation or to require specific performance and/or the restoration of those portions of the PROPERTY that were affected.
- 9) The OWNER shall indemnify and hold the CITY and its successors and assigns harmless for any liability, costs, attorney's fees, judgments, or expenses to the CITY, or any officer, employee, agent, or independent contractor of the CITY, resulting from actions or claims of any nature by third parties arising from defaults under this easement by the OWNER, or arising out of the conveyance of, possession of, or exercise rights under this easement, excepting any such matters arising sole from the negligence of the CITY, and that it shall not be considered

negligence on the part of the CITY should the CITY conduct neither regular nor irregular on-site inspections of the PROPERTY.

- 10) The OWNER agrees that the CITY may, at its discretion, without prior notice to the OWNER, convey and assign all or part of the CITY's rights and responsibilities contained herein to a third party.
- 11) The OWNER agrees that the CITY, at its discretion, shall have the right to install a plaque of suitable design at a point easily visible by the public, from a public way, which plaque shall give information regarding the property determined appropriate by the CITY and that the PROPERTY is subject to an easement held by the CITY. The OWNER shall take reasonable measures for the duration of the term of this easement to protect and maintain the visibility of any such plaque as may be installed.
- 12) The OWNER agrees that it shall generate Baseline Documentation for the PROPERTY to the standards established by the CITY for such work.

This easement may be amended or released by the OWNER and the Director of Planning & Community Development of the CITY, in writing, and such amendment or release shall become effective upon its recordation by the OWNER at the Grant County Register of Deeds.

The easement rights contained herein are enforceable by the CITY by an action in the Circuit Court of Grant County, Wisconsin, or any other court of competent jurisdiction.

RIVER TO VALLEY INIATIVES, INC.,

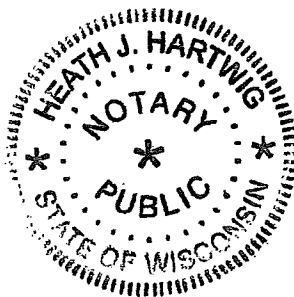
Judith Wall
By Judith Wall, TREAS. RVI (Title)

Date: December 18, 2014

ACKNOWLEDGMENT

State of Wisconsin)
)ss.
County of Grant)

Personally came before me this 18th day of December, 2014, the above-named Judith Wall, known by me to be the person who executed the foregoing instrument and acknowledged the same.



Heath J. Hartwig
Notary Public, State of Wisconsin
Heath J Hartwig
(print or type name)
My Commission Expires: 7-28-2017

