

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



AGENDA - REVISED

THURSDAY, MARCH 21, 2024 – 6:00 P.M.

COUNCIL CHAMBERS, SECOND FLOOR IN CITY HALL – 75 N. BONSON STREET

1. Call to Order
2. Approval of Minutes from February 22, 2024
3. Action Items:
 - a. Certificate of Appropriateness – 120 W. Main Street
4. Discussion Items:
 - a. **Chapter 27 Revisions**
 - b. Commission Goals and Preservation Planning.
5. Citizen Comments
6. Announcements/Upcoming Items
7. Next Potential Meeting Date: Thursday, April 18, 2024 at 6:00 p.m.
8. Adjourn

MINUTES

TUESDAY, FEBRUARY 22, 2024 – 6:00 P.M.

NORTH CONFERENCE ROOM IN CITY HALL – 75 N. BONSON STREET

MEMBERS PRESENT: Beth Frieders, Ken Kilian, Garrison Ledbury

ALTERNATES PRESENT: Garry Prohaska, Tracey Roberts

MEMBERS ABSENT: Paul Soderblom, Michael Albees

ALTERNATES ABSENT: None

STAFF PRESENT: Ric Riniker, Joe Carroll

OTHERS PRESENT: Myron Tranel

Call to Order

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

Approval of Minutes – January 16, 2024

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

Action Items

- a. Certificate of Appropriateness – 155 W. Main Street

The applicant recently demolished the building that was located on this property. He would like to construct a new building that would be very similar to the prior building. The building will be one story, approximately 70 feet by 17 feet in size. The new front will have a picture window similar to before and would include some brick on the front similar to the adjacent building to the east. It will have a metal roof sloping to the west and horizontal lapped siding, either cement board or steel. There will be a 10 foot concrete patio at the front of the building, with a slope up from the sidewalk to the door. The front wall will have a square/flat parapet so the roof will not be visible from the front. The siding will be tan or light brown to complement the brick. There will be a metal railing along the patio to provide some separation from the sidewalk.

There was a discussion regarding the height of the building and whether the building appearance is appropriate for an infill project. Tranel commented that the trim around the doors and windows will be approximately 4" wide. The bottom of the siding will also include a rim board to provide some detail, so there will be some features that would be more appropriate for the downtown.

Motion by Roberts to approve the building as presented, including the trim and rim board as described. Second by Frieders. Prohaska would like to have more information before voting. There was additional discussion regarding the building's appearance, but no modifications to the original motion. Motion approved.

Myron offered to bring in samples of the brick, siding and trim boards.

Discussion Items

a. Commission Goals and Preservation Planning

Prohaska has a list of suggested goals:

1. Complete Chapter 27 update
2. Signage for Historic Districts
3. Building plaques
4. Street signage
5. Providing information to public through talks and presentations
6. Samuel Morse marker
7. Camp training

Prohaska will type these up and present them for discussion at the next meeting.

b. Discuss meeting time

There was consensus to meet on the Third Thursday of each month at 6:00 p.m.

Citizen Comments

None

Announcements/Upcoming Items

Prohaska made a presentation at the Senior Center regarding what is historic. This presentation was previously provided to the Commission.

The WAHPC spring conference will be in Mineral Point on April 25th and 26th.

Roberts informed the Commission that she will not be signing up for another term after this one ends in April. She will be more involved with elections and other activities and will not have the time.

Next Meeting Date: If needed, the next meeting will be on Thursday, March 21, 2024 at 6:00 p.m.

Adjourn

Motion by Frieders to adjourn. Second by Prohaska. Motion approved. Meeting adjourned at 7:07 p.m.

Joe Carroll, Community Development Director

Date Approved

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



General Information

	Applicant/Agent	Owner
Name(s)	Bill Mitchell/Rountree Gallery	Bill Mitchell
Address	120 W Main St, Platteville WI	8249 Buckwheat Ridge Rd Lancaster, WI
Phone	773-415-8215	773-415-8215 or 608-723-2024
Email	routreegallery@gmail.org	billmitchellartist@gmail.com

Property Information

Address of Property: 120 Wesytt main St Platteville, WI
 Name of Property/Business: Rountree Gallery
 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.
 Facade renovation-rebuild overhang , add architectural millwork and paint

Attachments The following information is attached.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Exterior photographs | <input checked="" type="checkbox"/> Sketches, elevation drawings and/or annotated photographs. |
| <input type="checkbox"/> Floor plans | <input type="checkbox"/> Site plan showing relative location of adjoining structures. |
| <input checked="" type="checkbox"/> Specifications | <input type="checkbox"/> Other _____ |

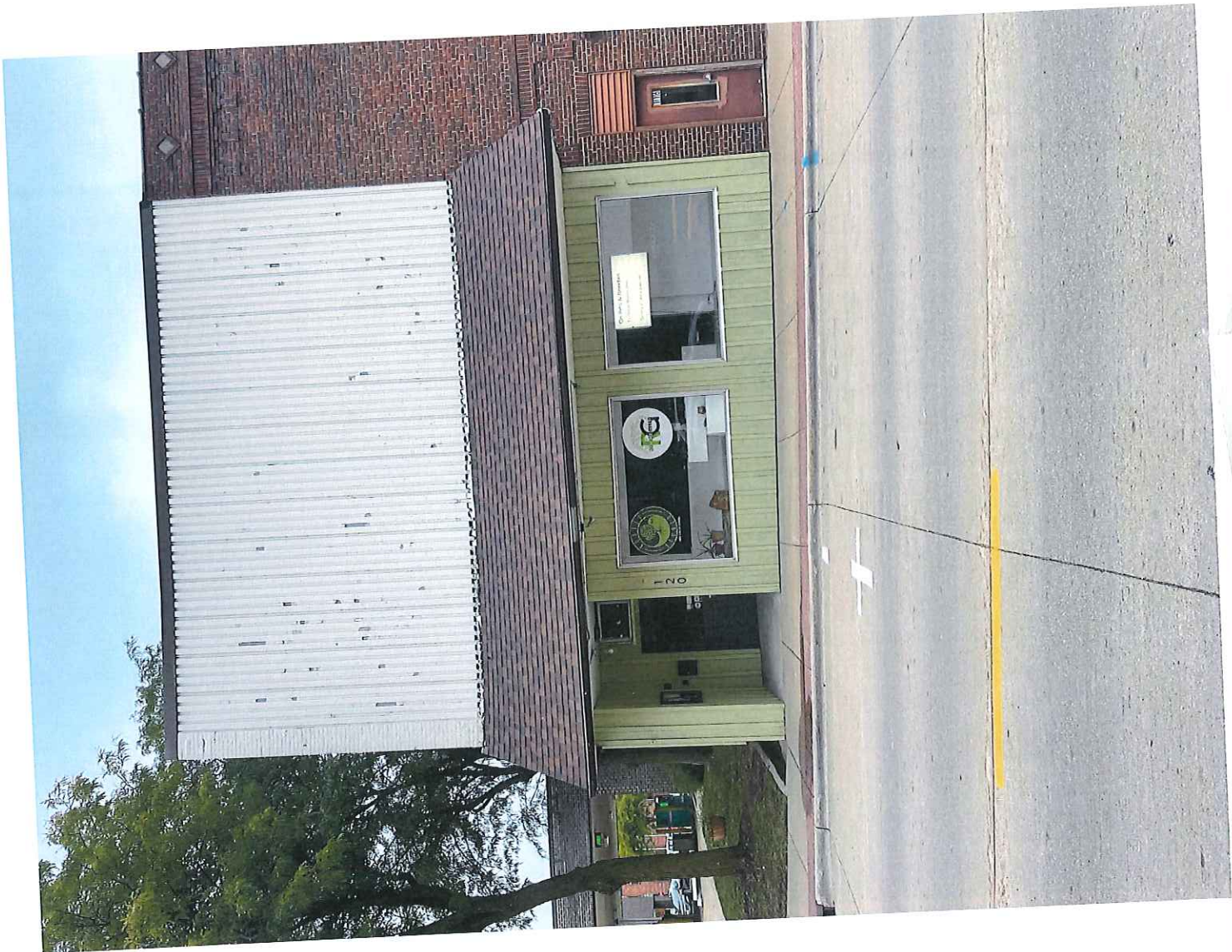
Signatures: The undersigned person(s) hereby petition the Historic Preservation Commission of the City of Platteville, Wisconsin, to issue a Certificate of Appropriateness as described above.
(By typing your signature(s) below you agree to the above statement and to the completeness of this application.)

APPLICANT: William P Mitchell DATE: 03/08/2024

APPLICANT: _____ DATE: _____

OFFICE USE ONLY

Permit Number: COA _____ Date Received: _____ Fee Paid: \$ _____ Receipt #: _____
 Historic Preservation Commission Action: Approved Denied HPC Meeting Date: _____
 Conditions: _____





Facade Renovation

Site-
120 W Main St
Platteville WI 53813

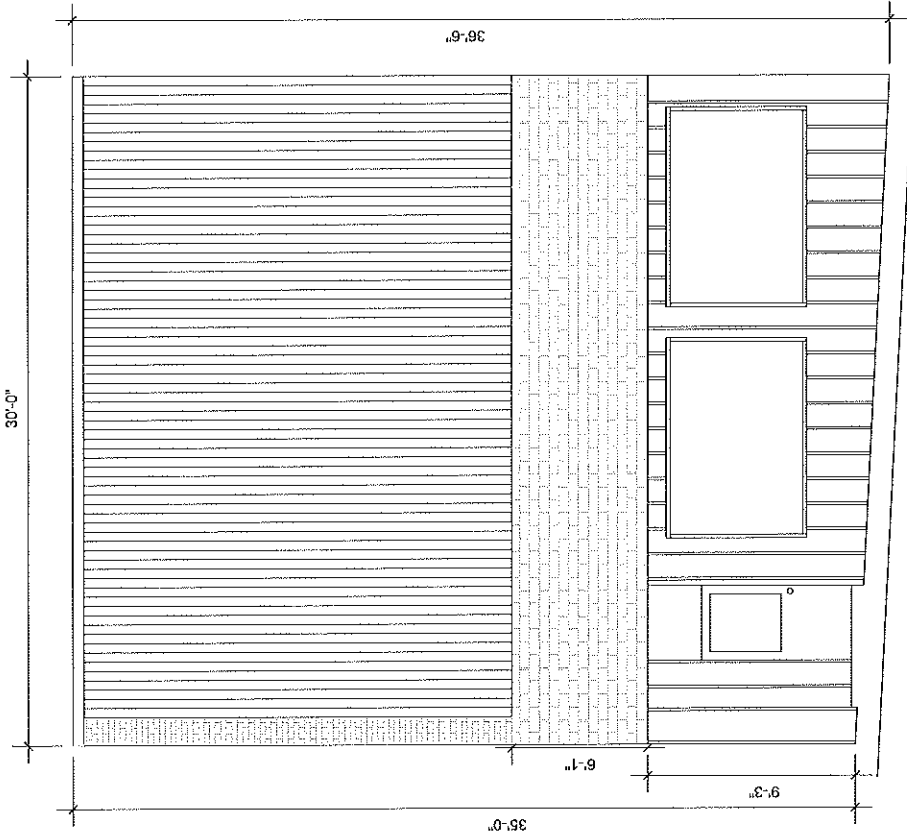
Owner-
Bill & Angie Mitchell
8249 Buckwheat
Lancaster WI 53813

Occupants-
Rountree Gallery
Rooted Studio

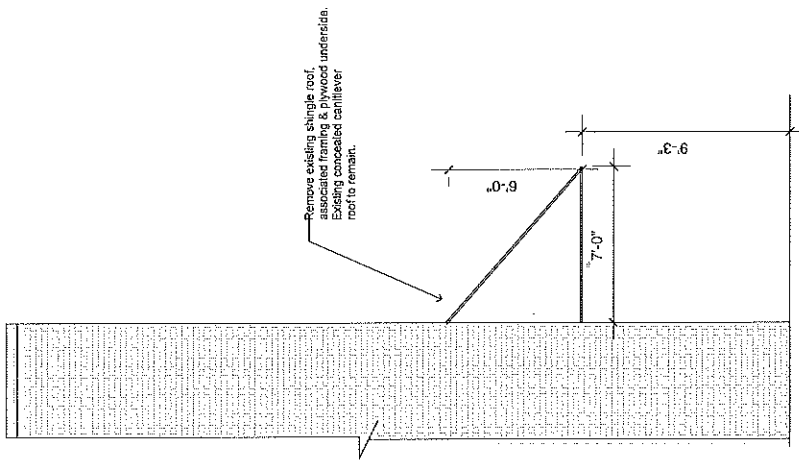
Contact-
Bill Mitchell 773-415-8215

Existing Elevations-
March 8, 2024

A1



South Elevation-Existing
NTS



East Elevation-Existing
NTS

Facade Renovation

Site-
120 W Main St
Platteville WI 53813

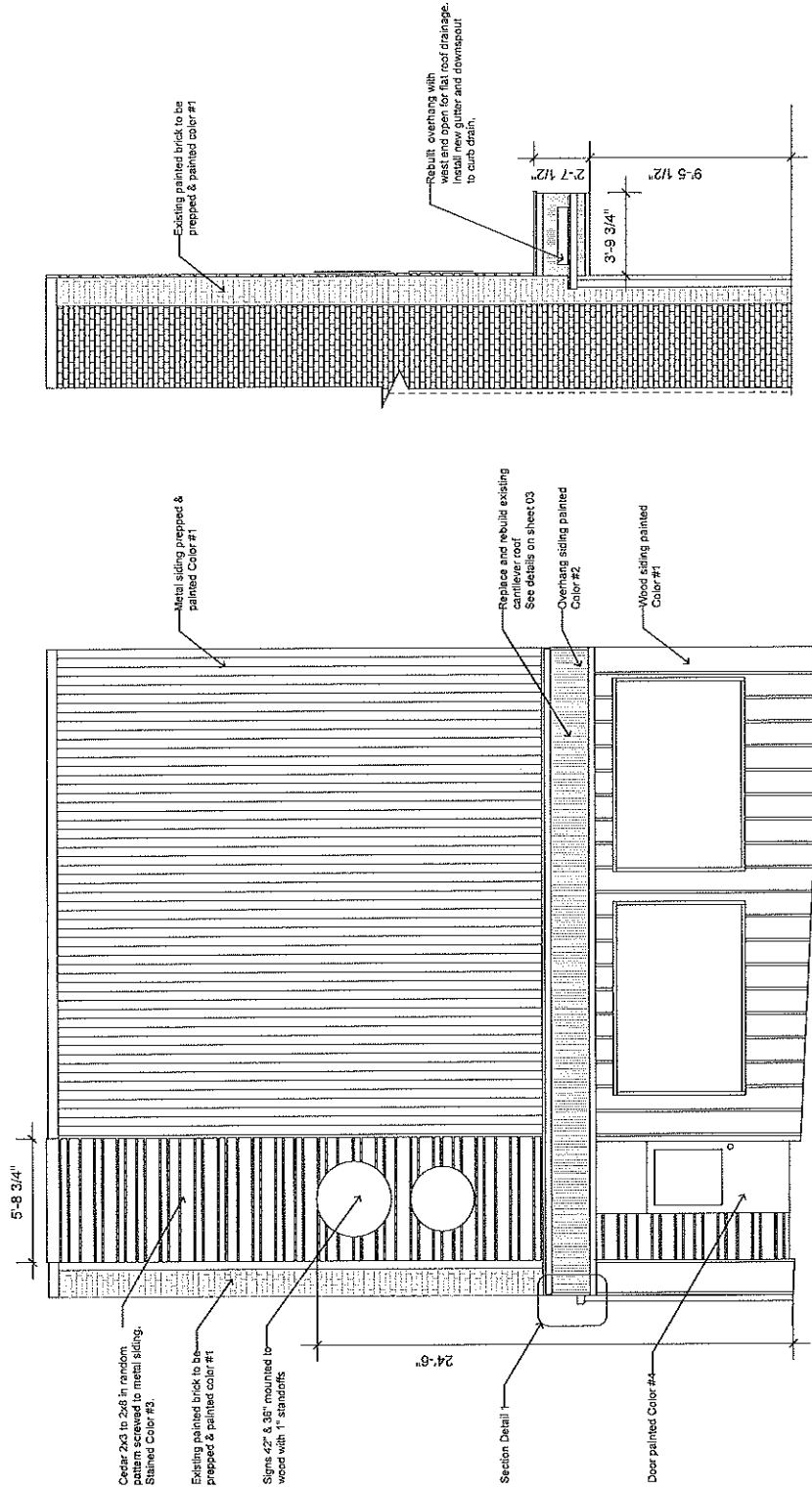
Owner-
Bill & Angie Mitchell
8249 Buckwheat
Lancaster WI 53813

Occupants-
Rountree Gallery
Rooted Studio

Contact-
Bill Mitchell 773-415-8215

Proposed
Renovations-
March 8, 2024

A2



East Elevation-Proposed Work
NTS

South Elevation-Proposed Work
NTS

Facade Renovation

Site-
120 W Main St
Platteville WI 53813

Owner-
Bill & Angie Mitchell
8249 Buckwheat
Lancaster WI 53813

Occupants-
Rountree Gallery
Rooted Studio

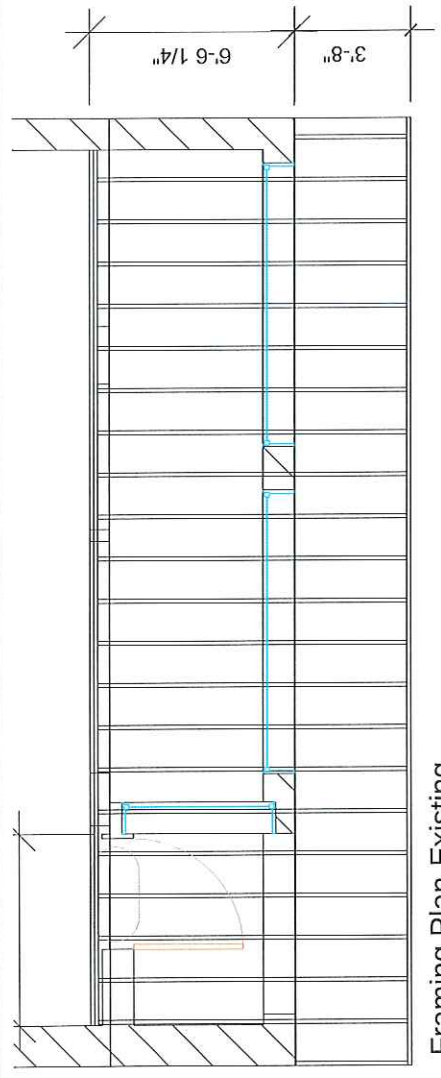
Contact-
Bill Mitchell 773-415-8215

Proposed
Renovations-
March 8, 2024

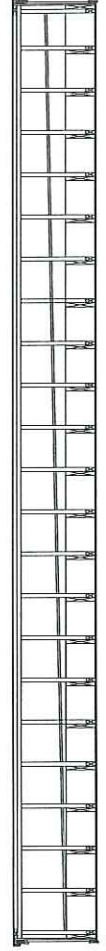
A3

Notes-

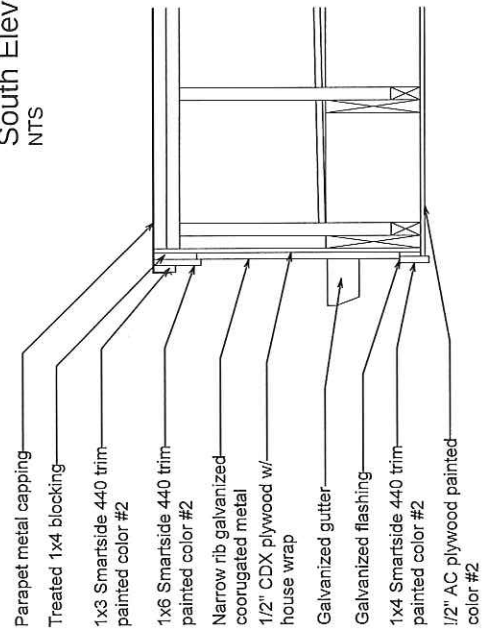
- All paint color Sherwin-Williams historic colors
- Color #1 SW 0050 Classic light buff
- Color #2 SW0077 Classic French gray
- Color #3 SW stain TBD
- Color #4 SW TBD



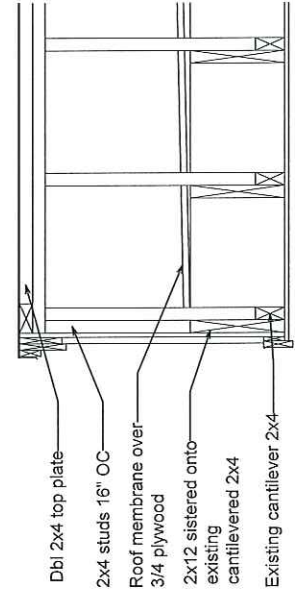
Framing Plan-Existing
NTS



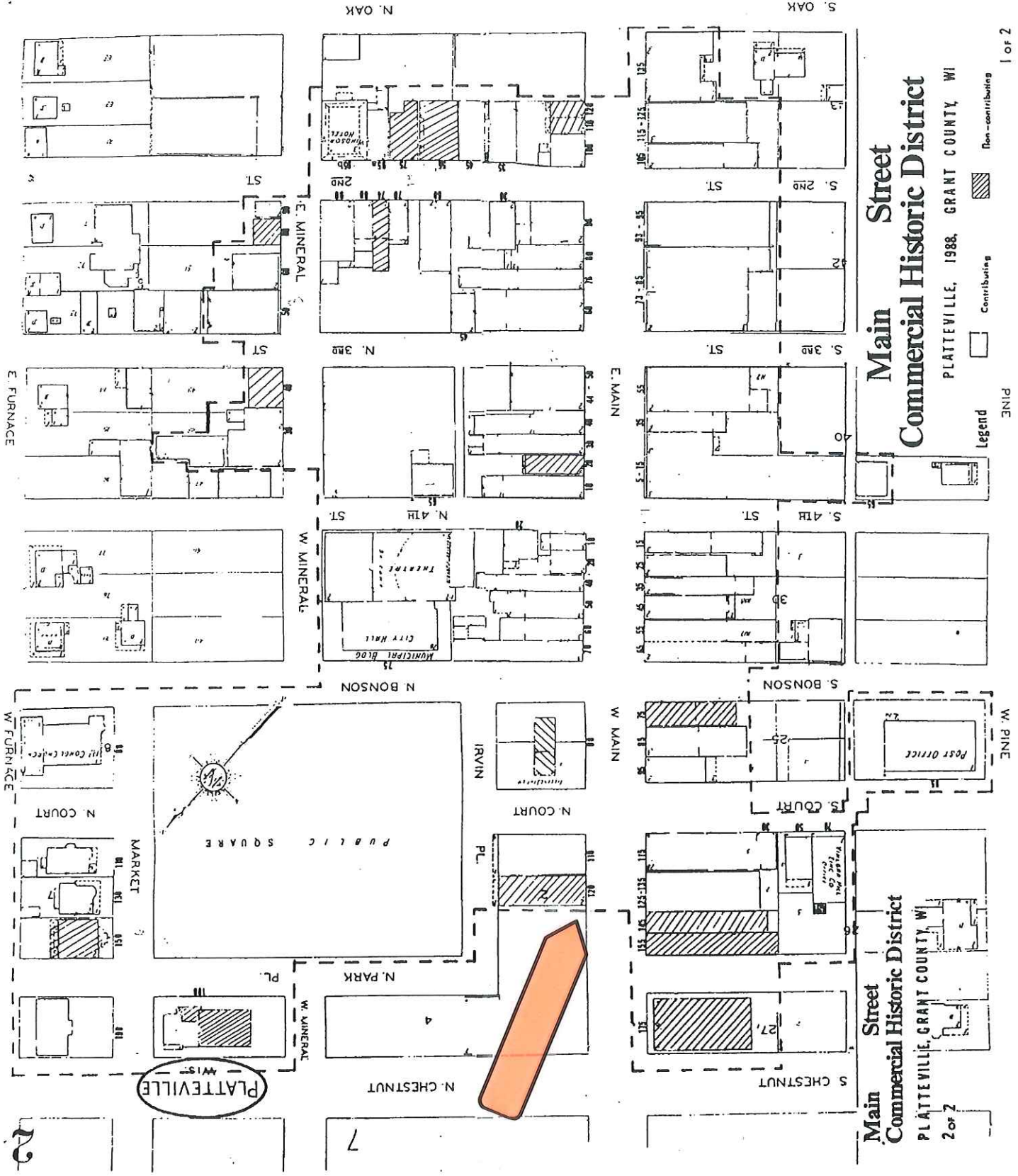
South Elevation-Framing plan
NTS



Detail 1-Finish section
NTS



Detail 1-Framing section
NTS



Main Street Commercial Historic District

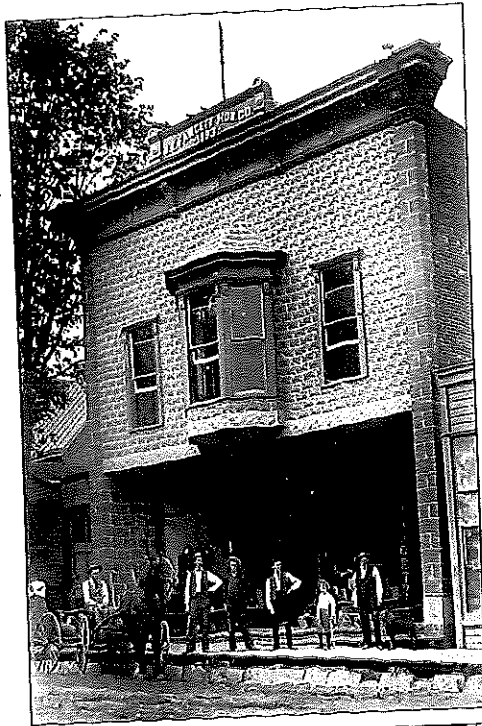
PLATTEVILLE, GRANT COUNTY, WI

Legend
 [Hatched Box] Contributing
 [Solid Black Box] Non-contributing

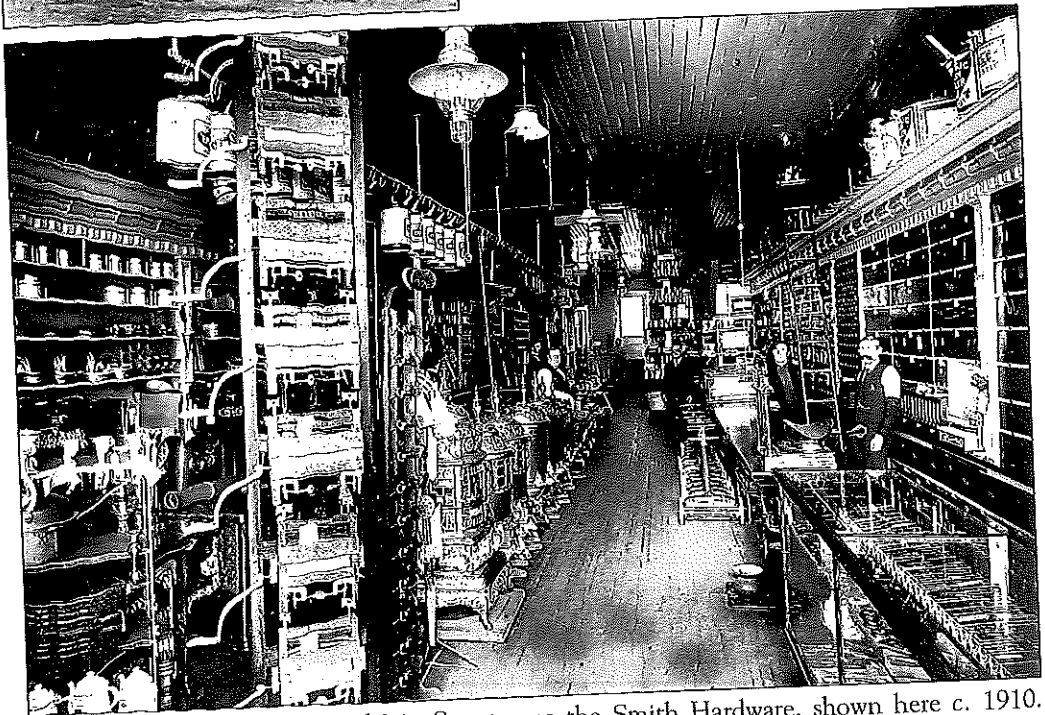
Main Street Commercial Historic District

PLATTEVILLE, GRANT COUNTY, WI

2 of 2

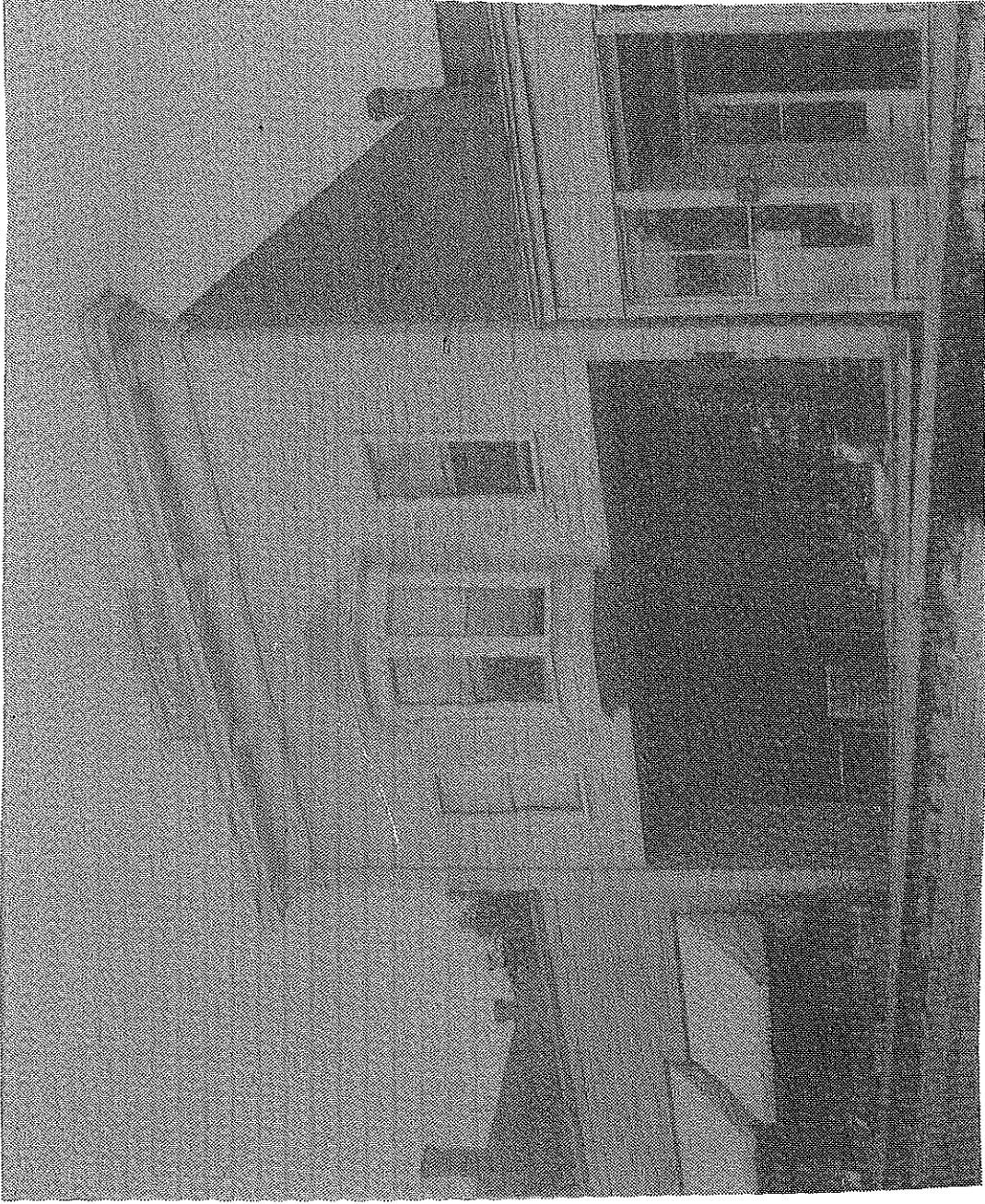


Platteville had its share of hardware stores. This is James Fawcett's store, c. 1895, located at 120 West Main (Bargain Nook IV). Fawcett had this building constructed in 1893. He specialized in stoves, cutlery, general hardware, and guns. A tinkerer at heart, Fawcett made many of the telephones used by Homer Beebe's telephone company (see page 106). (Courtesy of Dick Brockman.)



Two blocks east, at 60 West Main Street, was the Smith Hardware, shown here c. 1910. Established by Jotham Smith in 1879, Willard Smith took over the family business when his father died in 1909. The Smith Hardware specialized in Garland Stoves. Notice that Willard has a good supply of ringers for washing clothes (on the rack at left), and stoves and manual lawn mowers in the center aisle. (Courtesy of Dick Brockman.)

HISTORIC FACADE
120 WEST MAIN STREET
CIRCA 1900



PRESENT APPEARANCE
120 WEST MAIN STREET

1993



The structure at 120 West Main Street was built in 1893-1894 by James E. Fawcett and used as his hardware store until he left the business in the 1920's. Mr. Fawcett's business dealt in stoves, tinware, ranges, cutlery, and guns. Other past occupants of this structure have been "Len's Furniture" and "Gentlemen's Quarters". Presently, the structure has a completely altered storefront which makes it a noncontributing member of the historic district. The building is now occupied by "Emmons-Napp Office Supplies" and is owned by Kelly Karrmann.

Platteville CHAPTER 27 HISTORIC PRESERVATION
DRAFT – March 2024

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27.01 PURPOSE AND INTENT

The Common Council recognizes that the City of Platteville contains buildings, structures, signs, features, improvements, sites, and areas that have significant architectural, archaeological, anthropological, historical, and cultural value. The Common Council further recognizes that these historic resources represent the City's unique heritage, contribute to the health, prosperity, safety and welfare of the City's residents, and serve as a source of great interest to the City's residents and visitors. Therefore, the Common Council hereby finds that it is in the public interest to identify, protect, preserve, promote, conserve and use historic resources within the City of Platteville. The purpose of this chapter is therefore to:

- 1) Accomplish the identification, protection, promotion, preservation, conservation and use of the City's historic resources, as embodied and reflected in the city's historic districts and landmarks.
- 2) Ensure that the City's growth sensitively incorporates the City's historic resources.
- 3) Enhance the visual and aesthetic character of the City by ensuring that new design and construction, when it happens, complements the City's historic resources.
- 4) Provide a framework for appropriate reinvestment in the City's historic landmarks and historic districts that ensures any new design and construction complements the City's historic resources and conforms to the standards of the historic district.
- 5) Apply federal, state and local preservation laws, acts and guidelines to safeguard the City's historic resources and promote investment in them through enforcement of this ordinance.
- 6) Recognize that the City's historic resources are economic assets that can attract residents and visitors, create jobs, stabilize and improve property values, and stimulate business and industry.
- 7) Foster civic pride in the beauty and accomplishments of the past.
- 8) Promote the use of and investment in historic districts and historic landmarks for the education, pleasure and welfare of the people of the City.
- 9) Provide a clear regulatory framework for implementing, balancing, and accomplishing the public policy announced in this chapter.

27.02 HISTORIC PRESERVATION COMMISSION COMPOSITION AND VOTING

A. **COMPOSITION.** The Historic Preservation Commission (HPC) is hereby created, consisting of one (1) alderperson, four (4) regular members and three (3) alternates. Of the membership, at least two shall be either the owner of property that has been designated locally historic, or the owner of a property or business within the Main Street Commercial Historic District, and the remaining members shall be City residents. Members must have professional expertise or an avocational interest in architecture, history, architectural history, planning, archeology, cultural anthropology, conservation, landscape architecture or closely related fields as much as possible.

B. **APPOINTMENTS.** The Council President shall select a prospective commission member's application that meets appointment requirements, and provide the application and credentials to the council. Appointment will be subject to confirmation by the Common Council with a majority vote of the quorum.

- C. TERMS. The term of the alderperson shall be for one year. Regular members shall serve staggered three (3) year terms expiring May 1 of each year, with two (2) full consecutive terms possible. Alternate members shall serve for a three (3) year term with no limit to consecutive term appointments. A regular member on completion their second consecutive term shall not be eligible for reappointment as a regular member until at least a period of one has passed. Said regular member may be appointed as an alternate. This provision shall not apply to a regular member who fills the unexpired term of a resigned member.
- D. MEETING PROCEDURES. All members shall receive agendas and packets for all meetings. The alderperson shall chair the meeting but shall not vote unless required to make a quorum or to break a tie vote. An alternate shall 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 motion.

27.03 GENERAL POWERS AND DUTIES

The City of Platteville is an approved participant in the Certified Local Government (CLG) Historic Preservation Program (<https://www.wisconsinhistory.org/Records/Article/CS4321>). Through this, the Historic Preservation Commission is expected to enforce appropriate state or local legislation for the designation and protection of historic properties, maintain a system for the survey and inventory of local historic resources, and provide for public participation in the local historic preservation program. The Historic Preservation Commission is eligible for Wisconsin Historic Preservation Fund subgrants, and may apply for or promote these and other grants to assist the Commission and city residents in performing our various duties.

A. SURVEYS AND RESEARCH

The Historic Preservation Commission shall undertake an ongoing survey and research effort in the City of Platteville to identify neighborhoods, areas, sites, structures, and objects that have special historic, community, architectural, or aesthetic importance, interest, or value related to the development of the community. As part of the survey, the commission shall review and evaluate prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts, and photographs. This should also include the Archeological Survey Index (ASI). The commission shall identify potential landmarks and apply procedures to nominate those potential landmarks that are at least fifty (50) years old in groups based on the following criteria:

1. The potential landmarks situated in a single, identifiable neighborhood or distinct geographical area of the community;
2. The potential landmarks associated with a particular person, event, or historical period;
3. The potential landmarks of a particular architectural style or school, or of a particular architect, engineer, builder, designer, or craftsman; and/or artisan;
4. Such other criteria as may be adopted by the commission to assure systematic survey and nomination of all potential landmarks within the City of Platteville.

B. RECOMMEND HISTORIC DESIGNATION

1. State and National Historic Nominations

- a. The Historic Preservation Commission shall assist residents in preparing nomination applications for historic designation at the State and National levels.
- b. The Historic Preservation Commission shall review State and National Historic nominations. When the Wisconsin State Historic Preservation Office receives a nomination to the State or National Register of Historic Places for a property in the community, it is shared with the Commission before it is finalized, allowing local experts with local knowledge to review nominations and affirm that it meets the standards of historic significance.

2. Local Historic Landmarks and Local Historic Districts

The Commission shall have the power to recommend designation of local historic landmarks and local historic districts within the city limits of the City of Platteville. Procedures and actions of the commission subject to Sections 27.04 and 27.05. Once designated, such local historic landmarks and districts shall be subject to all the provisions of this ordinance.

C. RECOGNITION OF LOCAL HISTORIC LANDMARKS AND DISTRICTS

At such time as a local historic landmark or local historic district has been properly designated, the Commission in cooperation with the property owner(s) may cause to be prepared and erected on such property a suitable plaque declaring such property as a local historic landmark or local historic district. If not objected by the owner(s), the Commission may organize a dedication of a historical marker at the site.

D. REGULATION OF CONSTRUCTION, RECONSTRUCTION, ALTERATION AND DEMOLITION

For properties designated as a local historic landmark or located within a local historic district, the Commission shall review all requests for construction, reconstruction, or alteration of all or any part of the exterior of such property. The Commission shall review all requests for a demolition permit for structures within the City of Platteville. See Section 27.06.

E. PROVIDE EDUCATION AND TRAINING

We still need language here

27.04 LOCAL HISTORIC LANDMARKS

A. DESIGNATION CRITERIA

For purposes of this ordinance, a local historic landmark 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 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.

B. INITIATING A NOMINATION FOR DESIGNATION

1. The process may be initiated by any of the following:
 - a. The owner of a property may nominate that property for designation.
 - 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 27.04(A) or if the property is listed on the State or National Historic Registry.
 - c. A member of the public may submit a nomination form with appropriate documentation to the Historic Preservation Commission for review to determine if the nomination may meet the criteria in Section 27.04(A) to continue with the process for local designation.
2. A completed nomination form and any appropriate documentation shall be submitted to the City. When an entity other than the property owner(s) submits a nomination form, all property owners must sign the nomination form signifying their approval of the application.

C. PROCEDURES FOR APPROVING A LOCAL DESIGNATION

1. Completed nominations shall be reviewed by the Commission at the next scheduled meeting.
2. After reviewing a nomination, the Commission shall, after notice, schedule a Class I public hearing to consider the designation of a local historic landmark. At least fourteen (14) 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, and owners of property in whole or in part situated within two hundred (200) feet of the boundaries of the property affected.
3. 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. Within fourteen (14) days after the close of the public hearing, the Commission shall, after application of the criteria in Section 27.04(A), make a decision to approve or deny the designation of the property as a local historic landmark, and forward the recommendation to the Common Council.
4. The Common Council, upon receipt of the recommendation from the Historic Preservation Commission, shall either approve or reject the Local Historic Landmark designation. Such action shall not become effective except by the favorable vote of a simple majority of the quorum present of the Common Council.

5. Notifications: After the vote has been made, notification shall be sent to the property owner or owners, the HPC and to Platteville's Plan Commission. In the case of a favorable vote on local landmark designation, documentation should be sent to the Wisconsin State Historical Society.
6. Voluntary Historic Preservation Easement. At any time following such designation of the property, the owner of any local historic landmark may enter into a preservation easement on the subject property after negotiation with the Historic Preservation Commission. The Commission may assist the owner in preparing such easement in the interest of preserving the landmark. The owner shall record such easement in the office of the Grant County Register of Deeds, and shall notify the City Assessor of such easement and the conditions thereof.

D. RESCINDING A LOCAL DESIGNATION

1. To remove a property from the local register as a designated local historic landmark, at least one of the following must apply:
 - a. The property has ceased to meet the criteria for designation; the qualities for which it was nominated or designated have been lost or destroyed.
 - b. Additional information forthcoming after designation demonstrates that the property does not possess sufficient significance to be a local landmark.
 - c. A professional error was made in the designation of the property.
 - d. There was prejudicial procedural error in the designation process.
2. Procedures for rescinding a local historic landmark designation shall follow those for making a local designation, Section 27.04(C).

27.05 LOCAL HISTORIC DISTRICTS

A. DESIGNATION CRITERIA

A Local Historic District may be designated for any geographic area of particular historic, architectural or cultural significance to the City of Platteville. To be considered for designation as a local historic district within the City of Platteville, one of the following must apply:

1. The proposed area is already designated as a Historic District at the State or National level.
2. The proposed area is an expansion of an already designed Historic District at the State or National level.
3. The proposed area consists of a minimum of three (3) contiguous properties designated as Local Historic Landmarks.
4. The proposed area is contiguous with a "block" shape, consisting of a minimum of three (3) properties qualifying as contributing historic properties that meet the criteria for local historic landmarks listed in Section 27.04(A). The area may contain non-contributing structures, but a majority of the properties must be considered contributing.

B. INITIATING A NOMINATION FOR DESIGNATION

1. The owners of parcels within the proposed district may submit a written petition, or the Commission may begin the nomination process for designation of a local historic district. In either case, a written petition signed by the owners of a minimum of a simple majority of the parcels within the proposed district is required. Each parcel included in the proposed district shall be allowed one (1) vote, and all owners or their designees of the parcel must sign the petition for the parcel to be counted as a vote in favor.
2. As per Wisconsin CLG requirements, property owners are not allowed to "opt out" of Local Historic District designation and owner consent for inclusion in a local historic district is not required.

C. PROCEDURES FOR APPROVING A LOCAL DESIGNATION

1. Upon receipt of a petition described in Section 27.05(B), the Commission shall prepare a historic preservation plan for the proposed district. 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
 - a. The Historic Preservation Commission and the City Plan Commission shall hold a joint public hearing when considering the preservation 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 property owners of record, as listed in the office of the City Assessor, within the proposed Local Historic District or those 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 fourteen (14) days prior to the date of the public hearing.
 - b. Within fourteen (14) days following the public hearing, the Historic Preservation Commission and the City Plan Commission shall hold separate votes to approve, reject or withhold the plan. If there are major concerns with an aspect of the preservation plan, a Commission may withhold voting until those concerns are addressed. Within each Commission, a simple majority vote is needed for approval. The recommendations from each Commission will be forwarded to the Common Council.
 - c. Upon receipt of the recommendations from the Historic Preservation Commission and the City Plan Commission, the Common Council 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. Nominations for a local historic district begun under Section 27.05(B) become effective upon a simple majority vote of the Platteville Common Council. Designation of the Local Historic District shall constitute adoption of the preservation plan prepared for that district and direct the implementation of said plan.
3. Notification: After the vote has been made, notification shall be sent to the property owner or owners, the HPC and City Plan Commission. In the case of a favorable vote on local district designation, documentation should be sent to the Wisconsin State Historical Society.

27.06 REGULATION OF CONSTRUCTION, RECONSTRUCTION, ALTERATION AND DEMOLITION OF LOCALLY DESIGNATED PROPERTIES

An owner or person in charge of a local historic landmark or a 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 (CoA) or demolition permit has been approved by the Commission. The Building Inspector shall not issue a permit for any such work until a CoA or demolition permit has been approved.

A. STANDARDS AND GUIDELINES. The Commission and liaisons shall use the following documents to assist with making decisions when reviewing changes to locally designated landmarks and properties within locally designated districts.

1. The Secretary of the Interior's Standards for Rehabilitation (<https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>)
2. Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings (<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>)
3. Platteville Downtown Design Standards (https://www.platteville.org/sites/default/files/fileattachments/community_development/page/273/design_standards_text_only_final_14feb12.pdf)
4. Commercial Historic District Signage & Awning Guidelines (https://www.platteville.org/sites/default/files/fileattachments/community_development/page/311/platteville_historic_signage_guidelines_final_28aug14.pdf)
5. Dumpster Enclosure Guidelines for the Downtown Historic District (https://www.platteville.org/sites/default/files/fileattachments/community_development/page/311/dumpster_enclosure_guidelines_final_15oct14.pdf)
6. Maintenance and Repair Approval Policy (need URL)

B. CRITERIA. In making a determination whether to issue or deny a Certificate of Appropriateness, the Commission and its liaisons 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 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 landmark 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 landmark, 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 time, and alterations have a historic 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 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 will damage the historic building materials should not be undertaken.
 - f. Every reasonable effort will be made to protect and preserve archaeological resources affect by or adjacent to any project.
 - g. 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.
 - h. 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, sale, 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 facades should blend with other structures with regard to directional expression. When adjacent structures have a dominance 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.

C. PROCEDURES

1. The owner or person in charge of a local historic landmark or a property within a local historic district wishing to make alterations to the property or a building exterior shall submit a Certificate of Appropriateness to the City.
2. A Commission Liaison will review the CoA application for completeness, and determine whether the CoA may be approved by a Commission Liaison or if it must come before the Commission for approval.
 - a. As liaisons of the Commission, the Building Inspector or Community Development Director may approve CoAs entailing ordinary building maintenance and other work that involves repairs to existing features of a local historic landmark, or the replacement of elements of a structure or site with pieces similar in appearance. Liaisons must use the same standards and guidelines stated in Section 27.06(A) that apply to the HPC in approving a CoA. The types of projects that can be approved by Commission liaisons are described in the "Maintenance and Repair Approval Policy" adopted by the Commission on November 30, 2021. Upon approval, a building permit shall be issued for the work described in the CoA. The liaison will place the CoA on the next Commission meeting agenda and present the approved CoA as a notification.
 - b. If the Commission Liaison does not approve the Certificate of Appropriateness, or for any work above and beyond that described in subparagraph a. above, the CoA will go before the Commission for review. If the Commission determines that the proposed changes meet all standards and guidelines, and 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.

3. 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.

D. 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) days of the filing of the application shall be deemed a denial of the request, which may be appealed as provided herein.

Upon denial of a CoA, the applicant may request to have the appeal placed on the next available Common Council agenda as per 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.

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 Common Council unless such alteration, removal or demolition is authorized by formal resolution of the Common 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 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 the City Code.

27.10 LISTING OF DESIGNATED HISTORIC DISTRICTS AND LANDMARKS

A. LOCAL HISTORIC DISTRICTS

Platteville's Main Street Commercial Historic District - designated on 3/9/1990

B. LOCAL HISTORIC LANDMARKS

315 W. Main Street – designated on 9/29/2003

25 W. Gridley (formerly 150 S. Chestnut) – designated on 10/13/2003

480 N. Third Street – designated on 7/19/2004

130 N. Hickory Street – designated on 7/19/2004

180 Bayley Avenue – designated on 1/31/2004

230 Bayley Avenue – designated on 1/31/2005

185 Bayley Avenue – designated on 2/22/2005

280 Division Street – designated on 11/27/2018

Indian Park, 500 blocks of N. Court Street and N. Fourth Street – designated on 10/27/2020

Mitchell Rountree Stone Cottage, corner of Jewett and Lancaster Sts – designated on ___

MORE?

C. STATE AND NATIONAL HISTORIC DESIGNATIONS

Add these

27.11 DEFINITIONS

ADAPTIVE USE: Rehabilitation of a structure for a use other than its original or intended historic use.

ADDITION: Any act or process that changes one (1) or more of the exterior architectural features of a building or structure by increasing the size or capacity of a structure through new construction or by joining one (1) or more existing structures.

ALTERATION: Any act or process that changes one (1) or more of the exterior architectural features of a building, structure, or landscape feature.

APPLICANT: The owner of record of a nominated property and/or its agent or representative; or a contract purchaser of a nominated property; or another interested party who is a resident of the City of Platteville; or a group of residents; or an association whose membership includes residents of the City of Platteville; or the Historic Preservation Commission seeking authority from the city to undertake a course of action related to a specific property or parcel.

ARCHAEOLOGICAL SIGNIFICANCE: An assessment of the distinctive elements associated with a landscape feature, place, site, or area that has yielded or is likely to yield information and/or artifacts concerning past patterns of human settlement, previous cultures in Wisconsin, or previous periods of the present culture.

ARCHAEOLOGICAL SURVEY INVENTORY: Archaeological Sites Inventory (ASI) – contains information about archaeological and burial sites, unmarked cemeteries, marked cemeteries and cultural sites.

ARCHITECTURAL SIGNIFICANCE (Designation): An assessment of the distinctive elements associated with a resource type, period style, method of construction, or use of indigenous construction and/or the evaluation of the essential characteristics associated with an important builder, designer, architect, or craftsman who has contributed to the development of the community, county, region, state, or nation.

ARCHITECTURAL FEATURE: The distinguishing exterior elements of a building or structure including shape, size, design, style, fenestration, materials and decorative details.

BUILDING: Any structure, affixed to the ground, having a roof that may provide shelter, support, protection or enclosure of persons, animals, or property of any kind. (see Structure)

BUILDING PERMIT: A written record issued by the building inspector authorizing the work approved on the COA at a specific property or site.

CERTIFICATE OF APPROPRIATENESS (CoA): An official form issued by the historic preservation commission (or commission liaison on behalf of the commission), stating that the proposed work on a designated resource, located within a historic district or identified as an individual landmark property is in accord with the requirements of the ordinance and that (1) the proposed work must be completed as specified in the certificate; and (2) that the building inspector may issue any permits needed to do the work specified in the certificate.

COLOR, REVIEW OF: The review of any color for any installed architectural feature shall be considered only for those elements which are comprised of permanent or semi-permanent materials (i.e. masonry, pre-finished metal, terra cotta, etc.). The historic preservation commission shall not review color palettes for any material which is both reversible and temporary in nature (i.e. paint, stain, asphalt shingles, etc.). Review of color shall be limited to review for general compatibility with the architectural style and permanent, significant materials of the designated property as well as general compatibility with the surrounding neighborhood or environs. The historic preservation commission shall not dictate color selections based solely on aesthetic opinion and without historic basis or precedence.

COMMISSION: Platteville Historic Preservation Commission created under Chapter 27.02.

COMMISSION LIAISON: The city's director of community development and the city building inspector.

COMMISSIONERS: Members of the Platteville Historic Preservation Commission appointed by the council president, with the consent of city council, and entitled to vote on cases brought to the commission.

COMPATIBILITY: The positive relationship of alterations to existing buildings and design for new construction to their environs; compatibility is measured by consistent application of accepted design guidelines and standards that define the individual visual character, function and use, and architectural features of a specific geographic area.

CONTEXT: Summary information about the period, local setting and/or surroundings, circumstances, associations, and events that created, influenced, or resulted in the development of a specific property or group of properties, collected to assist in the development of a full understanding and assessment of the property.

CONTRIBUTING PROPERTY: A classification assigned, as a result of a comprehensive survey, to a site or another parcel of real estate and its associated buildings, structures, objects, and other improvements within a designated historic district. The classification signifies that a site or parcel and its associated improvements support the overall character, feeling, and significance of a district although the site or parcel and its associated improvements may not have individual architectural or historical significance as a single property but, due to its location within or proximity to a streetscape or neighborhood, reflects the significance of the district on the whole.

CONTRIBUTING RESOURCE: A classification assigned to one (1) or more individual buildings, structures, objects, or improvements on a parcel of real estate within a designated historic district or attached to a parcel of real estate designated as a historic landmark.

COUNCIL: The common council of the City of Platteville, Wisconsin

DEMOLITION: Any act or process which requires a demolition permit for the purpose of removing or destroying, in whole or in part, a building, structure, or resource.

DEMOLITION BY NEGLECT: Any voluntary or involuntary act or process that results in a failure to maintain a Landmark, Landmark site or contributing property or resource in an historic district.

DESIGN GUIDELINE: The National Park Service Guidelines for Rehabilitating Historic Buildings is a standardized principle that provides general instruction for the appropriate preservation and/or adaptation of the historic and/or architectural character of a structure, object, site, or area. Also serves as a collective set of principles to promote architectural compatibility of new construction and exterior alterations in Historic Districts.

DEVELOPED PUBLIC RIGHT OF WAY: Any human-made change to a public thoroughfare or easement granted for the purpose of public access, included but not limited to paved or unpaved highways, streets, bicycle/pedestrian/multi-use paths, or sidewalks. This does not include alleys.

DEVELOPMENT: Any human-made change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or substantial alterations to buildings, structures or accessory structures; the placement of buildings or structures; ditching, lagooning, dredging, filling, grading, paving, excavation or drilling operations; and the deposition or extraction of earthen materials.

EXTERIOR FEATURES: Architectural or structural elements that define the architectural style and general design patterns of the exterior of a building or other structures, including the type and texture of building materials and the type, style, and general arrangement of all windows, doors, ornamental features, light fixtures, signs, fences/walls, and other appurtenant elements.

FINDING OF FACT: The conclusions found to be true as determined by the commission from an examination of the underlying evidence and testimony of a case under consideration in accordance with established review criteria.

HISTORIC: Related to the city's architectural, artistic, civic, cultural, economic, educational, ethnic, political, settlement, developmental, or social heritage at least fifty (50) years prior to the date of evaluation.

HISTORIC CHARACTER: Those architectural forms, materials, elements, features, methods of construction or craftsmanship, spatial arrangements and architectural style that-when combined-result in a distinctive setting, building or area.

HISTORIC DISTRICT Any area established by city ordinance which includes or encompasses such historic sites, landmarks, buildings, signs, appurtenances, structures, or objects as may be determined as appropriate for historic preservation. Such designated district or districts need not be a single enclosed area, nor must the areas or sites be contiguous to constitute a district.

HISTORIC LANDMARK: Any building, structure, object, improvement, or site of particular historic or aesthetic significance to the city, the state, or the nation. Landmarks include sites, buildings or structures where cultural, political, spiritual, economic, educational, social or artistic history of the community, state or nation is reflected or exemplified or which are identified with historic personages or with important events in local, state or national history, or which embody the distinguishing characteristics of an architectural specimen, inherently valuable for representation of a period, style or method of construction, or a notable work of construction, or a notable work of a master designer or architect whose individual genius influenced a particular period of time or aesthetic movement.

HISTORIC PRESERVATION COMMISSION: Platteville Historic Preservation Commission as established under Section 27.02 of this code with the jurisdiction and authority granted in Sections 27.03-27.06 of this code.

HISTORIC SIGNIFICANCE: The sum of the qualities of a property or resource that yield definable character, interest or value that is directly attributable to the developmental heritage or culture of the community, county, region, state or nation; to the location of an important local, county, region, state or national event; or to the identification with a person or persons who made important contributions to the development of the community, county, region, state or nation.

IMPROVEMENT: Anything constructed or erected that requires permanent or temporary location on- or in the ground but not intended for the sheltering of human activity, including- but not limited to- dumpster enclosures, fences, landscaping features (gazebos, arbors, pergolas, etc.) advertising signs, billboards, antennae, satellite dishes, swimming pools, solar panels, and wind generating devices.

INTEGRITY, ARCHITECTURAL: A determination of the extent that a site, structure, object, building or area retains its historic design character that includes an evaluation of whether changes over time have resulted in undue, adverse impacts on historically significant features of the site, structure, object, building, or area.

INTEGRITY, HISTORIC: A determination of the extent that a site, structure, object, building, or area retains its defining archaeological and/or cultural attributes associated with a significant person or particular event of national, regional, or local significance.

INTEGRITY, STRUCTURAL: An unimpaired condition relating to the functional stability of major building components in relationship to their original or altered function; a measure of the quality of construction and the ability of the structure to function as designed or required; and the quality or state of being complete or uncompromised.

LANDSCAPE FEATURE: Character-defining elements which are associated with the architectural or cultural significance of a site or property, including, but not limited to, naturally-occurring topographical forms, intentionally-designed lawns, hedges, walkways, driveways, fences, walls, arbors, pergolas, trellises, terraces, water features, topography, lighting standards, and furnishings.

MASS: The size and setbacks of buildings or structures and the locations of such buildings with respect to one another.

NATIONAL REGISTER OF HISTORIC PLACES: The official list of places within the United States of America that are recognized for their historical, architectural, or archaeological significance and considered worthy of preservation.

NON-CONTRIBUTING PROPERTY: A building, structure, object, improvement, or site within a Historic District that does not possess individual architectural, historic, or structural significance or integrity. Non-contributing properties may be further classified as non-contributing due to age (less than fifty [50] years old at the time of classification); non-contributing due to reversible conditions (which, if modified, may permit the reclassification of a property to contributing or significant); or non-contributing due to a lack of any significance or integrity as herein defined.

NON-CONTRIBUTING RESOURCE: An individual building, structure, object, or improvement which is part of a parcel of real estate within a designated historic district or a historic landmark property that does not possess individual archaeological, architectural, historic, or structural significance or integrity. Non-contributing resources may be further classified as non-contributing due to age (less than fifty (50) years old at the time of classification); non-contributing due to reversible conditions (which, if modified, may permit the reclassification of a property to contributing or significant); or non-contributing due to a lack of any significance or integrity as herein defined.

OBJECT: Any improvement that is of relatively small scale or of simple construction for primarily ornamental or artistic purposes including fountains, monuments, or sculptures. (see Improvement).

ORDINARY REPAIRS AND MAINTENANCE: Any work done on or replacement of any part of an improvement for which a permit issued by the building inspector is not required. The purpose and effect of such work or replacement is generally to correct any deterioration or decay of or damage to such improvement or any part thereof and to restore the same, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage.

OWNER CONSENT: The act or result of reaching consensus and agreement, through reason and deliberation, by the owner(s) of real estate when historic designation is proposed at the suggestion of another party.

OWNER OF RECORD: The person, corporation or other legal entity identified as the property owner in the official records of the Grant County (Wisconsin) Recorder.

PERIOD OF SIGNIFICANCE: The duration of time between beginning and ending years during which a historic district is associated with the important events, activities, persons, or attained characteristics which qualify it for historic district status.

PRESERVATION: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property or historic resource.

PROPERTY: Any building, structure, object, or other improvement and the parcel of land, on record with the Grant County (Wisconsin) Recorder, to which those improvements are firmly attached or affixed.

PUBLIC VIEW: The sight perspective of all portions of a property that may be readily viewed from a public right-of-way or public place, excluding views accessible only from an alleyway, public or private.

RECONSTRUCTION: The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

REHABILITATION: The process of returning a property (site, structure, and/or building) to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

REMODEL: The process of altering the existing structural components or architectural features and/or finishes of a resource or property; to re-configure an existing resource or property in such a manner as to remove, cover, replace or rearrange elements of defining character.

RELOCATION: Any repositioning of a building, structure, or object on its existing site or the act of moving a building, structure, or object to another site.

REMOVAL: Any relocation or demolition of a structure or a part of a structure.

REPAIR: Any minor construction undertaken to remedy an existing condition that has deteriorated but, otherwise, is not defined as construction, alteration, demolition, remodeling, removal, or relocation.

RESOURCE: Any individual building, structure, object, or other improvement excluding the land to which those items are firmly attached or affixed.

RESTORATION: The act or process of returning any building, structure, object, improvement, or site to its appearance at a specific period of time by removing later work and replacing missing features present during that specific period to accurately portray the original architectural character and setting of a building, structure, or object.

SIGNIFICANT PROPERTY: A classification assigned, as a result of a comprehensive survey, to a site or another parcel of real estate and its associated buildings, structures, objects, and other improvements that are at least thirty (30) years old and are located within a designated historic district. The classification signifies that a site or parcel and its associated improvements possess individual architectural or historical importance based on an association with significant persons; events; patterns of community development; architectural style; craftsmanship; methods of construction; and/or use of indigenous materials.

SIGNIFICANT RESOURCE: A classification assigned to one (1) or more individual buildings, structures, objects, or other improvements exclusive of any associated parcel of real estate that are at least fifty (50) years old. The classification signifies that the improvements possess individual architectural or historical importance based on an association with significant persons; events; patterns of community development; architectural style; craftsmanship; methods of construction; and/or use of indigenous materials.

SITE: Any discrete area of land, of an event, a prehistoric or historic occupation or activity where the location itself maintains value or significance solely for activities or persons associated with past events that are not related to a particular or extant building or structure. Examples include but not limited to; Indian trails, effigy mounds, battlefields, or locations of former structures.

STANDARDS: The Secretary of the Interior's Standards for the Treatment of Historic Properties is a set of principles developed by the National Park Service (36 C.F.R. 68.3, as may be amended) to help protect historic properties by promoting consistent preservation practices and providing guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers on how to approach the treatment of historic properties.

STRUCTURE: Any building or improvement attached to the land. (see Building and Improvement)

STRUCTURAL CHANGE: Any change, alteration or repair of one (1) or more supporting members or elements of a building or structure, including foundations, load-bearing walls or roofs.

SURVEY: A systematic gathering of information related to the architectural, historic, scenic, and archaeological significance of buildings, structures, objects and/or landscape features within a specified geographic area through an assessment of field and archival documentation for the purpose of identifying properties that may be designated as individual landmarks or as a historic district.

VISUAL COMPATABILITY: Harmonious with location, context, setting and character.