

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



AMENDED AGENDA

THURSDAY, JULY 18, 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 May 16, 2024
3. Action Items:
 - a. Certificate of Appropriateness – 35 W. Main Street
 - b. Certificate of Appropriateness – 155 W. Main Street
 - c. **Certificate of Appropriateness – 150 Market Street**
 - d. Review Bids and Select Consultant – National Register Nomination Project
 - e. Chapter 27 Revisions
4. Discussion Items:
 - a. None
5. Citizen Comments
6. Announcements/Upcoming Items
7. Next Potential Meeting Date: Thursday, August 15, 2024 at 6:00 p.m.
8. Adjourn

MINUTES

THURSDAY, MAY 16, 2024 – 6:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

MEMBERS PRESENT: Beth Frieders, Ken Kilian, Paul Soderblom

ALTERNATES PRESENT: None

MEMBERS ABSENT: Michael Albees, 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 6:18 pm.

Approval of Minutes – April 18, 2024

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

Action Items

- a. Certificate of Appropriateness – None
- b. Request for Bids – Property Nomination Consultant
Motion by Frieders to approve the RFB and authorize sending out the documents. Second by Soderblom. Motion approved.

Discussion Items

- a. Chapter 27 Revisions
The commission discussed the changes to Chapter 27 that have been proposed by the subcommittee. No action was taken.
- b. Commission Goals and Preservation Planning
No action.

Citizen Comments

None

Announcements/Upcoming Items

Kilian mentioned that he attended the WAHPC conference in Mineral Point. His construction worker and his son also attended. Prohaska, Riniker and Carroll also attended.

Next Meeting Date: If needed, the next meeting will be on Thursday, June 20, 2024 at 6:00 p.m.

Adjourn

Motion by Frieders to adjourn. Second by Soderblom. Motion approved. Meeting adjourned at 6:45 p.m.

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



General Information

| | Applicant/Agent | Owner |
|---------|------------------------------|--------------|
| Name(s) | MOMENTUM BIKES | TIM INGRAM |
| Address | 25 W. MAIN PLATTEVILLE WI | |
| Phone | 608-348-6888 | 608-732-4520 |
| Email | a.ingram@momentumbikes.com | |

Property Information

Address of Property: 25 W main Platteville, WI
 Name of Property/Business: MOMENTUM BIKES
 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.

3-VINYL DOUBLE HUNG WHITE WINDOWS
FRONT UPSTAIRS

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: John Duggan DATE: 7-10-2024
 APPLICANT: _____ DATE: _____

OFFICE USE ONLY

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





ABC Supply
1002 Ann Street
Madison, WI 53713
608-252-1673

CUSTOMER COPY
QUOTE / ORDER #2896603

Date Entered: 7/3/2024
Date Printed: 7/3/2024
Printed By: Brenda Hoveland

SOLD TO:
Bel-Aire Home Improvements

SHIP TO:
Bel-Aire Home Improvements

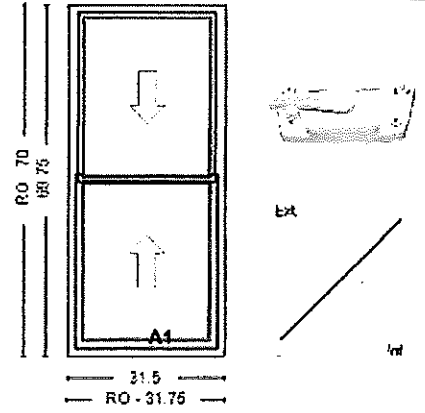
Platteville, WI 53818
Phone: 608-348-2381
Fax:

Phone:
Fax:

| PO NUMBER | QUOTE NAME | PROJECT NAME |
|-----------|----------------|--------------|
| | Momentum Bikes | Bel-Aire |

| LineItem # | Qty. | Description | Unit Price | Ext. Price |
|------------|------|-------------|------------|------------|
|------------|------|-------------|------------|------------|

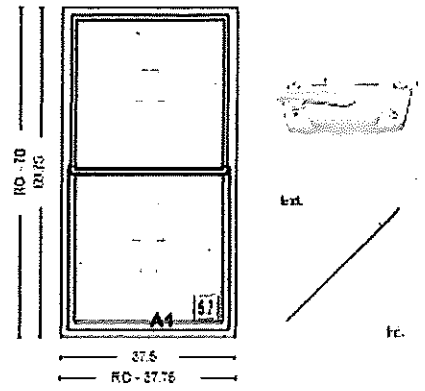
100-1 2 perfeXion Gold Double Hung 31.5" X 69.75"
RO: Operation = Operating, Frame = Replacement, Ext.
 31.75 x 70 Color = White, Int. Color = White, Glass Package =
Room ID: Standard Glass Options, ProSolar Low E, Argon,
 N/A Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32
 out SS, Upper = Annealed, Lower = Annealed,
 Locks = 2, White, Cam, Air Latches = 1, Sill
 Extender, Balance Track Covers, Screen Coverage =
 Full, Fiberglass, Extruded, Screen Mullion = Yes,
 Wrap Screens Separate, U-Factor = 0.3, SHGC =
 0.29, VT = 0.52, STC = 0, CPD Number = SBP-A-
 47-13030-00001, Meets Energy Star Zones = None,
 DP = 30, AAMA, TDI = WIN-1213, Florida
 Approval Code = 5167



Initials: _____

| LineItem # | Qty. | Description | Unit Price | Ext. Price |
|------------|------|-------------|------------|------------|
|------------|------|-------------|------------|------------|

200-1 1 perfeXion Gold Double Hung 37.5" X 69.75"
RO: Operation = Operating, Frame = Replacement, Ext.
 37.75 x 70 Color = White, Int. Color = White, Glass Package =
Room ID: Standard Glass Options, ProSolar Low E, Argon,
 N/A Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32
 out SS, Upper = Annealed, Lower = Annealed,
 Locks = 2, White, Cam, Air Latches = 1, Sill
 Extender, Balance Track Covers; Screen Coverage =
 Full, Fiberglass, Extruded, Screen Mullion = Yes,
 Wrap Screens Separate, U-Factor = 0.3, SHGC =
 0.29, VT = 0.52, STC = 0, CPD Number = SBP-A-
 47-13030-00001, Meets Energy Star Zones = None,
 DP = 25, AAMA,



Initials: _____

*25 W, Main St
Tim Ingram*

Reflections

Vinyl Replacement
Windows

5050



 **SIMONTON**
Reflections®

Designing windows that deliver both structural strength and thermal protection is our job. Doing it with style is our pleasure.

Integrating classic designs, structural integrity, and thermal barriers into our windows is truly a labor of love. Because every time you gaze out your window upon a snowy backyard or witness a driving rainstorm from the comfort of your home, you'll know you made the right choice.

Attention to detail

Every inch of every Simonton Reflections® 5050 window is meticulously crafted with one thing in mind – you. Our classic, clean designs help you express your individual taste while maintaining their functionality.

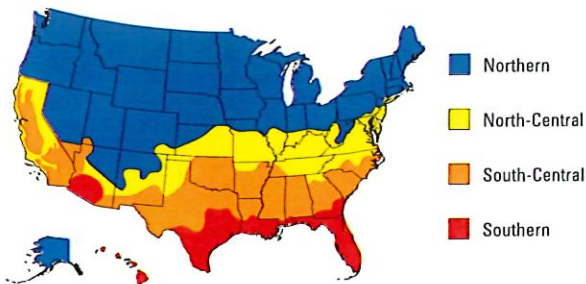
- :: Traditional, streamlined options in Double Hung, Picture, 2-lite Slider, 3-lite Slider and Geometric styles provide unique and timeless looks
- :: Premium extruded vinyl is virtually maintenance free
- :: Tilt-in/lift-out sash promotes easy cleaning (Double Hung only)
- :: Choice of Colonial, Diamond, Prairie, and Perimeter grids give you the look you want



Energy savings

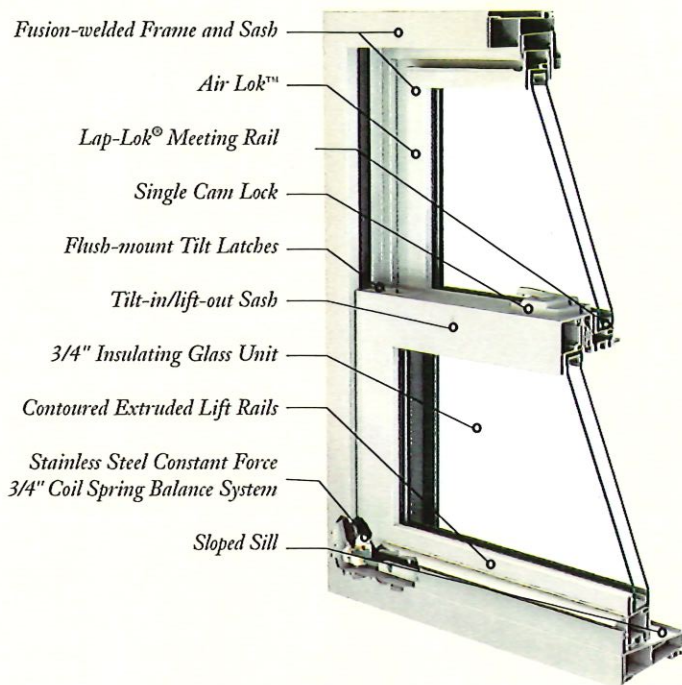


As an ENERGY STAR® partner, Simonton Windows® is committed to meeting the strict criteria of the U.S. Department of Energy and the U.S. Environmental Protection Agency to help conserve energy and reduce heating and cooling costs for all our customers. To ensure our windows and doors can be ordered to meet the regionally specific ENERGY STAR criteria, Simonton has developed ENERGY STAR glass packages for each climate zone - Northern, North-Central, South-Central and Southern. These glass packages utilize insulating glass units with advanced Low E technology, an Argon gas fill and durable spacer systems that drastically reduce the transfer of heat and cold. Low E also blocks up to 84% of the ultraviolet rays, which can fade carpets, draperies and artwork.



| CITY | Average annual savings when replacing a single-pane, clear glass window with an ENERGY STAR window: | Average annual savings when replacing a dual-pane, clear glass window with an ENERGY STAR window: |
|------------------|---|---|
| Atlanta, GA | \$176 | \$71 |
| Boston, MA | \$493 | \$198 |
| Chicago, IL | \$352 | \$155 |
| Denver, CO | \$266 | \$115 |
| Des Moines, IA | \$378 | \$161 |
| Ft. Worth, TX | \$261 | \$145 |
| Jacksonville, FL | \$270 | \$195 |
| Nashville, TN | \$216 | \$95 |
| Pittsburgh, PA | \$430 | \$188 |

Strength that performs



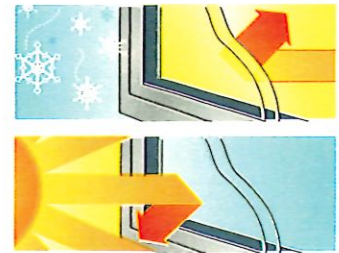
Utilizing the most advanced technology in North America, each Simonton Reflections® 5050 window is manufactured under our own stringent quality-control systems and then independently tested to the highest industry standards. Constructed from the finest materials, you'll get more than replacement vinyl windows. You'll get peace of mind.

- :: Fusion-welded frame and sash construction provides rigidity for increased strength and weather resistance
- :: Denny Clip™ pivot system maintains perfect alignment of the sash
- :: Stainless steel coil spring balance system never needs adjusting
- :: Choose standard single-strength or optional double-strength glass in tempered, obscure, or tinted styles

Thermal enhancements

You'll appreciate how the built-in thermal components work together in Simonton Reflections® 5050 products to help lower energy costs and provide year-round comfort for your home.

- :: Fin seal weatherstripping creates multiple barriers against air infiltration
- :: Lap-Lok® meeting rail overlaps and interlocks the top and bottom sash to create a tight and secure seal
- :: Optional ProSolar™ soft coat Low E glass works in conjunction with an Argon gas fill to reduce heat loss in the winter and maintain air-conditioned air during the summer
- :: The optional Supercept™ spacer system delivers thermal performance and structural integrity to help maximize the performance of your window



As you stand in front of your window, take solace in knowing we're standing behind it.

We know buying windows is a big investment. An investment you want protected. That's why we back all Simonton Reflections® windows and doors with a comprehensive lifetime limited warranty covering vinyl, hardware, screens and insulating glass units. And, since all warranties are transferable, your windows add yet another great selling feature to any prospective home buyer.

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



General Information

| | Applicant/Agent | Owner |
|---------|----------------------------------|-------|
| Name(s) | Myron Tranel | Same |
| Address | 331 College Farm Rd, Platteville | |
| Phone | 608-778-5642 | |
| Email | mjtranel.c21@gmail.com | |

Property Information

Address of Property: 155 W. Main Street Platteville, WI
 Name of Property/Business: Democratic Party of Grant County
 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.
 Install wall sign on front facade facing Main Street.

Attachments The following information is attached.

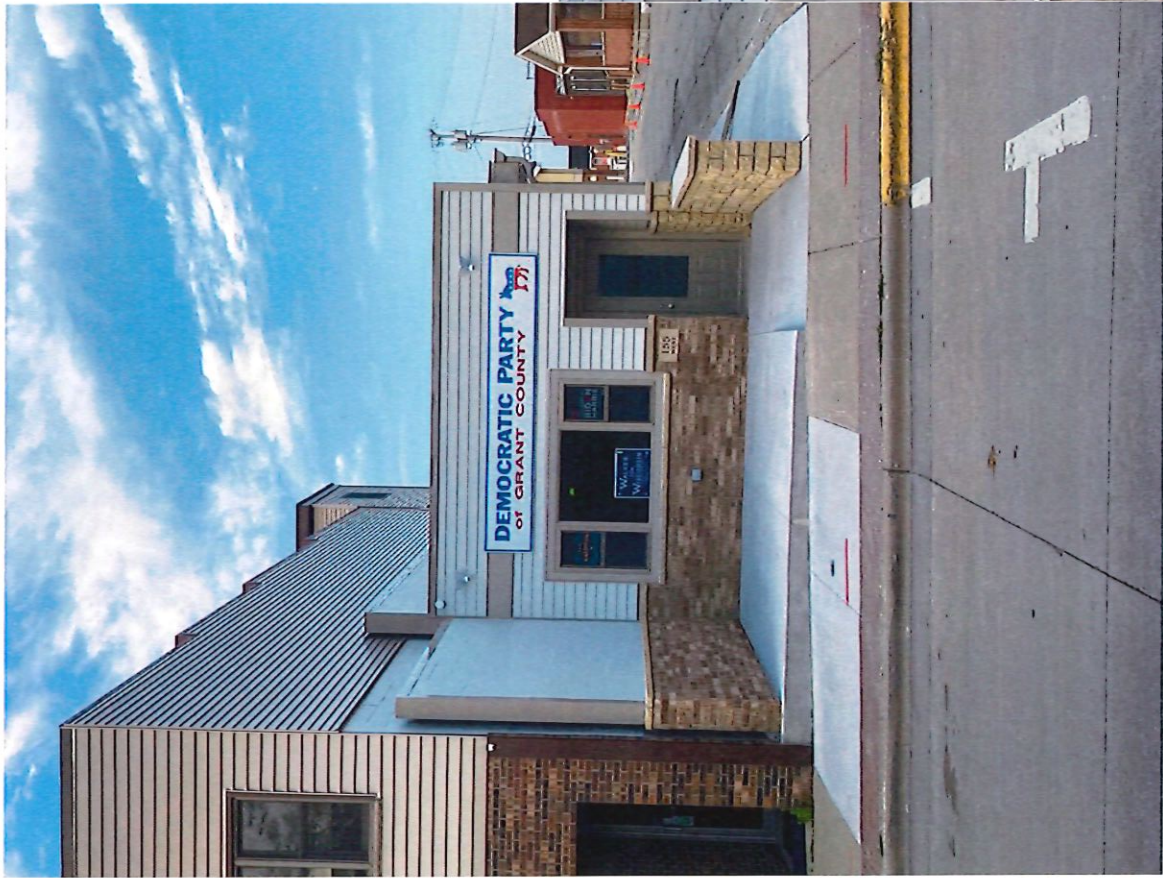
- Exterior photographs Sketches, elevation drawings and/or annotated photographs.
 Floor plans Site plan showing relative location of adjoining structures.
 Specifications Other _____

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: Myron Tranel DATE: 07/09/2024
 APPLICANT: _____ DATE: _____

OFFICE USE ONLY

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



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



General Information

| | Applicant/Agent | Owner |
|---------|---------------------------------------|--------------|
| Name(s) | RuffHousing, LLC | Margaret Ruf |
| Address | 390 W Adams St, Platteville, WI 53818 | |
| Phone | 608-732-2134 | |
| Email | margaretruf@yahoo.com | |

Property Information

Address of Property: 150 Market Street Platteville, WI
 Name of Property/Business: occupant: Physical Therapy Specialists and Consulting Services, LLC
 Historic District in which property is located: Downtown District Other _____

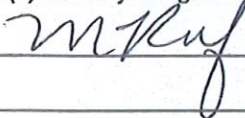
Description of Project

Describe proposed work, materials to be used, and impact on existing features.
 Front porch/entry repair and remodel. See attached.
 Dismantle current brickwork, roof, and posts. Move stairs to center, concrete. Landscaping on left and right sides of central staircase. Railings on staircase will be black wrought iron or similar. Posts will be white. Option to add low railing to edge of roof in future as seen in historic photo.

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.)

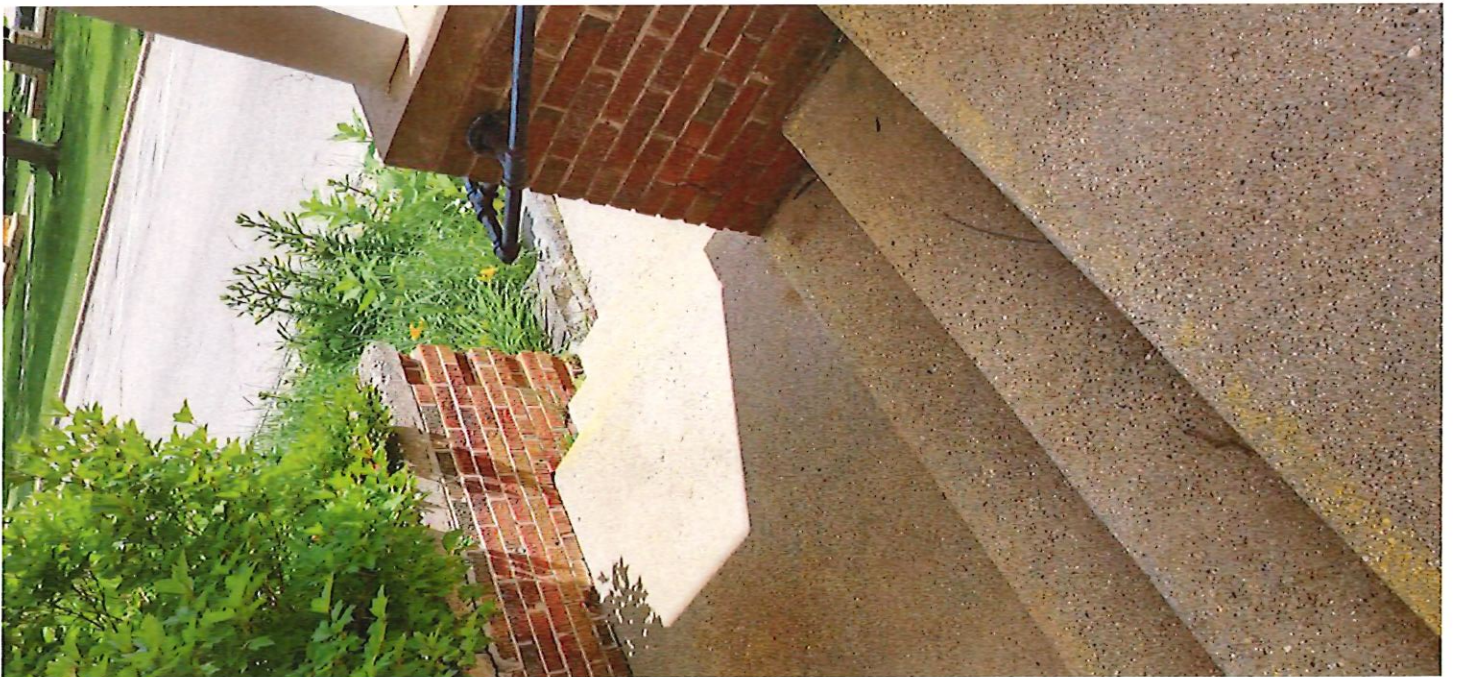
APPLICANT:  DATE: 7/15/2024
 APPLICANT: _____ DATE: _____

OFFICE USE ONLY

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







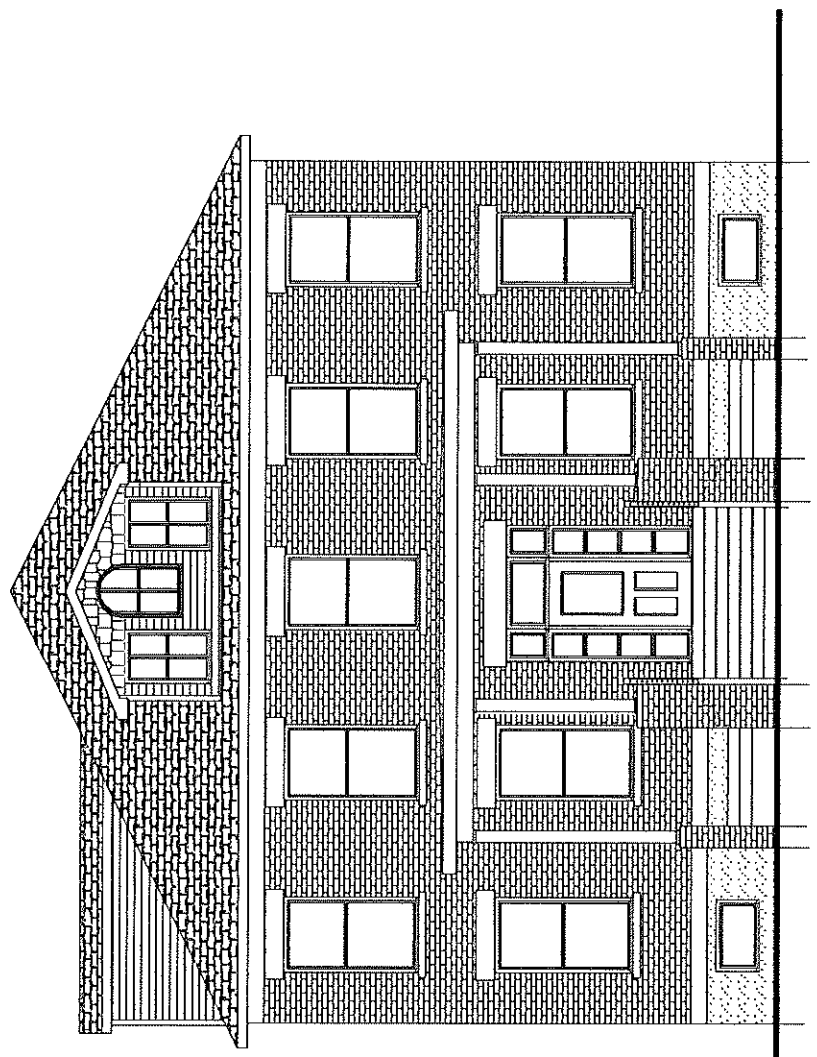
Ruf Housing, LLC 150 Market St, Platteville, WI 53818

1

C & S Design Service, LLC
CASA CTR., WI
(608) 744-2327

Platte River Carpentry
Margaret Ruf - Residence
150 Market Street, Platteville, WI 53818

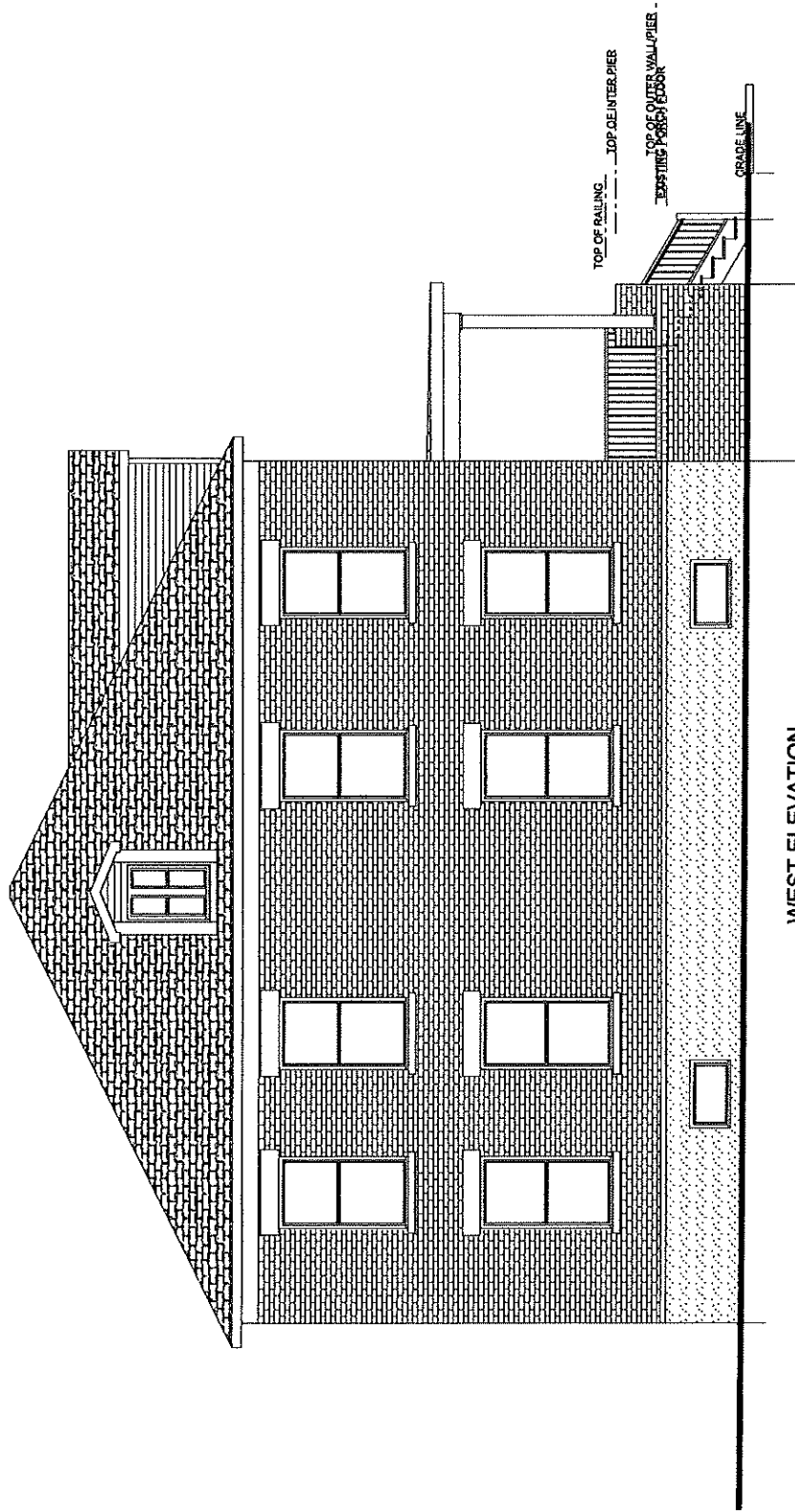
| | |
|------------|--------------|
| DATE | 2/10/2022 |
| SCALE | 1/8" = 1' |
| DRAWN BY | WAC |
| CHECKED BY | |
| DATE | 15 JULY 2022 |
| PROJECT | |



FRONT ELEVATION

Front entrance and porch remodel/rebuild

2



WEST ELEVATION

Front entrance and porch remodel/rebuild

Platte River Carpentry
Margaret Rul - Residence
150 Market Street, Platteville, WI 53818

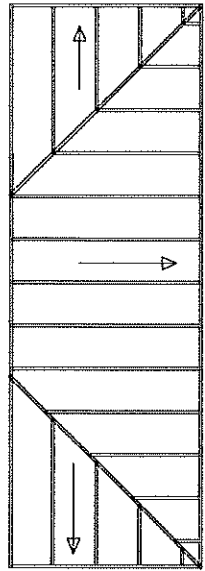
C & S Design Service, LLC
CHAPEL CITY, WI (608) 744 2227

THIS DRAWING IS THE PROPERTY OF C & S DESIGN SERVICE, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF C & S DESIGN SERVICE, LLC. THE USER OF THIS DRAWING AGREES TO HOLD C & S DESIGN SERVICE, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO INDEMNIFY AND HOLD C & S DESIGN SERVICE, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.

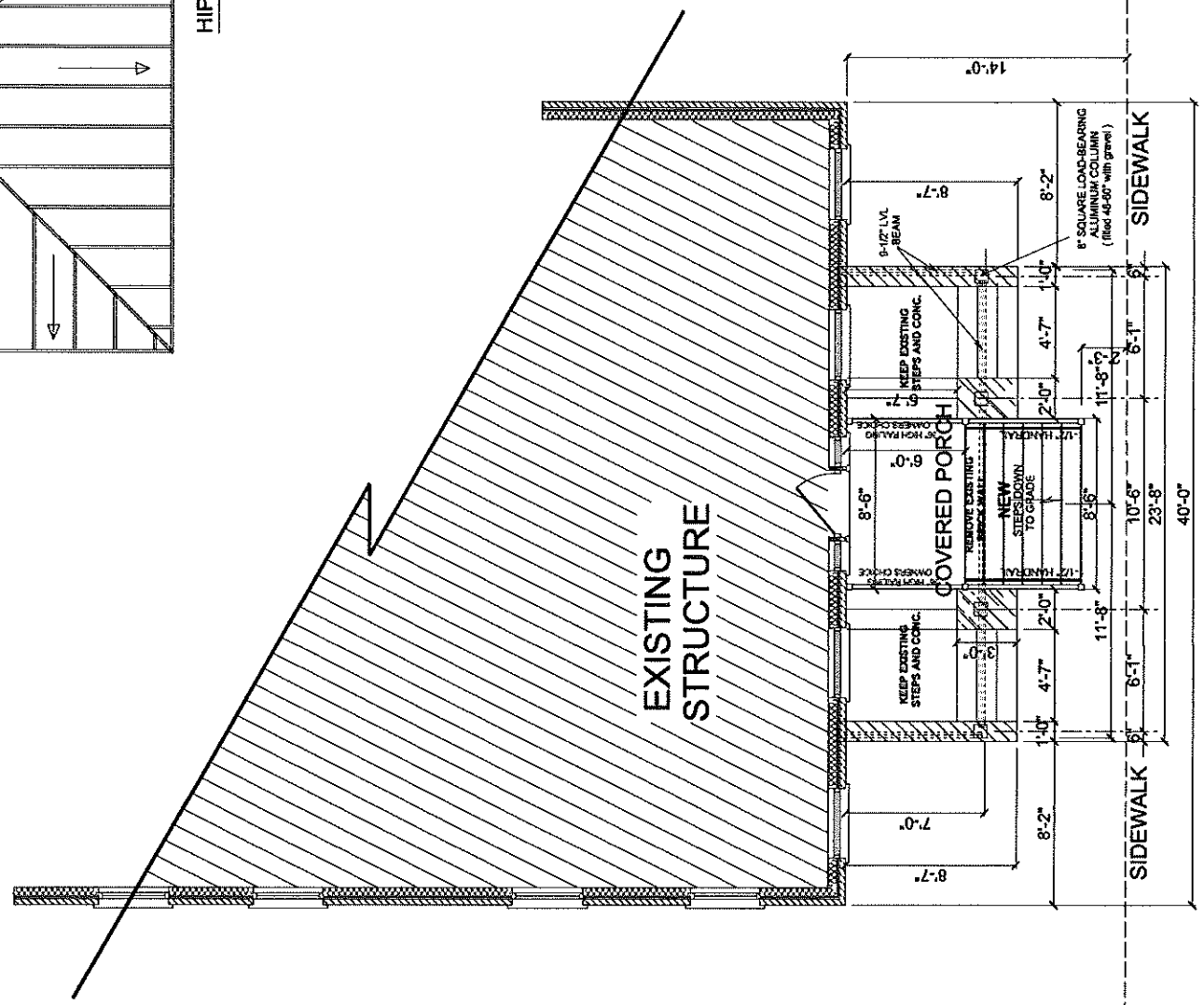
| | |
|------------|--------------|
| DATE | 24/06/20 |
| DRAWN BY | TJC - T |
| CHECKED BY | WAC |
| DATE | 18 JULY 2024 |
| REVISION | |
| NO. | 5 |
| OF | 2 |

3

Pitch 1/4" = 1'-0"



HIP PORCH ROOF



EXISTING STRUCTURE

COVERED PORCH

SIDEWALK

SIDEWALK

Front entrance and porch remodel/rebuild

C & S Design Service, LLC
CUBA CITY, WI (608) 744-2327

Platte River Carpentry
150 Market Street, Platteville, WI 53818

| | |
|-----------|--------------|
| Drawings: | 24/0000 |
| TOTAL: | 1/2" = 1' |
| Drawn by: | WAC |
| DATE: | 15 JULY 2024 |
| REVISION: | |

Sheet 3 of 5

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CUBA CITY ZONING ORDINANCES AND THE CITY OF CUBA CITY SUBDIVISION MAP ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CUBA CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CUBA CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CUBA CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CUBA CITY.

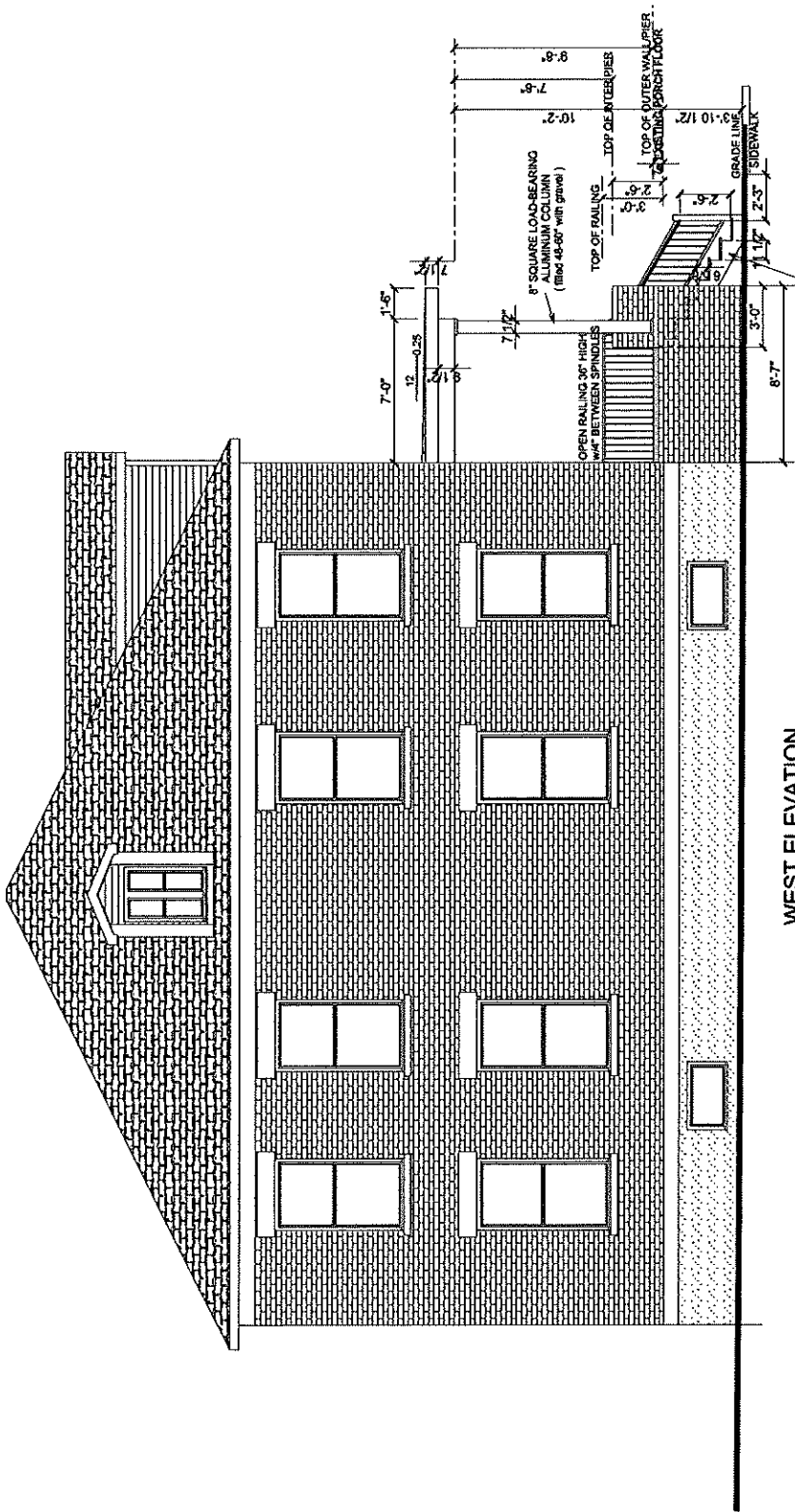
4

C & S Design Service, LLC
CUBA CITY, WI (800) 744-2222

Platte River Carpentry
Margaret Rut - Residence
150 Market Street, Platteville, WI 53818

DATE: 15 JULY 2024
DRAWN BY: WAC
CHECKED BY: WAC

5 of 5
5



WEST ELEVATION

Front entrance and porch remodel/rebuild

5

C & S Design Service, LLC

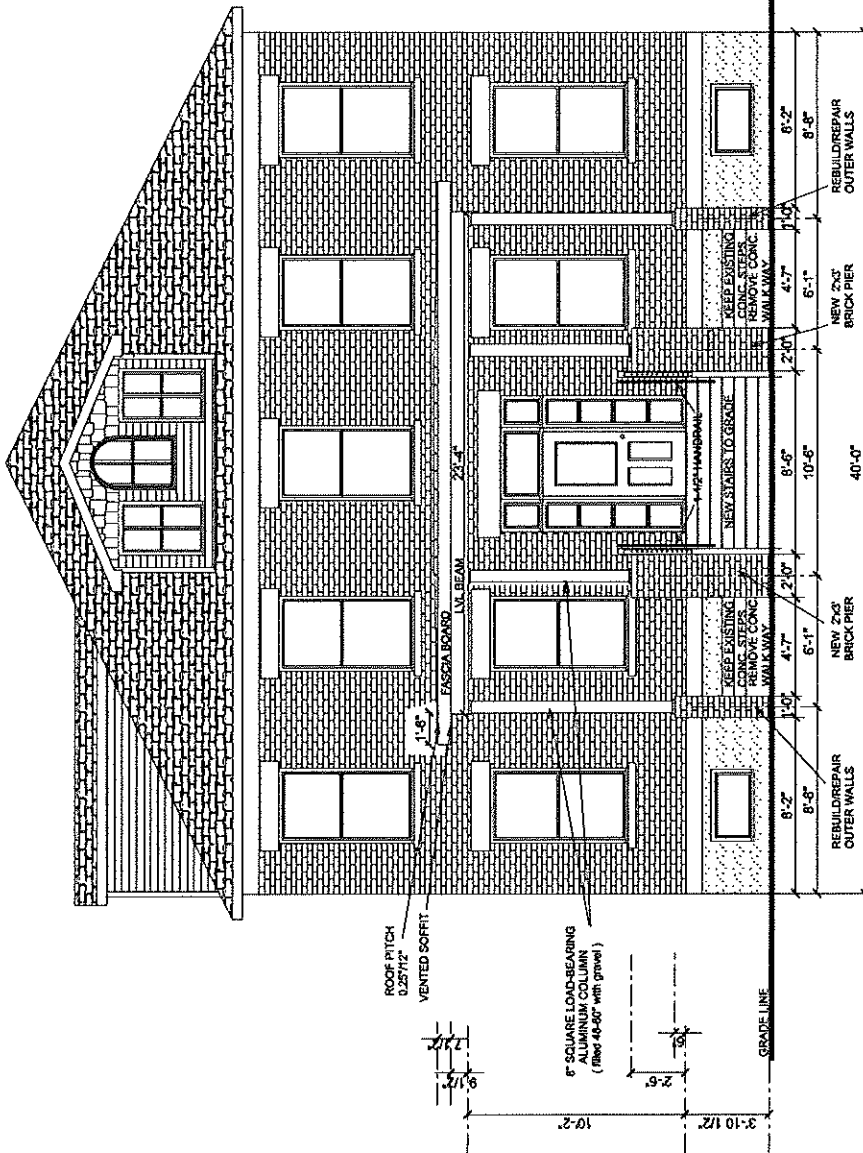
CUBA CITY, WI (608) 744-2322

Platte River Carpentry

Margaret Ruf - Residence
150 Market Street, Platteville, WI 53818

PROJECT: 2400006
SCALE: 1/4" = 1'
DRAWN BY: WAC
DATE: 15 JULY 2024
REVISION:

SHEET 4 OF 5



FRONT ELEVATION

Front entrance and porch remodel/rebuild





Archaeological Research Laboratory Center
Cultural Resource Management

June 6, 2024

Joe Carroll
Community Development Director
75 N. Bonson St.
PO Box 780, Platteville, WI 53818
carrollj@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: National Register of Historic Places Nominations
City of Platteville
Grant County, WI
UWM 2024-0483

Dear Mr. Carroll,

The Cultural Resource Management program (Archaeological Research Laboratory Center) at the University of Wisconsin-Milwaukee (UWM) is pleased to offer a scope of work and estimated cost to conduct cultural resource investigations for the above referenced project.

The Platteville National Register Nominations project will consist of the preparation of two (2) individual National Register of Historic Places (NRHP) nominations for properties previously identified as potentially eligible for NRHP listing. These properties include the **Platteville Civic Center/National Guard Armory (475 N. Water Street)** and the **Paul Steuhl House (1050 N. 2nd Street)**.

Authority

Both nominations will be prepared in accordance with the procedures outlined by the National Park Service and the Wisconsin State Historic Preservation Office (SHPO).

The methods and techniques used during the study will follow those standards promulgated in the Secretary of Interior's Standards and Guidelines for Archeology and Historic Preservation, the Architecture-History Survey Manual, and the Guide for Public Archaeology in Wisconsin. The use of these documents as guides for historic preservation planning is endorsed by the Wisconsin State Historic Preservation Office (SHPO).

Scope of Services

Preparation of 2 National Register of Historic Places Nominations

The National Register nominations for the Platteville Civic Center/National Guard Armory and the Paul Steuhl House will be completed in several interconnected phases. Initial stages of the NRHP nomination project will consist of site visits to view the properties and complete interior and

exterior photographic documentation following NPS and Wisconsin SHPO standards. Upon completion of the site visits, our GIS specialist will produce the required mapping (including boundary maps and topographic maps with UTM coordinates). The fieldwork phase of the project will be followed by detailed historical research relating to the history and development of each property and their significance within appropriate historic and architectural contexts. Archival research will be followed by the preparation of the narrative portions of the nominations as well as the assembly of supplemental documents required by the Wisconsin SHPO. The properties' Wisconsin Historic Preservation Database records will be updated as well.



Platteville Civic Center/National Guard Armory at 475 N. Water Street (left); Paul Steuhl House at 1050 N. 2nd Street (right).

Following review by the City of Platteville and SHPO, UWM-CRM architectural historians will present the individual nominations at the next available Historic Review Board meeting(s) as determined by SHPO.

Reporting and Deliverables

Deliverables for the project include 3 major items:

1. Two (2) completed NRHP nomination forms
2. Supplemental documents for each nomination as required by the National Park Service and the Wisconsin State Historic Preservation Office
3. Presentation of the completed NRHP nominations before the Wisconsin Historic Preservation Review Board

The written NRHP nomination forms will be submitted both in hard copy and digitally (as Microsoft Word documents, per SHPO requirement), and will include sketch maps, floor plans, and relevant historic images when available and appropriate. Supplemental materials to be included with each nomination include:

1. 200-300 word summary of each historic property for inclusion on the Wisconsin Historical Society's website
2. CD containing digital photos in JPEG format for SHPO use
3. USGS map with labeled UTM points showing the location of each property
4. One set of 4" x 6" color prints, labeled according to NPS guidelines
5. PowerPoint presentation of each historic property for use at Historic Review Board meeting(s)

Upon completion, the nomination packages will be submitted to the City of Platteville for review and comment. Any requested revisions will be made within two weeks. Following the City's review and approval, the NRHP nominations will be submitted to the Wisconsin SHPO. Following SHPO review, UWM-CRM will complete any requested revisions within the time frame specified by SHPO.

Project Timeline

The project timeline is presented below and assumes a notice to proceed by September 1, 2024. Final deliverables will be provided no later than **June 30, 2025**.

| <i>DESCRIPTION</i> | <i>DATE</i> |
|--|-----------------------------|
| Notice to Proceed | September 1, 2024 |
| Site Visits (8 hours) | September-October 2024 |
| Archival Research (80 hours) | October-December 2024 |
| Preparation of NRHP Narratives (128 hours) | January-March 2025 |
| Preparation and Assembly of Supplemental Documentation (37 hours) | April-May 2025 |
| DELIVERABLES 1 and 2: Two NRHP Nominations and Supplemental Documentation | No later than June 30, 2025 |
| DELIVERABLE 3: Presentation of Nominations at Historic Preservation Review Board Meeting(s) (8 hours) | TBD by SHPO |

Estimated Cost

The estimated cost for the above-described scope of work is an actual cost to not exceed \$12,639.

This is a good faith estimate based upon the information provided to ARLC and is non-binding. The commencement of the work described herein is contingent upon a written contract being executed by both parties. A copy of ARLC's form contract is attached for your review and will be customized to include the relevant project-related details if you wish to proceed with this project.

As UWM-CRM is part of a research-based public institution, we do not charge profit on our outside contracts, resulting in the maximum allocation of research funding towards project directed research. The adjusted hourly fee for UWM-CRM Architectural Historians and GIS Analyst working on this project is \$46.68; this fee includes employee pay, facilities and administration costs, and employee fringe benefits (i.e., health insurance, etc.). Travel, printing, and supply costs for the project are \$456.

The estimated contract end date is August 1, 2025.

You should request a new cost estimate if you wish to materially change the scope of services, if you learn new details that might materially impact the project scope or estimated cost, or if six months have passed since the date of this estimate.

UWM 2024-0483, Platteville NRHP Nominations

June 6, 2024

If you have any questions regarding the scope of services, cost estimate, or if you wish to further discuss the project, please do not hesitate to contact Brian Nicholls at 414-251-5680 or at nicholls@uwm.edu.

DocuSigned by:
Gail Klein
Gail Klein
Architecture Historian
6/14/2024 | 8:55 AM CDT
Date

DocuSigned by:
Brian D Nicholls
Brian Nicholls
Associate Director
6/14/2024 | 8:14 AM CDT
Date

DocuSigned by:
Jennifer R Haas
Jennifer R. Haas, Ph.D.
Director, Archaeological Research Laboratory Center
6/14/2024 | 8:17 AM CDT
Date

Attachments

- Attachment 1: Executive Summary
- Attachment 2: Company Background
- Attachment 3: Company Experience and Qualifications/Representative Projects
- Attachment 4: Project Team and Qualifications
- Attachment 5: References
- Attachment 6: Sample Contract

Attachment 1: Executive Summary

EXECUTIVE SUMMARY

The **University of Wisconsin-Milwaukee Cultural Resource Management** program (UWM-CRM) is pleased to offer a proposal to the City of Platteville for the completion of two (2) individual National Register of Historic Places nominations.

The project team for the National Register nominations project has over 50 years of combined professional experience in architectural history and historical research. The project team is directed by **Brian Nicholls** (Associate Director) with **Gail Klein** acting as the lead architectural historian. Two additional architectural historians, **Justin Miller** and **Kelly Blaubach**, and GIS specialist **Nick Weber**, provide important supporting roles for the project. Our key staff exceed the National Park Service, Secretary of Interior Qualification Standards for History and Architectural History.

In addition to the combined professional experience of the project team, we have worked together for the past ten years, successfully completing many large-scale architecture history projects. Several highlighted projects demonstrate this expertise including the **2019-2020 City of Platteville National Register of Historic Places Nominations**, the **2022 City of Platteville National Register of Historic Places Nominations**, and the **Dr. Joseph and Olivia Soper House National Register of Historic Places Nomination**.

As UWM-CRM is part of a research-based public institution, we do not charge profit on our outside contracts, resulting in the maximum allocation of research funding towards project directed research. Moreover, the resources and support staff of our program allow for our projects to be consistently completed on time. For the Platteville National Register nominations, we are proposing a final completion date of **June 30, 2025**.

We look forward to working with the City of Platteville on this project.

Brian Nicholls, MS, RPA
Associate Director
nicholls@uwm.edu
414-251-5680

Attachment 2: Company Background

FIRM BACKGROUND

WHO WE ARE

Cultural Resource Management at the University of Wisconsin-Milwaukee has been providing historic preservation and archaeological consulting services to the public and private sectors since 1974. Our clients include agencies, municipalities, firms, and individuals.

UWM-CRM operates within the Department of Anthropology, and our multi-disciplinary staff includes specialists from a wide variety of backgrounds including architecture, historic preservation, public history, archaeology, anthropology, and geography. With over forty years' experience, we have established a reputation for high quality, cost-effective consulting work that combines the efficiency and client-oriented approach of the private sector with the thoughtful, thorough approach of the academic world.

WHAT WE DO

UWM-CRM offers clients a one-stop shop consulting service for cultural resource compliance. Our architectural historians regularly complete reconnaissance and intensive surveys, Determinations of Eligibility, National Register of Historic Places nominations, and historic tax credit applications. UWM-CRM also provides a variety of consulting services including consultation, development and preparation of effects documentation such as Finding of No Adverse Effect, Documentation for Consultation, mitigation plans, and Memorandums of Agreement. In addition to our above-ground services, we also offer a full array of contract archaeology services including research, documentation, excavation, monitoring, and laboratory analysis.

Our facilities encompass 10,000 square feet of space devoted to offices, computer facilities, photographic and cartographic studios, archaeological research labs, and extensive storage. As a university program, UWM-CRM has access to the UW System Libraries and other research facilities, fleet vehicles, duplicating services, federally approved accounting services, computing consultants, and the State of Wisconsin liability and worker's compensation programs.



UWM-CRM is located in Sabin Hall at the University of Wisconsin-Milwaukee. Our building was built in 1928 and originally housed the science departments of the Milwaukee-Downer College. Our physical address and contact person is:

Brian Nicholls
Cultural Resource Management
Archaeological Research Laboratory Center
University of Wisconsin-Milwaukee
Sabin Hall, 3413 N. Downer Avenue
Milwaukee, WI 53211
414-251-5680
nicholls@uwm.edu

Cultural Resource Management at the University of Wisconsin-Milwaukee is licensed to operate in the State of Wisconsin.

Attachment 3: Company Experience and Qualifications

FIRM EXPERIENCE & QUALIFICATIONS

REPRESENTATIVE PROJECTS

UWM-CRM routinely completes architectural history investigations for a number of agencies and municipalities encompassing a variety of project types and of differing scales. Included in our portfolio are National Register of Historic Places (NRHP) nominations, reconnaissance level surveys, intensive surveys, determination of eligibility assessments for NRHP listing, as well as many types of cultural resource documentation formats. Our architectural history experiences covers the entire State of Wisconsin and includes a wide range of historical properties, themes, and contexts.

Listed below is a representative sample of architecture/history projects completed by UWM-CRM that reflect our breadth of experience with architecture history investigations throughout Wisconsin. Following this list are three highlighted projects that provide a more in-depth assessment of our expertise: **2019-2020 City of Platteville NRHP Nominations, 2022 City of Platteville NRHP Nominations, and Dr. Joseph and Olivia Soper House NRHP Nomination.**

SAMPLE OF ARCHITECTURE-HISTORY PROJECTS

National Register of Historic Places Nominations

Lincoln Boulevard Historic District, City of Manitowoc, Manitowoc County, WI (Fall 2018)

Oak Grove Cemetery, La Crosse, La Crosse County, WI (Spring 2023)

Willard and Fern Tompkins House, Monona, Dane County, WI (Spring 2022)

Kohl's Food Store, Monona, Dane County, WI (Spring 2021)

Carlisle Neighborhood, City of Racine, Racine County, WI (2021/2022)

La Crosse Fire Station No.5, La Crosse, La Crosse County, WI (Spring 2021)

City of Superior, Douglas County, WI (2019)

Myrtle and Derwood Trimbell House, West Salem, La Crosse County, WI (Spring 2021)

Milwaukee Public Schools, City of Milwaukee, Milwaukee County, WI (2019)

Bangor Commercial Historic District, Bangor, La Crosse County, WI (Winter 2020)

City of Prairie du Chien, Crawford County, WI (2018/2019)

Smith School, Oshkosh, Winnebago County, WI (Summer 2020)

Milwaukee Electric Railway & Light Company Interurban Corridors, East-Central Wisconsin (2018)

NRHP Determination of Eligibility Reports

Menasha Canal, City of Menasha, Winnebago County, WI (2024)

Walter and Isabelle Carey House, Village of Wilmot, Kenosha County, WI (2023)

Razy and John Wright House, Medary, La Crosse County, WI (Summer 2020)

North First Street Bungalow Historic District, City of Milwaukee, Milwaukee County, WI (2022)

Stoughton Municipal Power Plant No.1, Stoughton, Dane County, WI (Summer 2020)

Lincoln Boulevard Historic District, City of Manitowoc, Manitowoc County, WI (Fall 2018)

Intensive Surveys

Milwaukee Houses of Worship: 1920-1980, City of Milwaukee, Milwaukee County, WI (2023-2024)

Carlisle Neighborhood, City of Racine, Racine County, WI (2021/2022)

City of Superior, Douglas County, WI (2019)

Milwaukee Public Schools, City of Milwaukee, Milwaukee County, WI (2019)

City of Prairie du Chien, Crawford County, WI (2018/2019)

Milwaukee Electric Railway & Light Company Interurban Corridors, East-Central Wisconsin (2018)

NRHP Determination of Eligibility Reports

Menasha Canal, City of Menasha, Winnebago County, WI (2024)

Walter and Isabelle Carey House, Village of Wilmot, Kenosha County, WI (2023)

North First Street Bungalow Historic District, City of Milwaukee, Milwaukee County, WI (2022)

Holy Ghost Parish Historic District, Village of Dickeyville, Grant County, WI (Winter 2017)

Calumet County Highway Shed, City of Chilton, Calumet County, WI (2016)

FIRM EXPERIENCE & QUALIFICATIONS -HIGHLIGHTED PROJECTS

CITY OF PLATTEVILLE NRHP NOMINATIONS (2019-2020)

Platteville, Wisconsin

In 2019 and 2020, UWM-CRM completed National Register of Historic Places nominations for 4 individual properties on behalf of the City of Platteville, Wisconsin. The properties included the German Evangelical Lutheran Church of Peace, the Leonard and Caroline Coates House, the Carsten and Dora Hinners House, and the Hanmer Robbins and Rock School complex.

Each nomination required individual site visits, property owner interviews, in-depth archival research, the creation of floor plan and site plan mapping, detailed photographic documentation of the building's interior and exterior spaces, and a full narrative description of the building's existing appearance, history, integrity and condition, as well as a complete historical and architectural context. All nominations were reviewed and approved by the Wisconsin State Historic Preservation Office, the Wisconsin Historic Review Board, and the National Park Service. These buildings are now listed in the National Register of Historic Places

Project reference: Ian Gort, Historic Preservation Specialist, Wisconsin SHPO, 608-264-6502, ian.gort@wisconsinhistory.org



FIRM EXPERIENCE & QUALIFICATIONS -HIGHLIGHTED PROJECTS**CITY OF PLATTEVILLE NRHP NOMINATIONS (2022)****Platteville, Wisconsin**

In 2022, UWM-CRM completed National Register of Historic Places nominations for 2 individual properties on behalf of the City of Platteville. The properties included the Edward and Mary Davies House and the Trinity Episcopal Church.

Each nomination required individual site visits, property owner interviews, in-depth archival research, the creation of floor plan and site plan mapping, detailed photographic documentation of the building's interior and exterior spaces, and a full narrative description of the building's existing appearance, history, integrity and condition, as well as a complete historical and architectural context. All nominations were reviewed and approved by the Wisconsin State Historic Preservation Office, the Wisconsin Historic Review Board, and the National Park Service. Both properties are now listed in the National Register.

Project reference: Joe Carroll, Community Development Director, City of Platteville, 608-348-9741 x 2235, carrollj@platteville.org



FIRM EXPERIENCE & QUALIFICATIONS -HIGHLIGHTED PROJECTS**DR. JOSEPH AND OLIVIA SOPER HOUSE, NRHP NOMINATION****Sturgeon Bay, Wisconsin**

In Fall 2024, UWM-CRM completed a National Register of Historic Places nomination for the Dr. Joseph and Olivia Soper House in the City of Sturgeon Bay, Door County, Wisconsin.

Constructed in 1881, the Dr. Joseph and Olivia Soper House is an Italianate style residence with an exterior clad in locally produced Frear artificial stone. The building was recommended as eligible for NRHP listing for its innovative use of artificial stone cladding. UWM-CRM was selected by the Wisconsin SHPO to prepare an NRHP nomination for the property utilizing available funding from the Fuldner Grant program.

As part of the nomination process, UWM-CRM met with the property owner, conducted archival research, and consulted with SHPO as needed. The nomination was approved by SHPO, the Wisconsin Historic Review Board, and the National Park Service, and is now listed in the National Register.

Project references: Rebecca Carlton, property owner, recarlton1@gmail.com

Elizabeth Hilton, National Register Coordinator, Wisconsin SHPO, 608-264-6501, elizabeth.hilton@wisconsinhistory.org



Attachment 4: Project Team and Qualifications

PROJECT TEAM & QUALIFICATIONS

KEY STAFF

The project team for the Platteville NRHP nominations has over 50 years of combined professional experience in architecture/history and historical research. The project team is directed by **Brian Nicholls** (Associate Director) with **Gail R. Klein** acting as the lead architectural historian. Gail will conduct all site visits and act as primary author of the NRHP nominations. Gail will be assisted by fellow historians **Justin Miller** and **Kelly Blaubach**. **Nick Weber**, the UWM-CRM staff GIS specialist, will produce all mapping for the project.

Our key staff exceed the National Park Service, Secretary of Interior Qualification Standards for History and Architectural/History.

LIST OF PROJECT TEAM

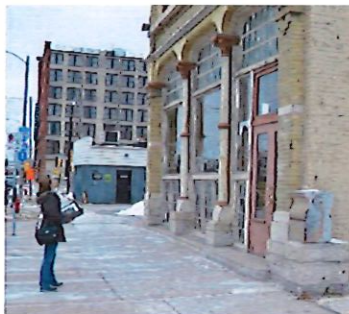
Brian Nicholls, M.S., Associate Director

Gail R. Klein, M.S., Lead Architectural Historian

Justin C. Miller, Architectural Historian

Kelly J. Blaubach, M.A., Architectural Historian

Nick Weber, GIS Specialist



PROJECT TEAM

BRIAN NICHOLLS, ASSOCIATE DIRECTOR



Brian has over 20 years of cultural resource management experience. Brian has been conducting and managing all aspects of cultural resource projects including historic preservation, intensive surveys, archaeological and burial site investigations. Brian has assisted clients and project sponsors fulfill all levels of state and federal compliance requirements including Section 106 of the National Historic Preservation Act (NHPA) and National Environmental Policy Act (NEPA). He serves as the primary point of contact with the Wisconsin Department of Transportation, and also has worked with other sponsors/clients from the private sector, energy sector, and other state, county and local agencies. For this project, Brian will serve as the point of contact for contracting, invoicing, and other project management concerns.

EDUCATION

M.S., Anthropology, University of Wisconsin-Milwaukee
Certificate in Geographic Information Systems, University of Wisconsin-Milwaukee
B.S. Anthropology, University of Wisconsin-Milwaukee

MEMBERSHIPS

Register of Professional Archaeologists
Society of American Archaeologists
Midwest Archaeology Conference
Wisconsin Archaeological Survey
Wisconsin Archaeological Society

TRAINING

Section 106: An Introduction, National Preservation Institute

WisDOT: Section 106 Compliance Training

RELEVANT EXPERIENCE

As the Associate Director, Brian oversees the contract development and fiscal management of all contracts awarded to the UWM-CRM program, oversees instruction and supervision of students and staff, and assists in managing of the UWM-CRM contract program operations. Brian supervises the project team and facilitates the coordination of projects from contract to final deliverable and invoicing.

PROJECT TEAM

GAIL KLEIN, LEAD ARCHITECTURAL HISTORIAN

Gail has worked as an architectural historian and historic preservation consultant in Wisconsin since 2009 and has been with UWM-CRM since 2014. Gail's historic preservation work has included the preparation of multiple National Register nominations, intensive survey reports, historic tax credit documentation, and Determination of Eligibility reports. She has led historic preservation projects documenting and evaluating a wide range of historic property types, architectural styles, and historic districts. Gail's project responsibilities will include project management assistance, conducting fieldwork and historical research, photography, and report writing and production. Gail lives in Stoughton, Wisconsin.

EDUCATION

M.S., Historic Preservation,
University of Oregon
B.A., History, Art,
North Central College

MEMBERSHIPS

Wisconsin Historical Society
National Trust for Historic
Preservation

PUBLICATIONS

"Preserving America's Historic
Grange Halls," ASHP Journal, 2009
"Unity, Liberty, and Charity: A History
of the Grange in Lane County," Lane
County Historian, Summer 2009

TRAINING

Section 4(f) Evaluation for Historic
Properties, National Preservation
Institute (October 2023)
The Recent Past: Strategies for
Evaluation, National Preservation
Institute (October 2018)
Historic Preservation Consultants
Seminar, Wisconsin Historical Society
(2009-2024)
Local History & Historic Preservation
Conference, Wisconsin Historical
Society (2009-2022)
Historic Tax Credits Workshop,
Wisconsin Historical Society (2017-
2024)
Section 106: An Introduction, National
Preservation Institute (April 2011)

RELATED PROJECTS

**National Register of Historic Places Nominations: New Hope
Norwegian Evangelical Lutheran Church (New Hope, Wisconsin);
Samuel and Nina Marcus House (Spring Green, Wisconsin);
William and Annie McDermot House (Fond du Lac, Wisconsin);
Spellman Brothers Granite Company (Sauk City, Wisconsin);
Henry and Barbara Bierbauer House (New Lisbon, Wisconsin)**

Gail has completed National Register nominations for a variety of residential, commercial, and civic properties, on behalf of municipalities as well as private property owners. For each nomination, Gail conducted intensive archival research, completed interior and exterior photographic documentation, and prepared detailed historic context narratives to evaluate each property's significance within the historic and architectural landscape of the surrounding community. Gail presented all nominations before the Wisconsin Historic Review Board; each was approved for listing in the National Register of Historic Places.

**Milwaukee Electric Railway & Light Company Intensive
Survey, WE Energies – Milwaukee, Kenosha, Racine, Waukesha,
Jefferson, Ozaukee, and Sheboygan Counties, Wisconsin**

UWM-CRM completed a survey of built resources along the historic Milwaukee Interurban rail lines between the City of Milwaukee and destinations in surrounding counties. The UWM-CRM team utilized GIS mapping to locate and identify geographically isolated bridges, culverts, and other resources historically associated with the interurban railway. UWM-CRM conducted archival research to provide a historic context for the surveyed structures, and identified those considered potentially eligible for listing in the National Register of Historic Places. WHPD records were created and GIS data was provided to WHS for all surveyed structures. Gail served as project lead, conducting intensive-level field survey, and authored sections of the final report.

PROJECT TEAM

JUSTIN MILLER, ARCHITECTURAL HISTORIAN



Justin has been working as an architectural historian in Wisconsin for over ten years and has been with UWM-CRM since 2014. Justin's historic preservation experience includes reconnaissance and intensive survey work, Determination of Eligibility reports, National Register nominations, and cultural resource compliance projects including consultation and developing Memorandum of Agreements. Justin's responsibilities will include research assistance, photography, and assisting with report writing and production. Justin lives in Chicago.

EDUCATION

B.S., Architectural Studies
University of Wisconsin-Milwaukee

MEMBERSHIPS

Society of Architectural Historians
Docomomo US/Chicago, Board Member
Landmarks Illinois
Glessner House Museum

PRESENTATIONS

"You Have a Voice: The Section 106 Process," Wisconsin Historical Society Local History & Historic Preservation Conference (October 2017)

"Looking at H.H. Richardson's Other Chicago House," Chicago Architecture Biennial lecture (December 2017)

"Not So Convenient or Artistic as We Had Expected," Chicago Architecture Biennial lecture (December 2015)

TRAINING

Identification and Evaluation of Mid-20th-Century Buildings, National Preservation Institute (2011)

Section 106: An Introduction, National Preservation Institute (2010)

Historic Preservation Consultants Seminar, Wisconsin Historical Society (2008 - 2017)

Local History & Historic Preservation Conference, Wisconsin Historical Society (2008-2017)

RELATED PROJECTS

Waldo Boulevard Reconnaissance Survey, Determination of Eligibility Reports, and NRHP Nomination -- Manitowoc, Wisconsin

Between 2014 and 2018, UWM-CRM completed the Section 106 compliance process for a roadway project in the City of Manitowoc. The UWM-CRM project team completed a reconnaissance survey for the project, which included approximately 200 houses, commercial buildings, schools, churches, and civic buildings dating from the late 19th century to the present. Justin served as lead architectural historian on the project, led the field survey, produced photography for all phases of the project, and authored the majority of all project reports. Justin, along with two other historians, prepared Determinations of Eligibility for five houses; a junior high school and its associated landscape; a country club; a parish complex; and a residential historic district for which Justin also wrote a National Register nomination.

Mayville Reconnaissance Survey and Determination of Eligibility Reports -- Mayville, Wisconsin

In 2014, UWM-CRM completed an architecture history survey for approximately two dozen properties in the City of Mayville, including one National Register-listed historic district. As part of the reconnaissance survey, the project team conducted archival research to create a historic context, focusing on the economic development and architectural context of Mayville, in which to evaluate the surveyed properties. The project team also produced photographic documentation and GIS mapping for all of the surveyed properties. UWM-CRM prepared Determinations of Eligibility for nine properties identified during the reconnaissance survey, including several houses, an industrial complex, and a porcelain enamel gas station. Justin served as the lead architectural historian on the project, completing the reconnaissance survey and authoring the majority of the survey report and several Determinations of Eligibility.

PROJECT TEAM

KELLY BLAUBACH, ARCHITECTURAL HISTORIAN



Kelly is an architectural historian who began working at UWM-CRM in 2014. With experience in reconnaissance-and intensive-level surveys as well as historic and archival research, Kelly has prepared many Determinations of Eligibility reports and effects documentation for cultural resources throughout the state of Wisconsin. She has worked with a vast array of property types, including residential properties, farmsteads, commercial buildings, industrial sites, and municipal and civic buildings. For this project, Kelly's responsibilities will include assisting with historic and archival research and report assembly. She will also contribute to report development. Kelly lives in Waukesha County.

EDUCATION

M.A., Public History, concentration in Historic Preservation, University of Wisconsin-Milwaukee
B.A., History, Carroll University

MEMBERSHIPS

Historic Milwaukee, Inc.

TRAINING

The Recent Past: Strategies for Evaluation, National Preservation Institute (2018)

Section 106: An Introduction, National Preservation Institute (2016)

Historic Preservation Consultants Seminar, Wisconsin Historical Society (2014 – 2024)

Local History & Historic Preservation Conference, Wisconsin Historical Society (2014-2020)

Historic Preservation Conference, National Trust for Historic Preservation (2013)

RELATED PROJECTS

Historic Districts Effects Assessment - Quincy, Illinois

UWM-CRM conducted an effects assessment for a cell tower project in the City of Quincy, along the Mississippi River in Adams County, Illinois. The project area encompassed four historic districts listed in the National Register of Historic Places: the Downtown Quincy Historic District, the East End Historic District, the Northwest Historic District, and the Southside German Historic District. The City of Quincy, due to its location along the Mississippi River, was a bustling travel center in the early-to-mid 1800s, and Quincy's residential districts contain houses that were constructed as early as the 1830s and 1840s. Kelly conducted photographic documentation, archival research, and effects assessment for all NRHP listed resources.

Statewide Hydroelectric Context - Statewide, Wisconsin

UWM-CRM worked with the Wisconsin Public Service Corporation to develop and implement mitigation measures for required upgrades to a hydroelectric facility northwest of Merrill, Wisconsin. The Grandfather Falls hydro plant, determined eligible for listing in the National Register, was one of the few remaining hydroelectric facilities in the region with its original, early-twentieth century wood penstock pipelines. As such, the project team worked to develop creative mitigation to reflect the unique significance of the property. A portion of one wood penstock was salvaged and incorporated into the landscape of the adjacent Ice Age Trail, which runs through the property. In addition, Kelly developed a historic context for the development of hydroelectric technology and facilities in Wisconsin. The project team also produced archival photodocumentation of the hydro plant, its penstocks, and associated resources in three seasons. UWM-CRM also developed text and visual content for informational signage to be installed at the facility.

PROJECT TEAM

NICK WEBER, GIS SPECIALIST**EDUCATION**

Graduate Certificate in Geographic Information Systems, University of Wisconsin-Milwaukee
 B.A., Anthropology, University of Wisconsin-Milwaukee

MEMBERSHIPS

Wisconsin Land Information Association

PUBLICATIONS

"\$1.87 Each, Four Feet Long and Over; \$0.87 Each, Less Than Four Feet: A Spatial Analysis of Coffin Handle Types from the Milwaukee County Poor Farm Cemetery"
 Wisconsin Land Information Association, Spring Meeting (2018)

TRAINING

Basics of Using LiDAR Data,
 Wisconsin State Cartographers Office (2018)

Wisconsin Land Information System,
 Spring Meeting Conference (2018)

ESRI Wisconsin Users Group
 Conference (2015-2016)

Maintaining Parcels in ESRI's ArcGIS Parcel Editing Solution (The Parcel Fabric), ESRI Wisconsin Users Group Meeting (2015)

Nick has been working as an archaeologist in Wisconsin and the Midwest since 2004 and has worked with Geographic Information Systems (GIS) since 2009. Nick started working with UWM-CRM in 2014 and has been the program GIS Specialist since 2016. Nick's previous GIS projects and experience cover a wide range of geospatial fields and activities, including geospatial data production, geospatial database maintenance and data curation, predictive modeling, spatial analysis, remote sensing, LiDAR data processing and analysis, as well as spatial web-based mapping and mobile application development.

On survey projects, Nick works closely with the architecture history project team to streamline survey efforts and improve survey data accuracy. Prior to any field survey work, Nick produces detailed, user-friendly survey maps. He also coordinates with the survey team to utilize hand-held GIS data collection devices, as necessary. Following the field survey, Nick compiles and curates the survey data. Nick also works with the project lead to produce project-specific submittal mapping based on content, layout, and report format.

Nick's project responsibilities for the Platteville NRHP nominations project will include creation of project submittal mapping.

Attachment 5: References

REFERENCES

The following references are associated with the Highlighted Projects included in this proposal (see pages 6-8).

Ian Gort
Historic Preservation Specialist
State Historic Preservation Office
Wisconsin Historical Society
816 State St.
Madison, WI 53706
608-264-6502
ian.gort@wisconsinhistory.org

Elizabeth Hilton
State Historic Preservation Officer
Wisconsin Historical Society
816 State St.
Madison, WI 53706
elizabeth.hilton@wisconsinhistory.org

Joe Carroll
Community Development Director
City of Platteville
75 N. Bonson St.
PO Box 780
Platteville, WI 53818
608-348-9741 x2235
carrollj@platteville.org

Attachment 6: Sample Contract

LAST UPDATED 04.24.24

UWM's Cultural Resource Management Center
Services Agreement

This Services Agreement (the "*Agreement*") is entered into on this ____ day of _____, 202__ (the "*Effective Date*") between the Board of Regents of the University of Wisconsin System on behalf of the University of Wisconsin-Milwaukee, College of Letters & Science, Cultural Resource Management Center ("*CRM*"), and [INSERT] (the "*Client*"). CRM and Client may be referred to herein individually as a "*Party*" and collectively as the "*Parties*."

WHEREAS, CRM offers a full suite of archaeological and architecture history services for clients across many markets/sectors, including, but not limited to: transportation, utility, telecom, private individuals and businesses/developers in addition to local and county municipalities; and

WHEREAS, Client wishes to engage CRM to provide certain services, and CRM wishes to provide services as further detailed herein.

NOW THEREFORE, in consideration of the fees described herein and other mutual benefits to both Parties, it is agreed as follows:

1. **Statement of Work**

CRM agrees to provide the services detailed in Appendix A (collectively, the "*Services*");

2. **Fees**

[If fixed cost:]

Client agrees to pay CRM the sum of \$[INSERT] for the Services payable [Insert payment date or payment schedule] [upon invoice by UWM].

[If cost reimbursable/hourly:]

Client agrees to reimburse CRM for all direct and indirect costs incurred in connection with its provision of the Services [at the following rates:] [as detailed in the Attached Appendix A] [as the rates detailed in the attached CRM Rate Sheet].

[Fees for this Project will consist of an hourly consulting fee (billed in fifteen minute increments) as follows:
\$ ___/hour for _____'s time.

Other individuals to be mutually agreed in writing by the Parties.]

Include if cost reimbursable contract: [The Parties anticipate that total fees due to CRM pursuant to this Agreement will not exceed \$[INSERT] and if such fees approach or exceed \$[INSERT] the Parties agree to discuss in good faith whether any additional approval and/or changes to this Agreement are necessary or warranted. Notwithstanding the foregoing, in no event may total fees under this Agreement exceed \$1 million.]

CRM will invoice Client no more often than [monthly]. Client agrees to make payment to CRM in the amount due within 30 (thirty) days of invoice. Checks should be made payable to: "The University of Wisconsin-

Milwaukee” and sent to the address indicated below.

Brian D. Nicholls, Associate Director
Cultural Resources Management – Archaeological Research Laboratory Center
Sabin Hall Rm 290
PO Box 413 Milwaukee, WI 53201
nicholls@uwm.edu
(414) 251-5680

3. Term and Termination

This Agreement shall commence on the Effective Date and shall continue through and including [DATE].

Either Party may terminate this Agreement for any reason with thirty (30) days written notice to the other Party. Upon notice of termination, CRM will not incur new financial obligations in connection with the Services. In the event of termination by either Party, Client agrees to pay CRM for any portion of the Services provided and reasonable non-cancellable obligations incurred pursuant to this Agreement.

4. Project Results

Client understands and agrees that CRM’s primary mission is education and advancement of knowledge. In the performance of this Agreement, CRM will make a good faith effort to perform all work with a high degree of professionalism. CRM MAKES NO WARRANTIES OF ANY KIND, EXPRESS, IMPLIED OR STATUTORY, INCLUDING WITHOUT LIMITATION WARRANTIES OF TITLE, NON-INFRINGEMENT, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, AND HEREBY EXPRESSLY DISCLAIMS ANY AND ALL SUCH WARRANTIES.

5. Proprietary Information

Unless otherwise required by law, each Party will exercise its best effort, and in no case less than the effort to maintain the confidentiality of its own information, to maintain in confidence proprietary or trade secret information disclosed or submitted to or received from the other Party and which is designated in writing as confidential information of the disclosing Party, provided that in the case of a verbal disclosure such disclosure is confirmed as confidential at the time of disclosure and confirmed within thirty (30) days of the disclosure. For any information that is to be deemed a trade secret, such information will be clearly marked "Trade Secret" to ensure proper protection is afforded that information. Confidential or proprietary information does not include information which at the time of receipt:

- Is generally available in the public domain or thereafter becomes available to the public through no breach of this Agreement by either Party; or
- Was independently known prior to receipt thereof or was discovered independently by an employee of either Party; or
- Was made available to either Party as a matter of lawful right by a third party having no obligations of confidentiality to the disclosing Party; or
- Is required by a court of competent jurisdiction, or applicable law or regulation to be disclosed, provided in the event a Party is required to make a disclosure of the other Party’s confidential information, it will, except where impracticable, give reasonable advance written notice to the other party of such disclosure to allow the other Party to seek to secure confidential treatment of such information. In any event, the Parties agree to take reasonable action to avoid disclosure of confidential information hereunder.

Each Party retains the right to refuse to accept any such information that is not considered to be essential to the completion of the Services. The obligations of the parties under this paragraph will survive and continue for three (3) years from the date of disclosure. Notwithstanding the foregoing, in the case of trade secret information that has been labeled "Trade Secret," such information will remain subject to these provisions for as long as the information remains a trade secret.

6. Insurance

CRM warrants and represents that it is self-funded for liability as an agency of the State of Wisconsin. This protection applies to University officers, employees and agents while acting within the scope of their duties. CRM cannot extend such protection to any other person.

Client agrees to maintain insurance or self-insurance in amounts sufficient to cover its obligations under this Agreement; provided that in the event that CRM works on-site for Client, such insurance is reasonably acceptable to UWM's Risk Manager.

7. Liability. Each Party will be responsible for its negligent acts or omissions and the negligent acts or omissions of its employees, officers, representatives or agents, to the extent allowed by law. To the extent authorized by applicable law, each Party agrees to hold the other harmless from liability arising from the acts or omissions of its own respective officers, employees, representatives, or agents while acting within the scope of their employment or agency.

8. Use of Name

Neither Party may use the other Party's name, logo, or trademarks without its express written permission.

9. Notices

Notices and/or invoices pertaining to this Agreement shall be made by U.S. mail or other delivery service, postage prepaid, and addressed to the Party identified below:

If to Client:

[INSERT]

If to CRM:

As indicated in Section 2.

10. Export Controls

Client represents and warrants that it has not provided and will not provide CRM with any information or technology that is subject to federal export control laws and/or regulations. Further, CRM retains the right to refuse to accept any information, documentation and materials from Client.

11. Independent Contractor

In providing the Services described in this Agreement, each Party shall be considered an independent contractor, and neither Party may act as an agent for the other Party.

12. Independent Inquiry

Subject to the obligations set forth in Section 5, nothing in this Agreement will be construed to limit the freedom of researchers who are participants in this Agreement, whether paid under this Agreement or not, from engaging in similar research inquiries made independently under grants, contracts, or agreements with parties other than Client.

13. Force Majeure

Neither Party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence. In the case of a force majeure event, including but not limited to the COVID-19 pandemic, the Parties agree to work in good faith to reschedule or relocate any such Services and to adjust any relevant fees.

14. Entire Agreement

This Agreement, along with any Work Statements, constitutes the entire and exclusive agreement and supersedes all previous communications or agreements, either oral or written, between CRM and Client with respect to the subject matter hereof. Any modification to any provision of this Agreement must be agreed to in writing by a duly authorized representative of CRM and Client.

15. Governing Law.

This Agreement and performance hereunder shall be governed and construed in accordance with the laws of the State of Wisconsin (notwithstanding any choice of law principles). The Parties agree that all claims arising from this Agreement must be brought in a Wisconsin court of competent jurisdiction.

IN WITNESS WHEREOF, each Party has executed this Agreement as of the Effective Date and represents and warrants that the execution of this Agreement has been duly authorized.

[INSERT]

Name:
Title:
Date:

Board of Regents of the University of Wisconsin System on behalf
of the University of Wisconsin-Milwaukee¹

[Andrew Daire] [Scott Gronert]
[Provost & Vice Chancellor for Academic Affairs] [Dean, College of Letters and Science]
Date:

¹ Outreach Service Agreements for *less than* \$25,000 that use this standard form can be signed by the Deans. OSAs \$25,000 and above or that do not use this standard form must be signed by a campus administrator with general signature authority (e.g. the Provost) and acknowledged by the Dean. If the Dean is the signatory, his signature block in the acknowledgement section should be removed.

Acknowledged:

Scott Gronert
Dean, College of Letters & Sciences

Jennifer Haas
Acting Director, Cultural Resources Management

Platteville CHAPTER 27 HISTORIC PRESERVATION
DRAFT – March 2024

TABLE OF CONTENTS

- 27.01 Purpose and Intent
- 27.02 Historic Preservation Commission Composition and Voting
- 27.03 General Powers and Duties
 - A. Surveys and Research
 - B. Recommend Historic Designation
 - C. Recognition of Local Historic Landmarks and Districts
 - D. Regulation of Construction, Reconstruction, Alteration and Demolition
 - E. Education and Training
- 27.04 Local Historic Landmarks
 - A. Designation Criteria
 - B. Initiating a Nomination for Designation
 - C. Procedures for Approving a Local Designation
 - D. Rescinding a Local Designation
- 27.05 Local Historic Districts
 - A. Designation Criteria
 - B. Initiating a Nomination for Designation
 - C. Procedures for Approving a Local Designation
- 27.06 Regulation of Construction, Reconstruction, Alteration and Demolition of Locally Designated Properties
 - A. Standards and Guidelines
 - B. Criteria
 - C. Procedures
 - D. Appeals
- 27.07 Interim Control
- 27.08 Separability
- 27.09 Penalties for Violations
- 27.10 Listing of Designated Historic Landmarks and Districts
- 27.11 Definitions

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.