

ORDINANCE NO. 996

The Common Council of the City of Dodgeville, Wisconsin do ordain as follows:

SECTION I.

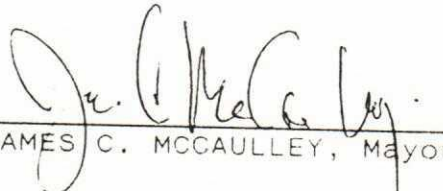
The recommendation of the Dodgeville Historic Preservation Commission and the Dodgeville Plan Commission to adopt the Historic District Plan attached hereto as Exhibit "A", be and it is hereby approved; and the territory legally described in said plan hereby is designated as a historic preservation district pursuant to Chapter 16A of the Municipal Code of Dodgeville, Wisconsin; and it is hereby directed that the said plan be implemented. The territory hereby designated as a historic preservation district is recommended for HD - Historic Preservation District zoning, said zoning recommendation to be referred to the Plan Commission for hearing.

SECTION II.

This ordinance shall take effect and be in force following its adoption and publication as provided by law.

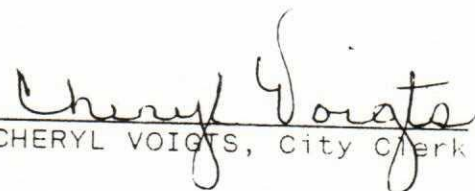
Dated this 21st day of July, 1992.

APPROVED:



JAMES C. MCCAULLEY, Mayor

This is to certify that the foregoing ordinance was adopted this 21st day of July, 1992.



CHERYL VOIGTS, City Clerk

DODGEVILLE HISTORIC PLAN

I. NAME

The Downtown Historic District

II. Location

The Downtown Historic District is located in the Central Business District of Dodgeville. It includes properties in approximately seven city blocks, on the east and west side of Iowa Street, within the general area bounded by Monitor on the north, Fountain on the south, Union on the East and Montgomery on the west.

III. Classification

District

IV. Owner of Property

Multiple

V. Description

A. Boundaries

The Downtown Historic District is located entirely within the original plat of the city of Dodgeville. The District is bounded, starting at the intersection of Monitor and North Union Streets, thence south to a point 75 feet past the intersection of East Fountain Street and South ^{Union} Iowa Street, thence west ^{to} on South Iowa Street, thence north on South Iowa Street to the intersection with West Fountain Street, thence west on West Fountain Street to south Montgomery Street, thence north on Montgomery Street to West Merrimac Street, thence west on West Merrimac Street to North Main Street, thence north on North Main Street to West Chapel Street, thence east on West Chapel Street to a point 112 feet west of Montgomery Street at the M & I Bank parking lot, thence north to the alley which extends from North Montgomery Street to North Main Street, thence east in the alley to North Montgomery Street, thence north to the intersection of Diagonal Street and Monitor Street, thence east on Monitor Street to the Point of beginning at the intersection of Monitor Street and North Union Street.

B. General Character

Primarily situated on Dodgeville's leading thoroughfare in the heart of the city, the Downtown Historic District is a compact and cohesive collection of building dating from the 1840's to the 1980's. Though the majority of commercial buildings in Dodgeville were built without reference to a particular style, there are excellent examples of the Greek Revival, Italianate, Neoclassical, Art Moderne and Commercial Vernacular buildings

within the district. Although these buildings retain the original scale, style and spirit of the cities historic business center, many of the street level fronts of the buildings have been altered since their original construction by new store fronts.

The district is overwhelmingly commercial in character and is comprised of approximately 70 buildings. Almost all of the districts buildings are separated from the street by the width of the sidewalk leaving little space for landscaping, although recently some sidewalk planting have been done.

The historic and architectural character of the district is strongly maintained by the predominance of cornices (some quite elaborate and often made of pressed metal and ornamented with brackets, medallions and raised pediments), By arched fenestration crowned with molded window hoods and keystones, by the consistent use of cream or red brick, and by the prevalence of classical-inspired architectural motifs. The density of the district (many of the buildings share party walls) combines with the unity in scale, material, and detail to create a harmonious street facade.

Clearly, some of the buildings in the district make a more important contribution to the historic character of the district because of their scale, distinction or richness.

Nevertheless, most of the buildings in the district share many similar design features and occasionally display a particularly fine detail that also contributes to the architectural values of the district. Only a small minority of the buildings in the district are clearly non-contributing buildings, though some could become contributing or at least harmonious if future remodeling returned to the scale and style of the majority of the district.

VI. History

Significance

The Downtown Historic District is a unified collection of commercial structures, distinguished both historically and architecturally. As a group, the district buildings represent Dodgeville's growth and development as an early lead mining center and as a regional trade and service center. Iowa Street has been the focus of business activity in the community since the Iowa County Courthouse was completed in 1859. Iowa Street, too, has been the location of the county and local government as represented by the courthouse, the county jail and residence, and the Dodgeville city Hall. Architecturally the district offers a fine array of commercial architecture (1849-1940), containing distinctive illustrations of the Greek Revival, Italianate, and Neoclassical styles and the commercial vernacular form. Significant examples of stone construction, the work of skilled Cornish and Welsh masons, also contribute to the district's architectural distinction.

Historical Development

In the summer of 1827, as Red Bird's band of Winnebago Indians fled east along the Wisconsin River in the aftermath of the Winnebago uprising, the first settlement in Iowa County was established. The present site of the City of Dodgeville, this settlement was composed almost exclusively of lead miners who unearthed quantities of the valuable

mineral with only minimal with minimal effort. Among the earliest and most important arrivals was Colonel Henry Dodge, commander of the company of lead miners which joined the pursuit of Red Bird. Dodge, for whom the community was named, arrived with nine children and his slaves on October 3, 1827. It is believed that the Colonel and others learned of the lead deposits near Dodgeville during the campaign against the Winnebagos.

The establishment of Dodgeville was part of the continuing discovery and settlement of the land north of the Fever River (or Galena, Illinois) lead mining district. During the 1820s the lure of rich deposits attracted thousands into the Fever River area which by the middle of the decade "overflowed" into what became Wisconsin's lead mining region. At the new mining center of Dodgeville the early reports of abundance and accessibility brought a stream of lead miners and the rudiments of community life.

Despite initial prosperity, by 1829 the mining boom had ended as lead prices plummeted from \$5.00 per 100 pounds to less than a quarter of that amount. Disease and the government's continuing insistence on payment for the leasing of mineral lands compounded the depression that left the Dodgeville settlement nearly deserted. The Blackhawk War of 1832 drove the last residents from the area, but within two years the settlement was again inhabited. The establishment of a post office in 1834 indicated the community's rebirth.

Although the post office was an indicator of growth, Dodgeville's population remained small until the 1840's when it soared with the arrival of immigrants, many of them from Cornwall, England, who as experienced miners, were able to sustain the area's mining industry. Business establishments, substantial and varied, flourished with the increased population and were initially concentrated on N. Main Street and S. Iowa Street. At the end of the next decade, however, the focus of business activity shifted to north Iowa Street where the Iowa County Courthouse was located. Constructed in 1859, the Greek Revival structure reflected the skill of local masons and the perseverance of Dodgeville's citizens who, after petitions, elections, and court battles, saw their city designated county seat in place of Mineral Point which had served as the county's government center since 1830. With the completion of the courthouse and the subsequent building of a new commercial district, Iowa Street became, in the words of one journalist, "the pulse center of the city, and of Iowa County for that matter."

The commercial structures that joined the courthouse on Iowa Street contained the array of goods and services that the flourishing mining community needed. While mining continued to contribute to Dodgeville's prosperity, agriculture was gaining in importance and, consequently, the city was emerging as an agricultural center for the surrounding farming area. Railroad connections in 1881 (Chicago & Northwestern Railroad) and in 1888 (Illinois Central Railroad) added to this regional position.

In the next years Dodgeville was incorporated as a city (1889); a new city hall was constructed (1892); and an addition to the courthouse was completed (1894). Just after the turn of the century Iowa Street gained its second and only remaining three story

structure. In the twentieth century the development of the commercial district continued with another addition to the courthouse (1927) and the construction of numerous business blocks which replaced earlier frame structures or those destroyed by fire.

Today Dodgeville is a community of approximately 4000. Iowa Street remains the city's primary business district and its buildings, despite some alterations, continue to reflect Dodgeville's historical and architectural development.

VII. Rationale for Historic Preservation

The city of Dodgeville along with other Wisconsin communities, has become increasingly concerned about preserving historically and architecturally significant buildings and sites. There are multiple rationale and benefits to be derived from preservation.

A. Sense of Place

Perhaps the most important rationale is the desire of the community to regain and protect a "sense of place". Much of the American landscape has gone the way of billboards, standardized housing projects, franchise businesses and other indistinguishable building projects. Many of the features that distinguish one community from another have been lost to new construction, destruction and remodeling. The uniqueness of our community or those things that make downtown Dodgeville what it is, must be protected. The buildings and landmarks within the Downtown Historic District provide us with our "sense of place" or belonging.

B. Economic Benefit

Preservation can be a significant economic benefit. As more people are placing a value on uniqueness and ties with our various heritage's, business and property owners are realizing clear financial advantages in maintaining and protecting historic structures. Americans are searching out those places that can provide a connection to the past. The Downtown Historic District is a drawing card to shoppers and tourists. Furthermore, changes in tax regulations as embodied in the Economic Recovery Tax Act of 1981 provide financial incentives for preserving historic buildings and sights. Also, rehabilitation of old buildings is often more economical than building anew.

C. Resource Conservation

Preservation of older buildings and districts is one of the most cost effective ways of conserving resources. Frequently, the quality of construction in older buildings cannot be matched by newer construction practices. Extending the life of these older buildings not only retains the quality built into them, but also reduces our reliance on new materials.

VIII. Historic Preservation Goals

The following goals state the intent of public decisions and actions relating to historic preservation

A. Preserve and maintain historic sites which reflect or represent elements of the City's cultural, social, economic, political and architectural history.

B. Educate residents and visitors to the City of Dodgeville about the history of the community as reflected and represented in historic sites.

C. Stabilize and improve historic property values in the City of Dodgeville.

D. Preserve and enhance the appearance and aesthetic values associated with historic sites.

E. Enhance the economic vitality and livability of historic neighborhoods.

F. Coordinate historic preservation with other planning and development programs of the City of Dodgeville. These include, but are not limited to, economic development, land use planning, park and recreation planning, capital improvement programming and neighborhood planning.

IX. Historic Preservation Policies

The following policy statements should guide the Historic Preservation Commission and the City Council in designating landmarks, landmark sites and historic districts, and reviewing proposals for changes or improvements on these properties.

A. Policies for Designation

1. All structures, sites and historic districts eligible for or listed in the National Register of Historic Places should be considered for local preservation designation.

2. Any improvement, site or historic district, whether eligible for the National Register or not, may be designated a local landmark for any of the following reasons:

- a. The structure, site or district exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community; or
- b. The structure, site or district is identified with historic personage or with important events in national, state or local history; or
- c. The structure site or district embodies the distinguishing characteristics of an architectural type, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or
- d. The structure, site or district is representative of the notable work of a master builder, designer or architect whose individual genius influenced his or her age.

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B. Policies for Exterior Alterations

1. The distinguishing original qualities or character of a building, structure or site and its environment should not be destroyed. The removal or alteration of any historical material of distinctive architectural feature should be avoided.

2. All buildings, structures, and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

3. Changes which may have taken place during the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired a significance in their own right, and this significance should be recognized and respected.

4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site should be treated with sensitivity.

5. Deteriorated architectural features should be repaired rather than replaced. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical physical or pictorial evidence rather than conjectural designs or the availability of different architectural elements from other buildings or structures.

6. The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

7. Every reasonable effort should be made to protect or preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration or reconstruction project.

C. Policies Relating to New Construction In Historic Districts

1. The mass, volume and setback of proposed structures should appear to be compatible with existing buildings in the immediate area.

2. The facade of new or remodeled structures should maintain a compatible relationship with those of existing structures in terms of: window sill or header lines; proportion of window and door openings; horizontal or vertical emphasis of major building elements; and extent of architectural detail.

3. The building materials and colors used should complement and be compatible with other buildings in the immediate area.

4. The sizing, design and placement of signs should fit the building and be comparable to signs in adjacent structures.

5. All landscaping and parking provisions should complement and be compatible with improvements in the immediate area.

D. Policies Relating to Demolition

1. No building or structure should be demolished if it is of such architectural or historic significance that its demolition would be detrimental to the public interest, contrary to the general welfare of the City of Dodgeville or detract from the general historic character of the Historic District.

2. Any new structure which is proposed to be constructed or any change in the use which is proposed to be made should be compatible with the buildings and environment of the historic district in which the subject property is located.

X. Preservation Guidelines.

The following preservation guidelines represent the principle concerns of the Historic Preservation Commission regarding this historic designation. However, the Commission reserves the right to make final decisions based upon particular design

submissions. These guidelines shall be applicable only to the Downtown Historic District. Nothing in these guidelines shall be construed to prevent ordinary maintenance or restoration and/or replacement of documented original elements.

A. Guidelines for Rehabilitation

These guidelines are based upon those contained in Section 16A.05, para. C, number 2 of the Historic Preservation Ordinance for the City of Dodgeville. These guidelines are not intended to restrict an owner's use of his/her property, but to serve as a guide for making changes which will be sensitive to the architectural integrity of the structure and appropriate to the overall character of the district.

1. Roofs

a. Retain the original roof shape. Avoid making changes the roof shape which would alter the building height, roof line, pitch or gable orientation. Dormers, skylights and solar collector panels may be added to roof surfaces if they do not visually intrude on those elevations visible from the right-of-way.

b. Retain the original roofing materials, wherever possible. Avoid using new roofing materials that are inappropriate to the style and period of the building and neighborhood.

c. Replace roof coverings with new materials that match the old in size, shape, color and texture.

2. Exterior finishes

a. Masonry

i) Unpainted brick or stone should not be painted or covered. Avoid painting or covering natural stone and unpainted brick. This is likely to be historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date.

ii) Repoint defective mortar by duplicating the original color, style, texture and strength. Avoid using mortar colors and pointing styles which were unavailable or not used when the building was constructed.

iii) Clean masonry only when necessary to halt deterioration and with the gentlest means possible. Sandblasting brick or stone surfaces is prohibited.

iv) Always replace or repair deteriorated material that duplicates the old as closely as possible.

b. Stucco

i) Repair stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

c. Wood

i) Retain original material, whenever possible. void removing architectural features such as half-timbering, window architraves and doorway pediments. These are in most cases essential parts of a building's character and appearance that should be retained.

ii) Repair or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Avoid covering architectural features with new materials which are inappropriate or were unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, vinyl or aluminum siding.

3. Windows and Doors

a. Retain existing window and door openings that are visible from the public right-of-way. Retain the original configuration of panes, sash, lintels, keystones, sills, architrave's, pediments, hoods, doors, shutters, and hardware. Avoid making additional opening or changes in the principal elevations by enlarging or reducing window or door openings to fit new stock window sash or new stock doors sizes. Avoid discarding original doors and door hardware when they can be repaired or reused.

b. When replacing windows sash and doors, respect the stylistic period or periods a building represents and duplicate the original window sash and door design. Avoid using inappropriate sash and door replacements such as unpainted galvanized aluminum storm and screen window combinations or plastic metal strip awnings or fake shutters. Avoid using modern style window units such as horizontal sliding sash in place of double-hung sash or the substitution of units with glazing configuration not appropriate to the style of the building.

4. Porches, Trim and Ornamentation

a. Retain and avoid altering porches and steps visible from the public right-of-way that are historically and architecturally appropriate to the building.

b. Retain trim and decorative ornamentation including copings, cornices, cresting, finials, railing, balconies, oriels, pilasters, columns, chimneys, bargeboards or

decorative panels. Repair or replace, when necessary, deteriorated material with new material that duplicates the old as closely as possible.

B. Guidelines for Streetscapes

a. Maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces. Use traditional landscaping, fencing, retaining walls, signage and street lighting which are compatible with the character and period of the district.

C. Guidelines for New Construction

It is important that new construction be designed so as to harmonize with the character of the district. A positive feature of the Downtown Historic District is that it is a eclectic collection of buildings representing a broad range of architectural styles, dating from the 1840's to the 1980's. It is not the intention of this plan that new construction should try to emulate or copy past styles. It is the intention of the plan that new construction should reflect the traditional siting, scale and form of existing buildings. Siting refers to setback distance, spacing between buildings, their orientation and their relationship to each other. Scale refers to the overall height and bulk of new buildings and their compatibility to existing structures. Form refers to the profiles of roofs and building elements which project and recede from the main block. New construction should express the same continuity established by existing buildings within the historic district.

D. Guidelines for Demolition

Although demolition is not encouraged and is generally not permissible, there may be instances when demolition may be acceptable if approved by the Historic Preservation Commission. The following guidelines shall be taken into consideration by the Commission when reviewing demolition requests.

1. Condition

Demolition request may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety.

2. Importance

Consideration will be given to whether or not the building is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.

3. Potential for Restoration

Consideration will be given to whether or not the building is beyond economically feasible repair.

4. Additions

Consideration will be given to whether or not the proposed demolition is a later addition which is not in keeping with the original design of the structure or does not contribute to its character.

5. Replacement

Consideration will be given to whether or not the building is to be replaced by a compatible building of similar architectural style and scale.

E. Fire Escapes

Additional required fire escapes shall be designed and located so as to minimize their visual impact from the public right-of-way.

F. Signs

The installation of any permanent exterior sign other than those now in existence shall require the approval of the Commission. Approval will be based on the compatibility of the proposed sign with the historic and architectural character of the building and the district.

XI. Relationship of Historic Preservation Planning To Other Planning Activities

Historic preservation planning is most meaningful if it is coordinated with other planning activities of the City of Dodgeville. The Historic Preservation Plan reflects this coordination in two ways:

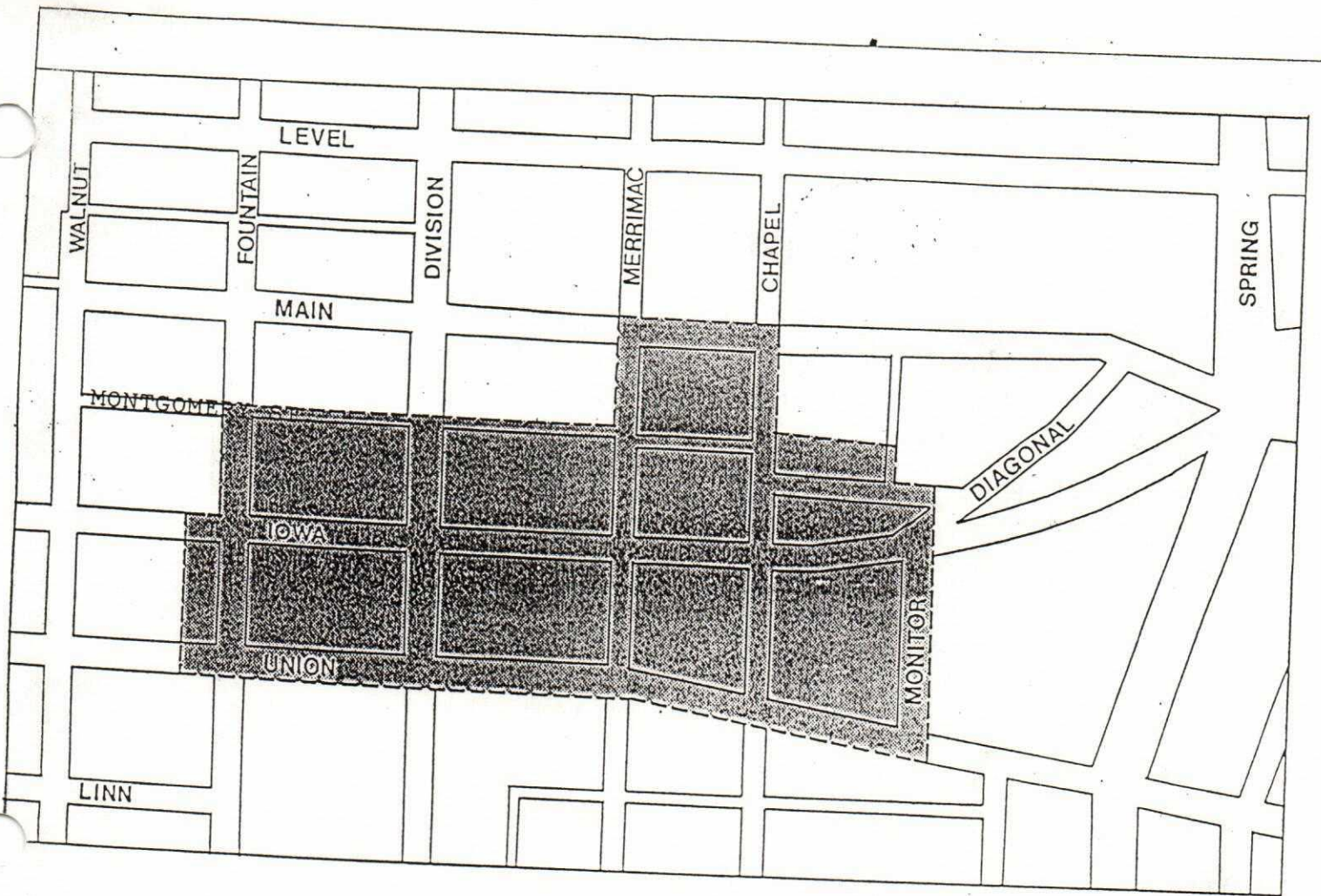
A. Goals

The goals for historic preservation complement and reinforce community goals as expressed in other elements of the Comprehensive Planning Program adopted by the City council. At its most general level, historic preservation planning reinforces the concern for aesthetic and visual elements of the urban experience. Preservation of historic structures and districts is viewed as part of an overall program to encourage quality urban design.

The goals of historic preservation planning also restate and reinforce the City's goals for economic development and revitalization. The economic benefits of historic preservation have been well documented nationwide. These benefits range from high job creation ratios, spin-off economic benefits to property adjacent to historic structures, to cost-effectiveness of rehabilitation over new construction.

XII. Historic Preservation Commission Recommendation

The Commission recommends that the proposed Downtown Historic District be designated as such in accordance with the provisions of Ordinance no. 980, Sect. 16A.05 of the Dodgeville Municipal Code.



PROPOSED DOWNTOWN HISTORIC DISTRICT

DODGEVILLE, WISCONSIN