



Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

AGENDA

CITY OF MINERAL POINT HISTORIC PRESERVATION COMMISSION MEETING

Thursday, October 24, 2024, 6:30 PM

City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.
2. Approval of August 22, 2024 minutes.
3. Discussion and consideration of Certificate of Appropriateness (35) requested by Ginny Lipska for 128 Spruce St. for landscape and porch renovation.
4. Discussion and consideration of Certificate of Appropriateness (36) requested by Tony Hook for 320 Commerce St. new construction.
5. Discussion and possible action on a two-person committee for November and December 2024.
6. Discussion of future agenda items.
7. Adjourn.

Reasonable accommodations for participation in this meeting by persons with disabilities, as defined by the Americans with Disabilities Act, will be made upon request and if feasible. Please contact the City Clerk's office (608-987-2361) at least 24 hours before the scheduled meeting so that necessary accommodations can be provided.

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

City Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov

City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov

MINUTES

CITY OF MINERAL POINT HISTORIC PRESERVATION COMMISSION MEETING

Thursday, August 22, 2024 – 6:30 PM

City Hall Community Room

CALL TO ORDER/ROLL CALL

The meeting was called to order by Chairman Flesch at 6:30 PM.

Erik Flesch, Chair	Present	Steph McKeon	Absent
Mark Hogan	Present	Tim Freeman	Present
Gary Cisler	Present	John Spady	Present
(vacant)			
Others Present: Matthew Honer, City Administrator; Lowry White, 217 N. Chestnut St; Christina Kubasta and Michael Christianson, Shake Rag Alley Center for the Arts; Dave Owen, 231 and 233 High St; and .			

APPROVAL OF MINUTES – July 25, 2024 MEETING

Motion (Cisler/Freeman) to approve the minutes. Motion carried, all voting aye (5-0).

DISCUSSION AND CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS (28) REQUESTED BY SHAKE RAG ALLEY FOR RENOVATION WORK (CHIMNEY, ROOF, ETC) AT 18 SHAKE RAG STREET.

Mike Christianson and Christina Kubasta presented their application for removing the gable-end chimneys, replacing the roof, and replacing some siding on the backside of the building.

Christianson and Kubasta stated the roof needs to be replaced and they want to take the opportunity to remove the decorative brick chimneys which are in poor repair and have the potential to cause damage to the building. The applicants stated there is no indication the chimneys are original to the building and based on the historic photos available, they believe the chimneys were added after 1969. Freeman asked how the house was originally heated without the two chimneys. The applicants stated there is another chimney that appears to be original and they are not doing anything to it. Freeman stated that historically, the properties likely had tin chimneys inside and its possible that the original chimneys were removed long ago and the new chimneys were installed in their place. The Commission reviewed the historic photos and the applicant identified that the chimneys were not present in the earliest images of the buildings. Spady acknowledged that in some cases non-historic additions may become significant. Flesch asked if either of the two Historic Structures Reports indicate that the Chimneys were original. Kubasta stated the Insights Architect Report indicated there was no evidence of the chimneys. Flesch asked if the applicants could provide the statements from the two reports. Hogan asked for photos from the inside of the attic.

Christianson stated that the roof replacement would remove the asphalt shingles and replace them with a shingle similar to what is currently there. The Commission asked for clarification on the color of the shingle. Hogan stated that the shingle should match the color of weathered wood.

Christianson stated that a previous application was approved for siding repairs for the front of the building two years prior and they are proposing to do the same work, except in the back of the building. Hogan asked if the replacement is being done completely or just a few boards. Kubasta stated that is not yet determined as they won't know what needs to be replaced until they "open it up." Christianson stated that the siding is being replaced with similar cedar siding.

Motion (Cisler/Spady) to approve the application for chimney removal contingent on a two-person committee review of the architect reports and a photo of the areas in the attic, the roof replacement contingent on a two-person committee review of the final chosen color, and replacing the rotten siding with cedar. Motion carried. (4-0-1). Flesch Abstained.

DISCUSSION AND CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS (29) REQUESTED BY DAVE OWEN FOR RENOVATION WORK (DOOR KICK PLATES) AT 231 AND 233 HIGH STREET.

Owen stated he purchased the building and there were needed repairs, including to the doors. He is requesting to install a kickplate at the bottom of the doors to help preserve the doors by protecting them from the rain and sun, and to make it look better. Owen stated that he intends to install the kickplates in a manner that protects the doors from the elements and prevents further damage. Hogan and Spady asked about the kickplates being polished brass. Owen

stated that other hardware on the doors are brass although weathering has caused them to darken over time. Hogan stated that he would like to see a darker color of kickplate. Owen stated that he would agree.

Freeman recommended Owen utilize a restoration epoxy to harden and weatherproof the doors once they can be fully restored. Cisler seconded Hogan's comment that he would like to see a darker color.

Flesch referenced the Secretary of Interior standards which indicated that elements such as kick plates should not be added when they are not original to the door. Owen stated that he is not able to fully restore the doors to their original condition at this time, and the kickplates are an effort to protect the doors. Flesch stated that in locations where kick plates are common, they tend to cover the full bottom of the door but that is not what was being presented. Owen stated that larger kick plates would require him to modify the door frame and he was not able to locate kickplates of a larger dimension of what he is requesting.

Motion (Spady/Hogan) to approve the application as presented. Motion carried, (4-1). Flesch Opposed.

DISCUSSION AND CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS (30) REQUESTED BY LOWRY WHITE FOR RENOVATION AND SITE WORK (RESTORATION) AT 217 N. CHESTNUT STREET.

White stated he would like to restore the building to the 1895 photo he included in the packet. He intends to replace all of the front windows with 6 over 6 replacements and intends to install 50/50 shutters similar to the originals identified in the historic photo in the application packet. White intends to rebuild the back porch utilizing columns found in the basement of the property. White intends to place new clapboard siding on top of the existing siding locations, rather than removing the layers to get to the original. The existing non-original chimney will be removed. The exterior brick will be stripped with chemicals and then control pressure washed, damaged bricks will be replaced as needed. White intends to do 4 over 4 windows for the smaller windows in the rear of the house. Hogan stated the panes should be kept the same size as the 6 over 6, White agreed that 4 over 4 would be approximately the same size panes. White stated that some of the original windows still exist but he intends to replace all windows because the originals are rotten beyond repair. White believes the smaller windows in the rear of the house are still accurate to the original size. He intends to pave the driveway and is going to try and save the garage. He asked about installing a rock retaining wall near the porch, it was advised that he resubmit an application. Flesch asked what Lowry used to determine that the windows would be replaced. He said many of them are rotted. Lowry was asked to come back with the garage, windows, and driveway.

Motion (Hogan/Cisler) to approve the application but ask that the applicant return to the Commission with additional information regarding his plans for the driveway and retaining walls, windows and doors, and the garage. Motion Carried, (5-0).

DISCUSSION AND CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS (32) REQUESTED BY HIGH BARRE (MONICA DUNN) FOR RENOVATION WORK (TUCKPOINTING) AT 26 HIGH STREET.

Flesch stated work started without a permit and continued after a permit was requested. The contractor of the applicant did not provide details regarding the project. From the work already done, it appears the mortar does not match in color or tooling. The Commission discussed how to move forward with the application. Hogan stated he thinks the contractor should be required to showcase a small area of the façade. Spady thinks the tuckpointing has changed the era look of the façade. Hogan and Spade stated that it appears that the façade is only spot tuckpointed and the entire façade is not tuckpointed, which is problematic when the color and tooling of the tuckpointing do not match. Erik believes that in recent previous COAs for tuckpointing have been required to be of similar color tooling and composition.

The Commission discussed that the work that has been done is not in line with work that would be approved and denying the permit requires the applicant and the contractor to return with a COA to discuss the project.

Motion (Hogan/Spady) to deny the application based on a lack of information and request the applicant resubmit an application. Motion carried, all voting aye (5-0).

DISCUSSION AND CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS (33) REQUESTED BY SWEET LIFE ICE CREAM PARLOR FOR SIGNAGE AT 10 COMMERCE STREET.

The Commission discussed the signage and asked if a zoning review would be done following the Historic Preservation Commission. Honer confirmed.

Motion (Spady/Cisler) to approve the application as presented. Motion carried, all voting aye (5-0).

DISCUSSION (ONGOING) AND POSSIBLE CONSIDERATION OF ADJUSTING THE CERTIFICATE OF APPROPRIATENESS APPLICATION FORM.

The Commission determined they would postpone this item until their next meeting.

DISCUSSION (ONGOING) OF MURAL GUIDELINES

The Commission determined they would postpone this item until their next meeting.

DISCUSSION (ONGOING) OF ORDINANCE REVISIONS, INCLUDING ADDRESSING “DEMOLITION BY NEGLECT.”

The Commission determined they would postpone this item until their next meeting.

DISCUSSION OF FUTURE AGENDA

The Commission will appoint two-new members to the two-person committee at their next meeting.

ADJOURNMENT

Motion (Spady/Freeman) to adjourn at 8:25. Motion Carried, (5-0).

Matthew Honer, City Administrator

Approved:

Box below for office use only

Date Received:	10-11-24
Date Approved:	
Date \$50 Application Fee Received:	10-11-24

CK# 7254



Mineral Point, Wisconsin

Certificate of Appropriateness Application Form

Property Address:

128 Spruce Street

Applicant: Virginia Lipska

Contractor: Hat Creek construction

Mailing Address: 3747 Cty Road Q

Phone: 608 819 0119

Phone: 608 574 7144

E-Mail: ginnylipska@yahoo.com

E-Mail:

Please check if this is primary contact person ☒

Please check if this is primary contact person ☐

Description of Proposed Work:

replace broken cement pad in front of main door,
expanding driveway pad by 3 ft.
expansion of driveway to 2 car pad
with stone retaining wall from 1/2 car
pad that existed. Replacement of rotten
deck boards on side porch with same new

Type of Work: (Check all that apply)

- ☒ New Construction: Construction of a new building, additions, garages, sheds, etc. Also boarding up side porch boards, (potential woodchuck residence) Replace front step to main door w/ large quarry rock (pictured)
- ☐ Renovation work: includes, but is not limited to, all exterior changes to an existing building, windows, doors, roofing, etc.
- ☒ Sitework: Adding landscape features (walks, patios, fencing, retaining walls, etc.)
- ☐ Signage: Installation of a sign on a building or site.
- ☐ Demolition: Removal of any building feature(s) or the razing of any structure (s). For all demolition, the applicant must Comply with Article 13 of the Zoning Ordinance.
- ☐ Other:

Applicant's Signature:

Virginia Lipska

Date: 10/11/24

By signing this application, I acknowledge that I have reviewed the proposed scope of work and am Responsible for compliance with any Certificate of Appropriateness issued for this project. I hereby certify that the proposed work is accurately described.

PAID

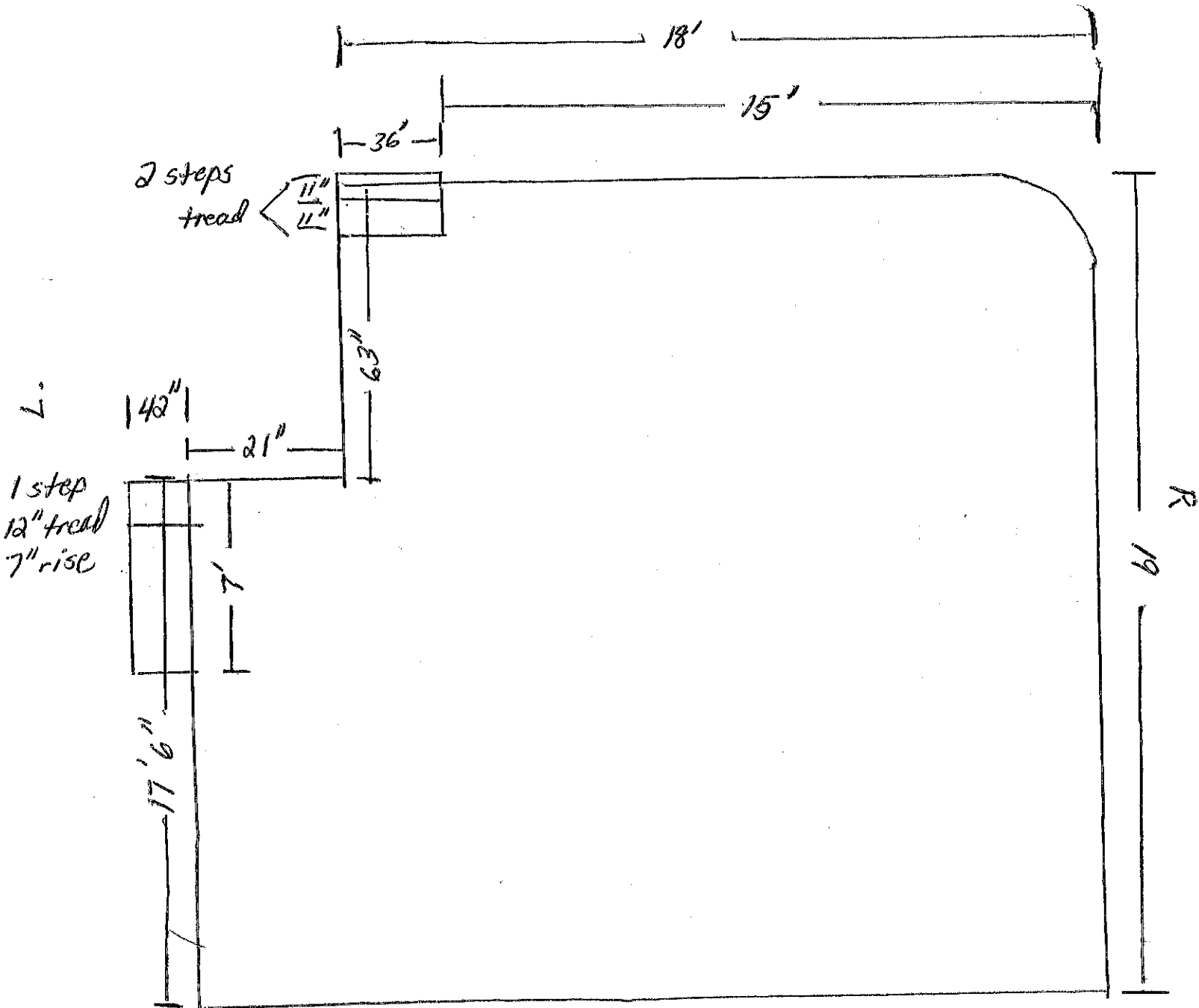
OCT 11 2024

CITY OF MINERAL POINT
CLERK TREASURER

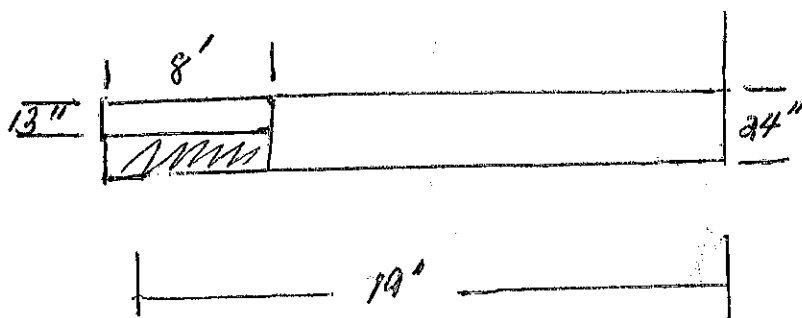
→ See back of form for Certificate of Appropriateness Submission Requirements

6

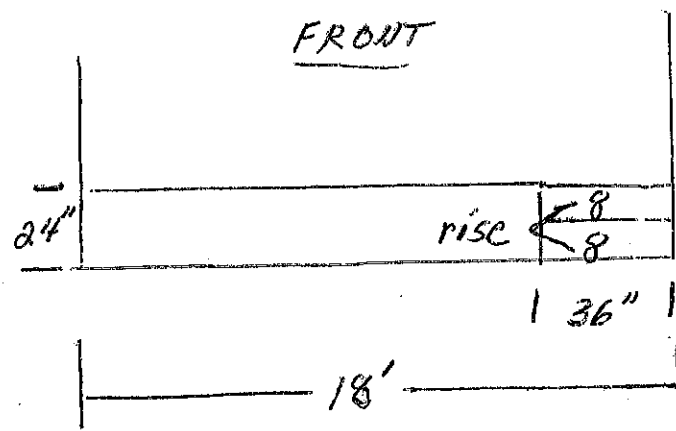
F.



Right



FRONT







Box below for office use only

Date Received:	10-15-24
Date Approved:	
Date \$25 Application Fee Received:	10-15-24

50

PAID

OCT 15 2024

CITY OF MINERAL POINT
CLERK TREASURER



Mineral Point, Wisconsin

Certificate of Appropriateness Application Form

Property Address:

320 Commerce Street

Applicant: Tony Hook

Contractor: _____

Mailing Address: 320 Commerce Street

Phone: 608-987-3259

Phone: _____

E-Mail: hookscheese@gmail.com

E-Mail: _____

Please check if this is primary contact person ☒

Please check if this is primary contact person ☐

Description of Proposed Work:

Proposed additions to the existing building include a 12' extension to the Truck Intake, Cheese Cave addition (26' x 16'-8") between the Truck Intake and store entrance, and a canopy added over the entrance ramp/stair that extends 11' from the face of the building.

Type of Work: (Check all that apply)

- ☒ New Construction: Construction of a new building, additions, garages, sheds, etc.
- ☐ Renovation work: includes, but is not limited to, all exterior changes to an existing building, windows, doors, roofing, etc.
- ☐ Sitework: Adding landscape features (walks, patios, fencing, retaining walls, etc.)
- ☐ Signage: Installation of a sign on a building or site.
- ☐ Demolition: Removal of any building feature(s) or the razing of any structure (s). For all demolition, the applicant must Comply with Article 13 of the Zoning Ordinance.
- ☐ Other: _____

Applicant's Signature: _____

Date: 08 15 2024

By signing this application, I acknowledge that I have reviewed the proposed scope of work and am Responsible for compliance with any Certificate of Appropriateness issued for this project. I hereby certify that the proposed work is accurately described.

For City Staff Use Only

Case Number: _____ Date _____

Received: _____

Referral

☐ Referral to Commission

HPC Meeting Date: _____

☐ Staff Review

Staff Review Date: _____

Comments: _____

Decisions By:

☐ 2-Person Committee-Date: _____

☐ Historic Preservation Commission-Date _____

Final Action

☐ Approve

☐ Approve with Conditions

☐ Disapprove

Historic Preservation Commission Chair

Date

Hook's Cheese Existing Conditions Photographs



Commerce Street Exterior View (East)



Store Entrance Exterior View (North)



Exterior view from corner (Northeast)



Hook's Cheese Additions Proposed Exterior Materials

Truck Intake Addition-

Walls – Concrete Masonry Unit painted ("Corkboard" color to match existing paint color)

Option – Engineered wood shake siding

Roof – Asphalt Shingles (Certainteed to match existing shingles)

Doors – white prefinished metal doors

Cheese Cave #5 Addition-

Walls – Concrete Masonry Unit painted ("Corkboard" color to match existing paint color)

Option – Engineered wood shake siding

Roof – Asphalt Shingles (Certainteed to match existing shingles)

Entrance Canopy Addition-

Posts/Fascia – Stained wood to match existing railings

Roof – EPDM membrane roof to match existing materials and slope

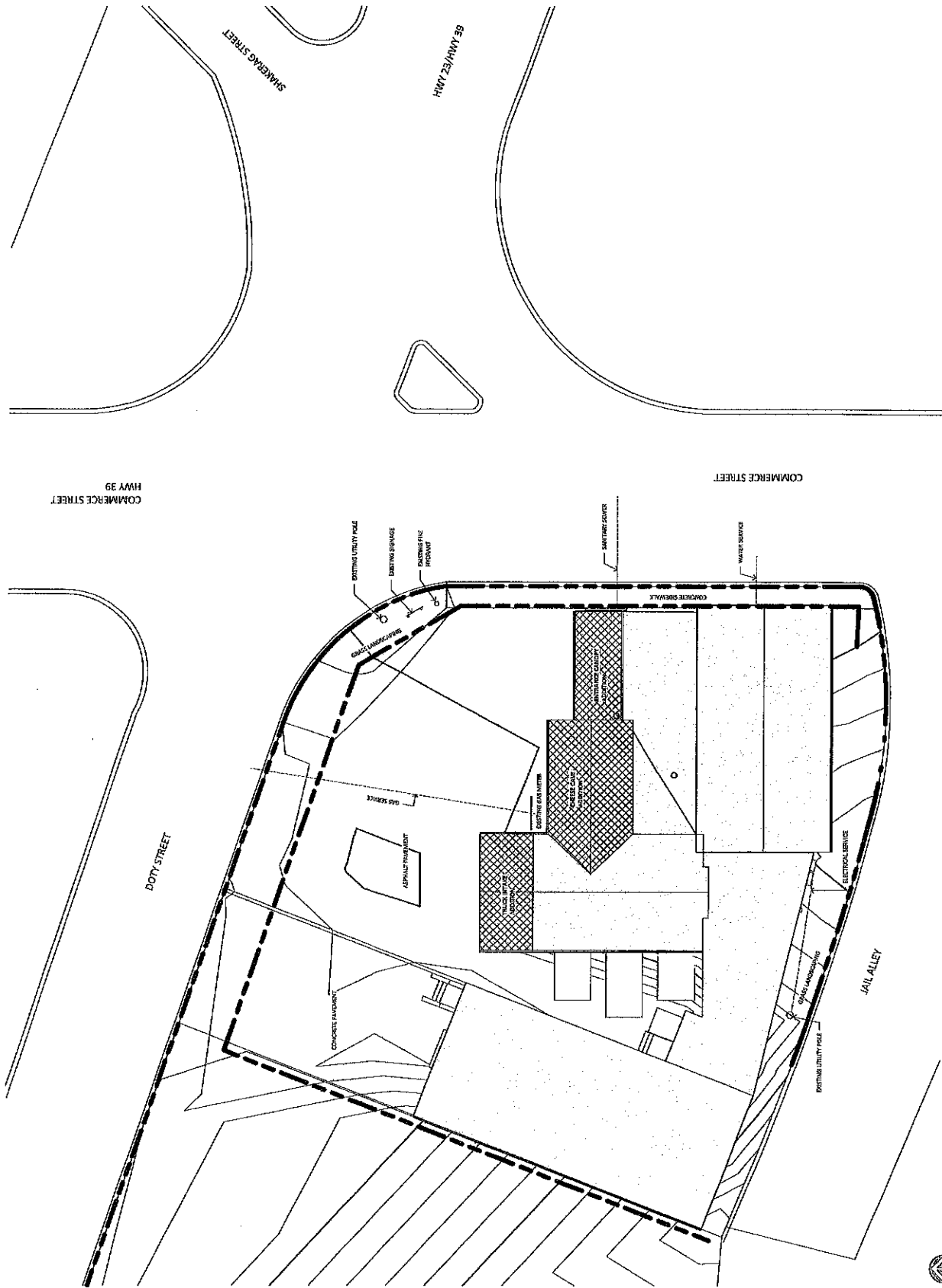
East façade of Original Stone Building-

Wall Shake Siding – Replace existing cement board wall shingles and vinyl siding at door surround with engineered wood shake siding. Color to match painted concrete block or engineered wood shake siding.

ARCHITECTURAL SITE PLAN

320 COMMERCE ST.,
MINERAL POINT, WI320 COMMERCE ST.,
MINERAL POINT, WI

HOOK'S CHEESE ADDITION

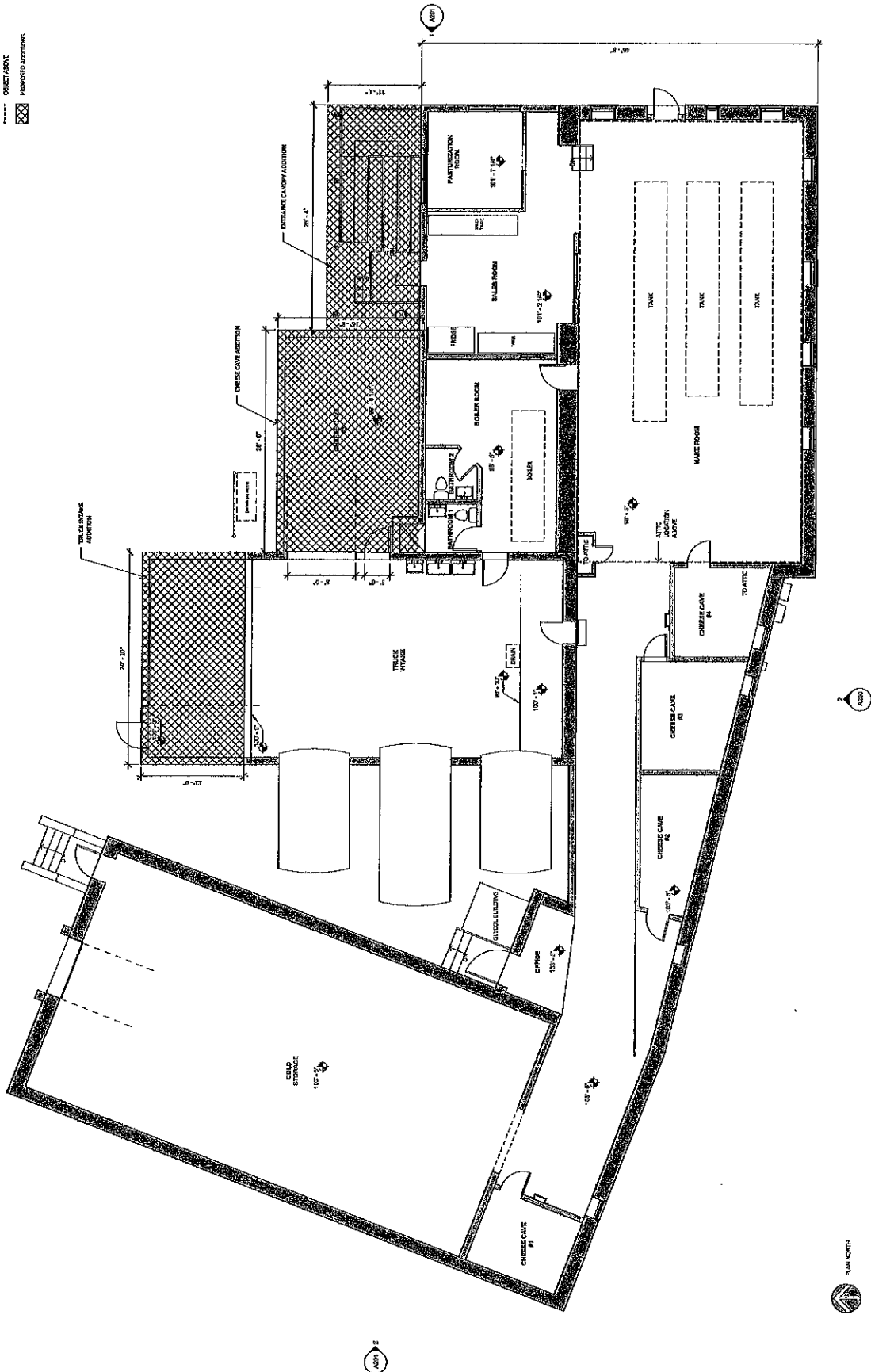


① NEW CONSTRUCTION - 5" x 8" FLOOR
 $1^{\text{st}} = 20'-0"$

$$\textcircled{1} \quad \frac{\partial \ln \Omega}{\partial T} = \frac{1}{T^2} = 30^{-3} \text{ K}^{-2}$$

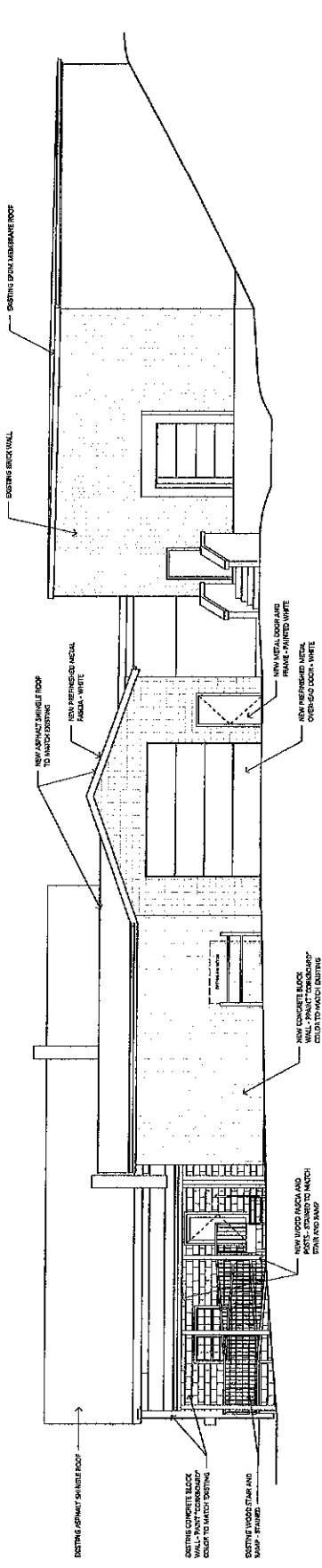

FLOOR PLAN GRAPHICS KEY

- | | |
|---|-------------------------|
|  | EXISTING PARTITION |
|  | NEW PARTITION |
|  | PARTITION TO BE REMOVED |
|  | COLLECT ABOVE |
|  | PROPOSED ADDITIONS |

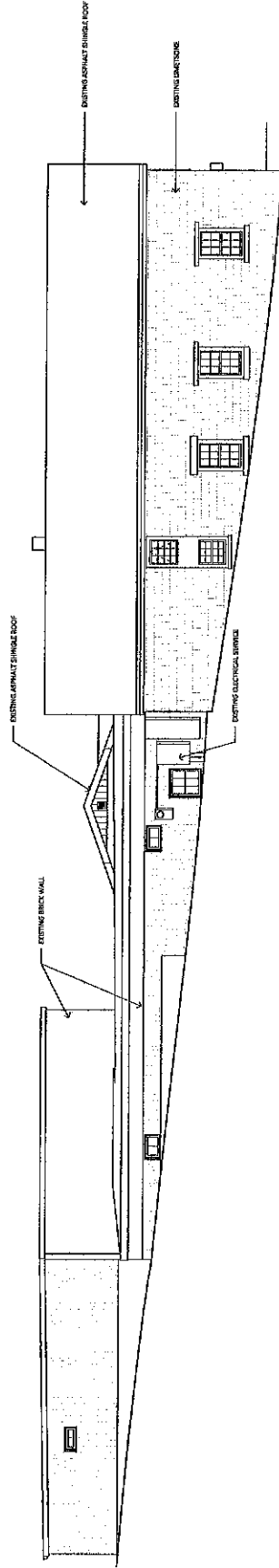


PLAY MONTH:

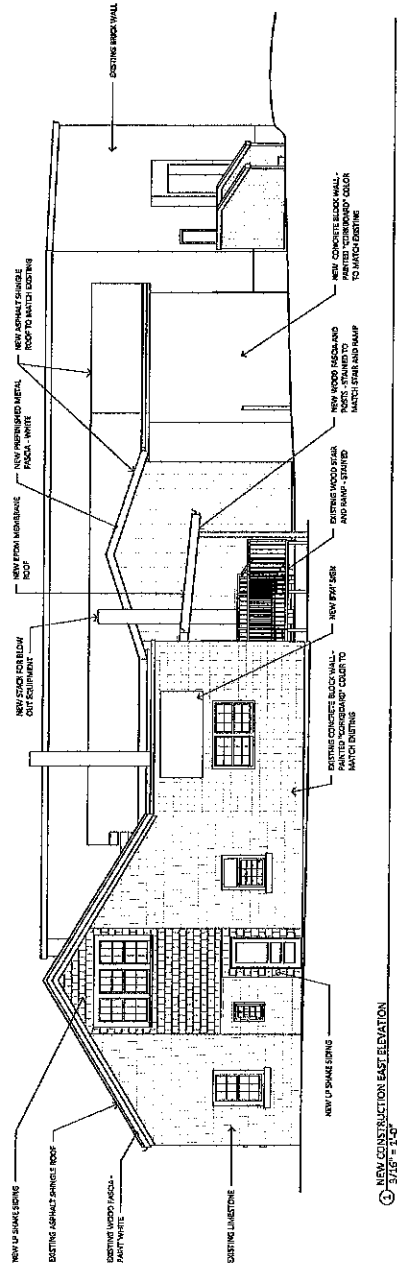
1 NEW CONSTRUCTION - FIRST LEVEL
3/16" = 1'-0"



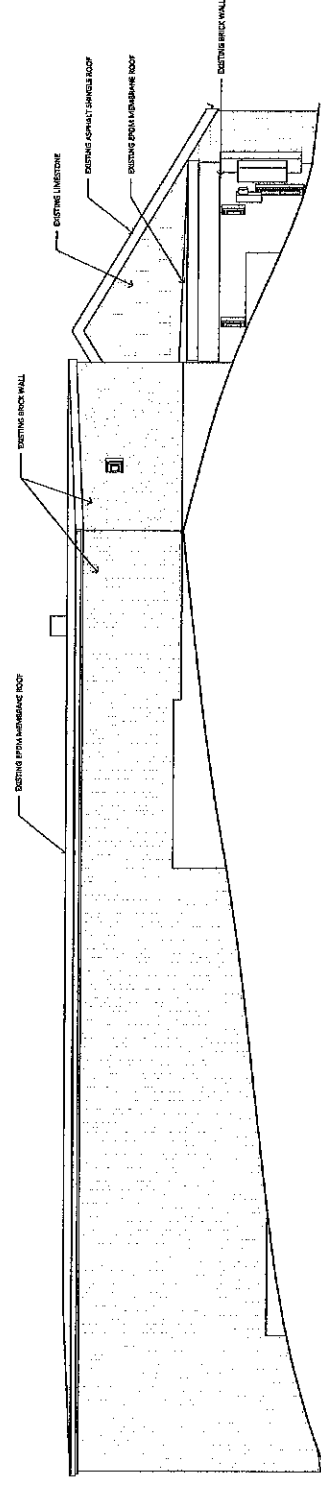
① NORTH ELEVATION
3/16" = 1'-0"



② NEW CONSTRUCTION SOUTH ELEVATION
3/16" = 1'-0"



① NEW CONSTRUCTION EAST ELEVATION
3/16" = 1'-0"



② NEW CONSTRUCTION WEST ELEVATION
1/4" = 1'-0"