

MINUTES

CITY OF MINERAL POINT HISTORIC PRESERVATION COMMISSION MEETING

Thursday, January 23, 2025 – 6:30 PM

City Hall Community Room

CALL TO ORDER/ROLL CALL

The meeting was called to order by Chairman Flesch at 6:34 PM.

Erik Flesch, Chair	Present	Steph McKeon	Present
Mark Hogan	Excused	Tim Freeman	Present
Gary Cisler	Excused	John Spady	Present
(vacant)			
Others Present: Matt Honer - City Administrator; Bob Oberhauser – 163 Water St.; Tammy Black, Stickley and Morton; Tony Hook, Hook’s Cheese; Lauren Powers and Jen Davel – Mineral Point Opera House; Bill Grover			

APPROVAL OF MINUTES – November 25, 2024 MEETING

Motion (Cisler/Spady) to approve the minutes from November 25, 2024 with modifications to the minutes regarding 52 High St. requested by Flesch. Motion carried, all voting aye (4-0).

DISCUSSION AND CONSIDERATION OF DEMOLITION OF 163 HIGH ST. (2024-25)

Chair Flesch asked Bob Oberhauser if he had a preservation professional review the building. Oberhauser said no, but that he did have conversations with Nate Chambers and Ivey’s Construction and does not believe the building can be saved. The severity of the mortar loss both on the interior and exterior of the building is severe and the structural ties are gone. Oberhauser stated it would need to be rebuilt and there is its likely the foundation is not in good condition.

Motion (Flesch/Freeman) to postpone discussion until the applicant has had a chance to talk with a Historic Preservation Professional. Motion carried, all voting aye (4-0).

DISCUSSION AND POSSIBLE ACTION ON APPROVED CERTIFICATES OF APPROPRIATENESS (2024-42).

Chair Flesch stated that he made a mistake in reviewing the Certificate of Appropriateness application and has since spoken to the owner of the building. Flesch stated that he believed the matter should have come before the Commission. The owner intends to install metal siding over the existing wooden siding.

Motion (Spady/McKeon) to approve a Certificate of Appropriateness for 38 Shake Rag St. Motion carried, all voting aye (4-0).

DISCUSSION AND CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS (01) REQUESTED BY BRYCE WOYAK FOR 17 SHAKE RAG ST. FOR SITEWORK RENOVATION.

The Commission discussed the application and there were no questions.

Motion (Freeman/ McKeon) to approve the certificate of appropriateness as the application presented. Motion Carried, (4-0).

DISCUSSION AND CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS (02) REQUESTED BY THE CITY OF MINERAL POINT FOR 137 AND 139 HIGH ST. FOR RENOVATION.

The Commission reviewed the application and the proposed work and discussed the appropriate type of mortar to be used.

Motion (Freeman/ McKeon) to approve the certificate of appropriateness with Type N Mortar, matching the strength, color, and composition of what currently exists. Motion Carried, (4-0).

DISCUSSION AND CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS (03) REQUESTED BY THE MINERAL POINT OPERA HOUSE FOR 139 HIGH ST. FOR RENOVATION.

Lauren Power introduced herself and Jen Davel, the hired project architect. Powers introduced the project and provided a background on the marquee (including why it was removed), a timeline of funding and design review events with the National Park Service and the Wisconsin Historical Society that have taken place since 2020, and the design intentions of the Mineral Point Opera House non-profit. Flesch asked if the Opera House considered reconstructing the marquee based on original design. Power and Davel explained that design decisions were made that emphasized the best use of the building today but that was also historically appropriate. Powers stated that the State Historic Preservation Office has reviewed the design and has approved.

Bill Grover expressed his support for the project and the design as it was presented.

Motion (Freeman/ McKeon) to approve the certificate of appropriateness as the application presented. Motion Carried, (4-0).

DISCUSSION AND CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS (04) REQUESTED BY TONY HOOK FOR NEW CONSTRUCTION (HVAC) AT 320 COMMERCE ST.

Tammy Black presented the project and Tony Hook provided additional information. The Commission also discussed the siding used in the renovations for the frontage of the truck intake building.

Motion (Spady/ McKeon) to approve the certificate of appropriateness as the application presented. Motion Carried, (4-0).

Motion (McKeon/Spady) to approve the use of previously approved “nickel gap” siding for the truck intake frontage. Motion Carried, (4-0).

DISCUSSION AND CONSIDERATION OF 2-PERSON COMMITTEE FOR JANUARY, FEBRUARY, AND MARCH.

Motion (McKeon/Spady) to approve Spady and Flesch for the 2-person committee. Motion Carried, (4-0).

DISCUSSION AND CONSIDERATION OF CHANGES TO THE SECTION 151 OF THE MUNICIPAL ORDINANCE.

Flesch presented the issue of demolition by neglect. Administrator Honer stated he understands the need for the demolition by neglect but that enforcement is a challenging matter, as the commission already can address deferred maintenance but does not pursue it. The Commission discussed including the matter and reviewing the ordinance when in final draft form.

DISCUSSION OF FUTURE AGENDA

Honer stated that the Commission should expect a meeting in February.

ADJOURNMENT

Motion (Spady/McKeon) to adjourn at 8:24. Motion Carried, (4-0).

Matthew Honer, City Administrator

Approved: