



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, February 27, 2025, 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 January 23, 2025 minutes.
3. Discussion and possible consideration of landmark designation of the Harker-Marr-Gordon Garage, 114 Fountain St.
4. Discussion and consideration of Certificate of Appropriateness (2025-06) requested by Jim Nadig for 114 Fountain St. for renovation.
5. Update on demolition by neglect update to Historic Preservation Ordinance.
6. Discussion of future agenda items.
7. Adjourn.

Agenda Posted and Distributed: Thursday, February 20, 2025.

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, 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:

Box below for office use only

Date Received:	02/20/2025
Date Approved:	
Date \$50 Application Fee Received:	



Mineral Point, Wisconsin

Certificate of Appropriateness Application Form

Property Address:

Applicant: STOCKTON HARDWARE INC.

Contractor: NADIG CONSTRUCTION

Mailing Address: 7680 E RUSSELL TOWN RD

STOCKTON, IL 61085

Phone: (815) 947-9925

Phone: _____

E-Mail: jnadig1@gmail.com

E-Mail: _____

Please check if this is primary contact person ☒

Please check if this is primary contact person ☐

Description of Proposed Work:

RENOVATE AND ADD ON TO OLD
CITY GARAGE.

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: _____

James M. Nadig Pres. SHI Date: 2/17/25

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

**Certificate of Appropriateness Application for – 114 Fountain Street, Mineral Point, WI
Project: Renovation and Adaptive Reuse of the “Harker-Marr-Gordon Garage” (aka “Old City Garage”)**

Applicant: Stockton Hardware

Stockton Hardware is honored to be considered to undertake the renovation and preservation of the **Harker-Marr-Gordon Garage**, historically known locally as the “Old City Garage,” located at 114 Fountain Street in Mineral Point. We recognize this building as an architectural and historical asset to Mineral Point. This application demonstrates our commitment to respecting and enhancing its documented historic character through a sensitive rehabilitation plan that ensures its continued viability for modern use.

1. History and Period of Significance: A Prime Example of Art/Streamline Moderne in Post-War Mineral Point

The building at 114 Fountain Street was constructed in **1947** and historically known as the **Harker-Marr-Gordon Garage**. This time-frame date is crucial for determining historical significance, placing the building squarely within the **post-World War II era**, a period of significant growth and change in American society and Mineral Point. The building's architectural style is identified as **Art/Streamline Moderne**, a refinement of Art Deco that emphasized streamlined forms, industrial materials, and a sense of forward-looking modernity.

The Harker-Marr-Gordon Garage is a remarkable example of the **Art/Streamline Moderne style** applied to a commercial automotive building in Mineral Point. This style was particularly popular for structures built to serve the burgeoning automobile culture of the mid-20th century, projecting an image of speed, efficiency, and modern progress. The key features of 114 Fountain Street, as documented by the Wisconsin Historical Society, are hallmarks of this style:

- **Brick Exterior Walls:** The robust brick construction provides a sense of solidity, characteristic of commercial buildings of the era, while also offering a canvas for decorative elements.
- **Glass and Concrete Trim:** The use of glass and concrete as trim materials is distinctly Art/Streamline Moderne. These materials were considered modern and industrial at the time, contributing to the building's sleek aesthetic.
- **Rounded Corners:** The “rounded corners” specifically mentioned in the historical documentation are a quintessential feature of Streamline Moderne design. They evoke the streamlined forms of trains, automobiles, and airplanes, symbolizing speed and efficiency.
- **Glass Blocks:** The use of “glass blocks fill[ing] in corner window openings” is another strong Art/Streamline Moderne element. Glass blocks were a popular material in this era, offering both privacy and diffused natural light while contributing to the building's modern and slightly futuristic aesthetic.

Period of Significance: Based on the definitive construction date of 1947 and its clearly identifiable Art/Streamline Moderne style, the **Period of Significance for the Harker-Marr-Gordon Garage is specifically 1947 and its immediate post-World War II context**. This era witnessed a surge in automobile ownership and a wave of optimism about the future. The Harker-Marr-Gordon Garage, as an automobile showroom built in this style, embodies the spirit of post-war progress and the increasing importance of automotive businesses in communities like Mineral Point.

Furthermore, the building's local and state recognition underscores its historical importance. It was designated as part of the **Mineral Point Landmark District in 1972** and listed on the **National Register of Historic Places as part of the Mineral Point Historic District in 1971** and on the **State Register of Historic Places in 1989**. These designations affirm the community and state's long-standing recognition of the historic value of this building and its contribution to the architectural heritage of Mineral Point. Preserving the Harker-Marr-Gordon Garage is therefore not just about restoring a building; it is about safeguarding a recognized landmark within Mineral Point's celebrated historic landscape.

2. Preservation of Historically Important Features and Proposed Rehabilitation

We are acutely aware of the responsibility of renovating a designated historic property like the Harker-Marr-Gordon Garage. Our rehabilitation plan is guided by the Secretary of the Interior's Standards for Rehabilitation and aims to meticulously preserve and enhance the building's defining **Art/Streamline Moderne** features while adapting it for viable contemporary use by Stockton Hardware LLC into the Mineral Point Ace Hardware.

Key Historic Features and Preservation Approach:

- **Front Fascia and Brickwork:** The brick façade, a fundamental element of the building's Streamline Moderne character, will be treated with the utmost care. We reiterate our commitment to:
 - **Gentle Cleaning:** Non-damaging cleaning methods to reveal the original brick appearance.
 - **Historically Matching Tuckpointing:** Precise matching of existing mortar for necessary repairs.
 - **Brick Repair and Minimal Replacement:** Prioritizing repair and using historically compatible bricks only when essential. We will pay particular attention to preserving and restoring any **brick string courses** as described in the historical documentation, ensuring these decorative elements are highlighted.
- **Curved Glass Walls and Glass Blocks:** We understand that the historical documentation refers to **"glass blocks fill in corner window openings."** The glass block features are critical to the Streamline Moderne aesthetic and will be meticulously preserved and restored. Our approach includes:
 - **Thorough Assessment of Curved Glass and Glass Blocks:** Detailed inspection to determine the condition of both elements.
 - **Repair and Restoration Priority:** Exploring all possibilities for repairing and restoring original curved glass and glass blocks. Initial inspection appears good that they can be completely retained.
 - **Like-Kind Replacement (if necessary):** Committing to custom-fabricated replacements that precisely match the originals in material, form, and detailing if sections are beyond repair. For glass blocks, we will ensure replacements match the size, pattern, and texture of the historic blocks.
 - **Frame Preservation:** Carefully restoring the window frames for both curved glass and glass blocks, maintaining original materials and profiles.
- **Roof Rehabilitation: Ensuring Long-Term Preservation through Responsible Adaptation**

The existing roof structure of the Harker-Marr-Gordon Garage is, unfortunately, beyond reasonable repair. Decades of exposure and inherent limitations of the original flat roof design have resulted in significant deterioration, compromising structural integrity and leading to

chronic water leakage. **Maintaining the existing flat roof is no longer a viable option for ensuring the long-term preservation of the building.** A flat roof, in the climate of Mineral Point, inherently presents challenges related to snow load management and effective water drainage, and offers minimal opportunity for modern insulation, which is crucial for energy efficiency and the building's sustainable reuse.

Therefore, a roof replacement is essential, and we propose a **responsibly adapted minimally pitched roof system** that directly addresses the deficiencies of the existing structure while diligently minimizing visual departure from the building's historic appearance, particularly from the Fountain Street sidewalk vantage point. Our approach is driven by the principle of **responsible preservation**: prioritizing interventions that ensure the building's survival and continued contribution to the historic streetscape, even when those interventions necessitate carefully considered alterations to less prominent features.

Our design for the new pitched roof prioritizes minimal visual impact and maximum functional benefit. To ensure the visual character of the Harker-Marr-Gordon Garage is overwhelmingly maintained, especially from public view, we will implement the following:

*****Low-Profile Hipped Roof Design:***** We propose a ****hipped roof**** configuration above the rounded portion only on the street side view which is characterized by gently sloping sides that meet at hips or corners. A hipped roof offers significant structural advantages for snow load distribution and water shedding, while allowing for a lower overall profile compared to a gable roof. This lower profile in the front of the building is key to minimizing visual change and maintaining the building's characteristic horizontal emphasis and Streamline Moderne aesthetic from street level view.

*****Minimizing Visual Change from Street Level:***** Our design will be meticulously crafted to ensure that the new pitched roof is ****barely perceptible from Fountain Street.**** This will be achieved through:

*****Low Pitch:***** We will utilize the shallowest pitch practically achievable for effective drainage and snow shedding, ensuring it remains visually subordinate and does not dominate the building's façade.

*****Subtle Setback behind Parapet:***** The new pitched roof will be set back slightly from the existing front parapet on the north side, so it is effectively screened from direct view at pedestrian level on Fountain Street. The parapet itself will be mostly preserved and, if necessary, subtly adapted to integrate the new roof structure in a manner that maintains its historic profile and minimizes visual alteration.

*****Material and Color Compatibility:***** Roofing materials will be selected for their low reflectivity and visual compatibility with the brick and concrete detailing. We will consider materials like standing seam metal in muted, historically appropriate colors that blend seamlessly and do not draw undue attention to the roofline.

*****Functional Benefits for Long-Term Preservation:***** While visually recessive, the pitched roof will provide critical functional improvements that are essential for the building's long-term survival:

*****Enhanced Snow Load Capacity:***** A pitched roof is inherently far superior in managing Mineral Point's climates snowfall potential compared to a flat roof, preventing structural stress and potential roof collapse.

*****Improved Water Drainage:***** Positive drainage provided by a pitched roof will eliminate ponding water, preventing leaks and protecting the building's structure from water damage, a significant threat to historic masonry buildings.

*****Superior Insulation:***** The attic space created by the pitched roof allows for the

installation of significantly enhanced insulation. This will dramatically improve the building's energy efficiency, reduce operational costs, and contribute to a more stable interior environment, further protecting the historic fabric from temperature and humidity fluctuations.

In addition to the renovations that we plan to complete to rehabilitate the Harker-Marr-Gordon Garage building to its former aesthetic and structural integrity, we also are planning a 50 foot by 60 foot, two story addition to the east side of the building. This new addition will address a few current issues as well as offer the extra amount of square footage Mineral Point Hardware would need to have to support a successful business partnership with ACE and to have the proper amount of inventory to meet the community's needs. A few of the issues the addition will correct are current issues with the retaining wall and exterior stairs on the east side of the building, as well as it will make the basement entrance to the building much more accessible.

As stated previously, we are acutely aware of the responsibility of renovating a designated historic property like the Harker-Marr-Gordon Garage and will aim to use materials that match the new addition to the current Art/Streamline Moderne Style building as closely as we possibly can. We will plan to use materials that compliment the preservation of the historic style that we are aiming to accomplish while rehabilitating the current standing building.

- **Signage:** New signage will be designed to complement the **Art/Streamline Moderne style of 1947**. We will aim for:
 - **Understated Modern Elegance:** Reflecting the sleek and sophisticated aesthetic of Streamline Moderne.
 - **Historically Inspired Materials:** Considering materials like painted metal, enamel, or vinyl look-alikes with simple, clean-lined lettering styles typical of the period and/or required of Ace branding.
 - **Appropriate Scale and Placement:** Ensuring signage is in proportion to the building and respects its architectural lines. Please see the initial photo renderings for proposed signage.

3. Conclusion and Permit Request

Stockton Hardware is committed to the historically sensitive rehabilitation of the Harker-Marr-Gordon Garage, a beautiful example of Art/Streamline Moderne architecture in Mineral Point, built in 1947. We believe this project is a vital opportunity to preserve a recognized historic landmark, contribute to the revitalization of Fountain Street, and ensure the building's continued contribution to Mineral Point's unique heritage. Our proposed plan addresses the preservation of key Streamline Moderne features – including the brick façade, glass blocks and curved glass elements, and the overall form and detailing, while responsibly adapting the building for modern use. We are particularly mindful of minimizing the visual impact of necessary roof modifications to maintain the building's Streamline Moderne character as viewed from the streetscape.

Given the Harker-Marr-Gordon Garage's documented historical significance at the local, state, and national levels, and our commitment to adhering to best practices in historic preservation, we respectfully request the Mineral Point Historic Preservation Committee's approval of our application for a Historic Preservation Permit. We are eager to partner with the Committee throughout this project to ensure the successful preservation and vibrant future of this important Mineral Point landmark.

Please note: We may have updated renderings available for viewing. After speaking with some City Council and HPC members about the roof changes, we are proposing a deviation from the initial renderings on the front roof facade by adding hips to the north end to minimize the Fountain St profile view of the building.

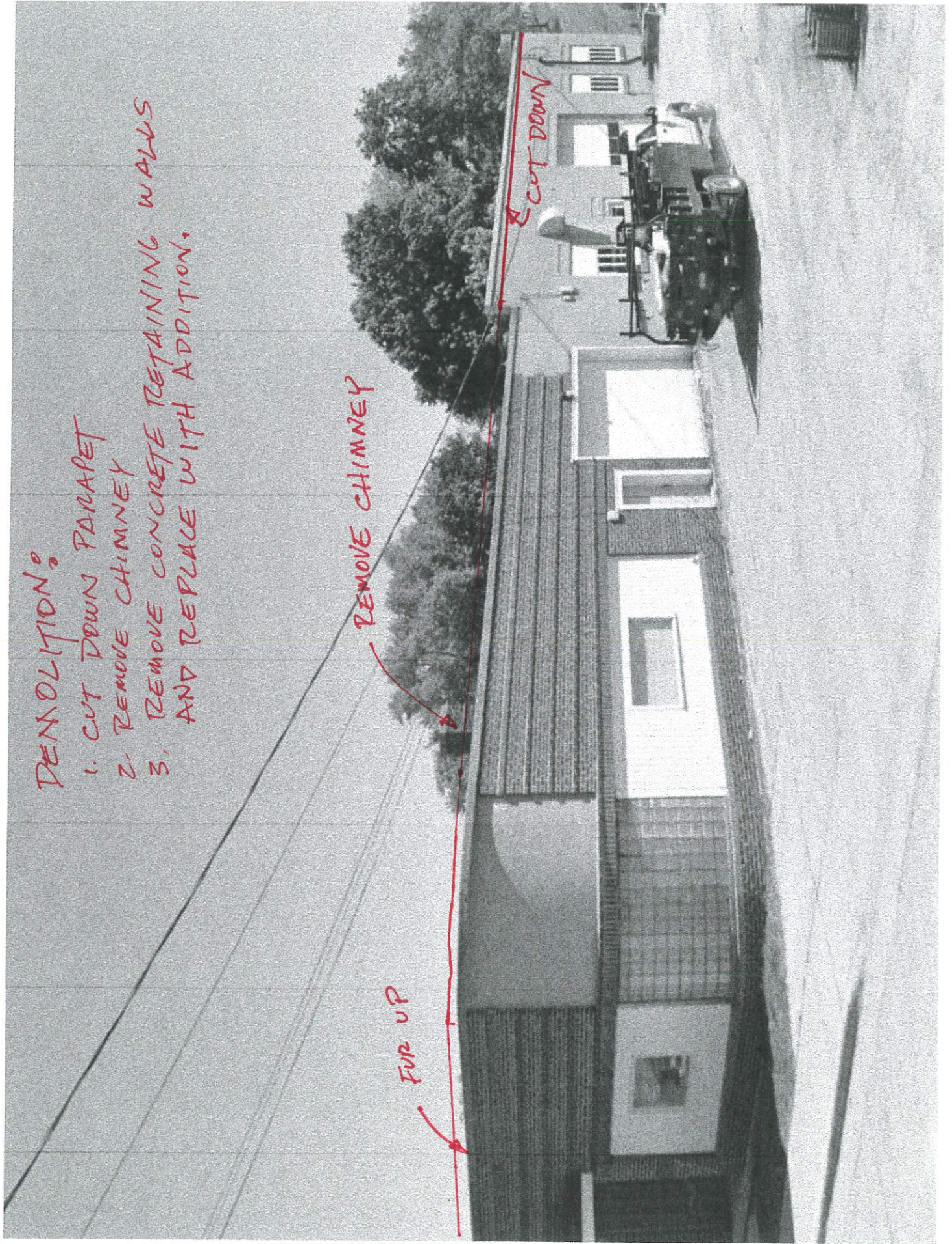
DENOLITION:

1. CUT DOWN PARAPET
2. REMOVE CHIMNEY
3. REMOVE CONCRETE RETAINING WALLS AND REPLACE WITH ADDITION.

FUR UP

REMOVE CHIMNEY

CUT DOWN





Existing View from Northeast

Former City Garage Redevelopment
114 Fountain St.
Mineral Point, WI



Proposed View from Northeast

Former City Garage Redevelopment
114 Fountain St.
Mineral Point, WI



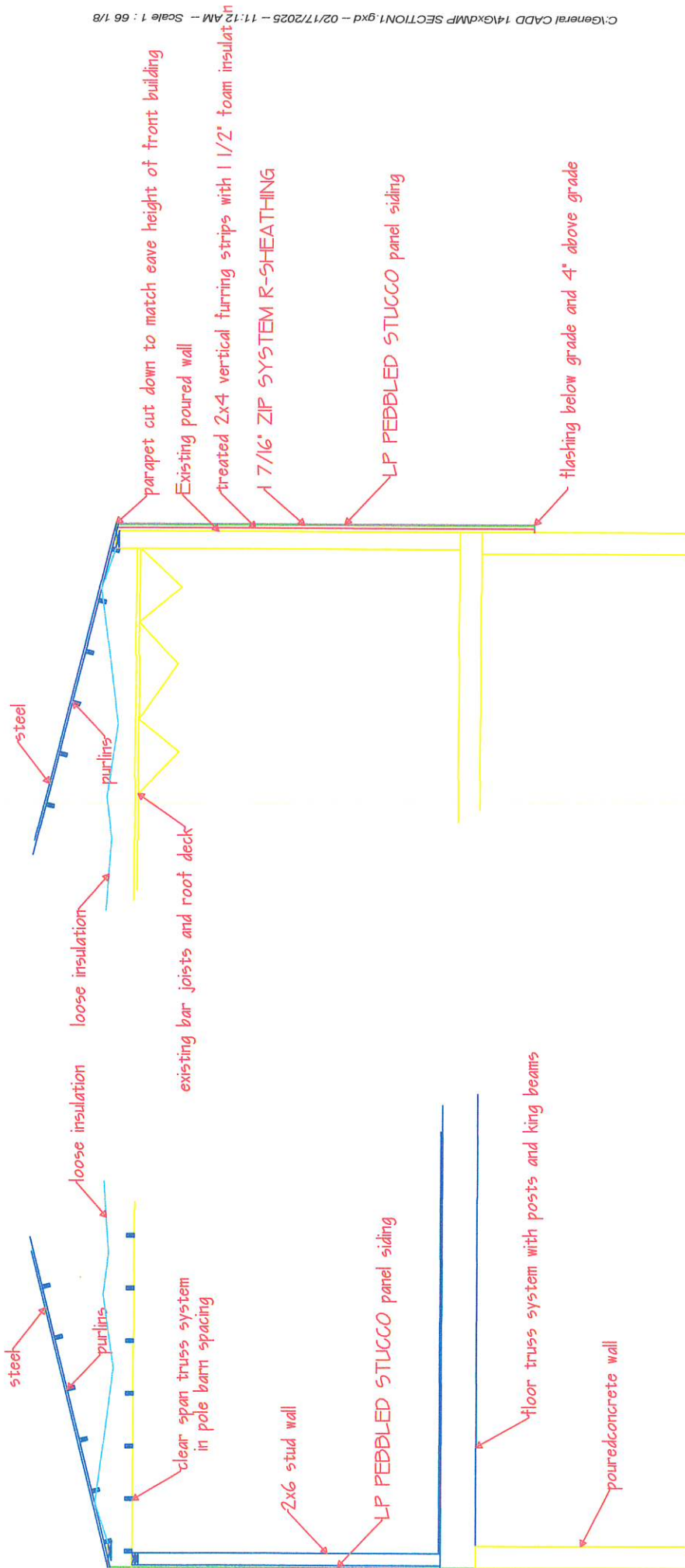
Existing View from Northwest

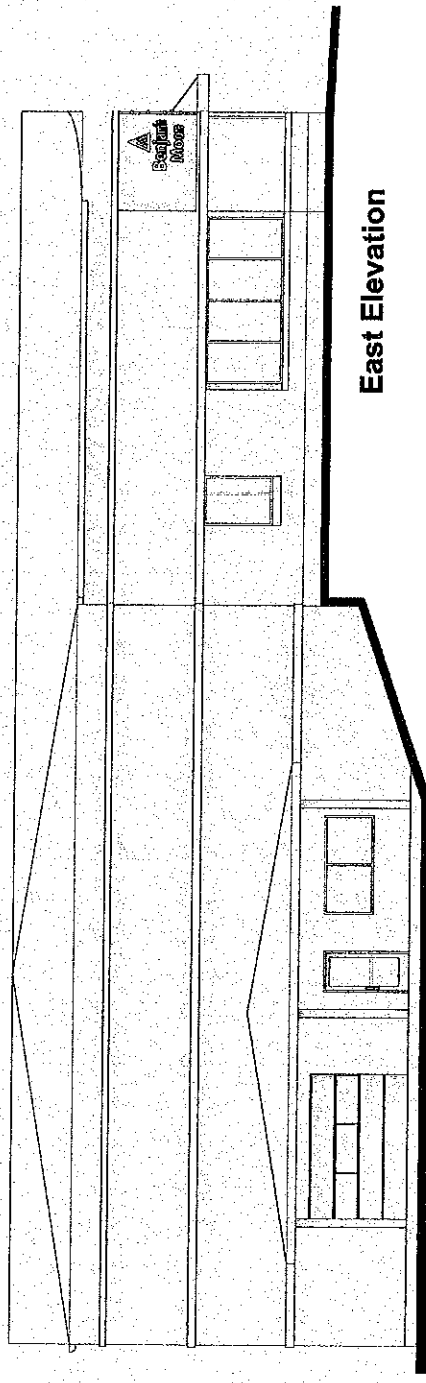
Former City Garage Redevelopment
114 Fountain St.
Mineral Point, WI



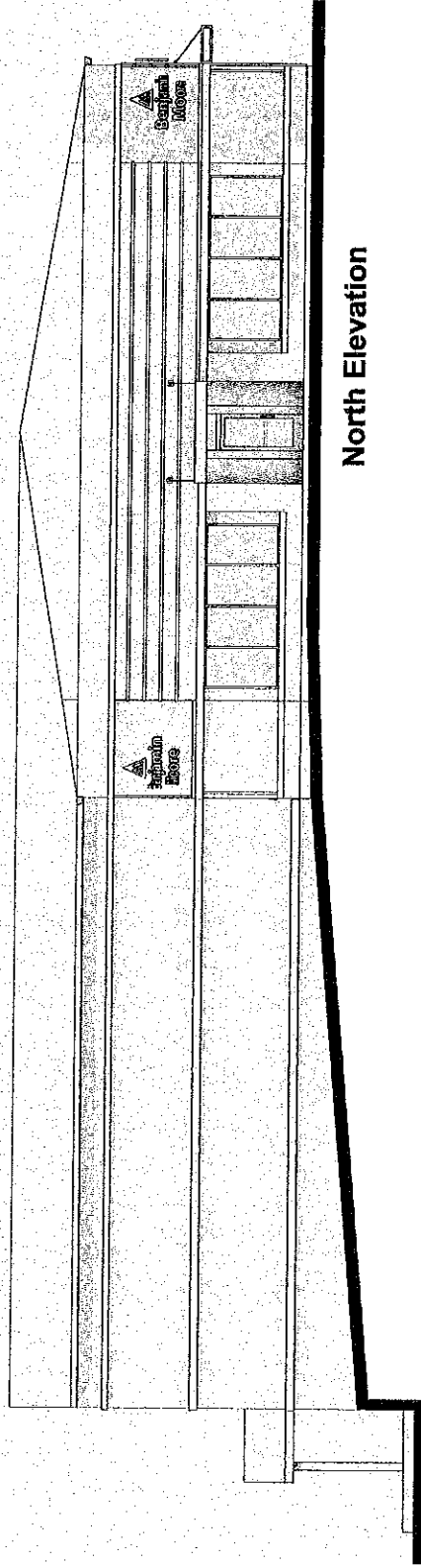
Proposed View from Northwest

Former City Garage Redevelopment
114 Fountain St.
Mineral Point, WI

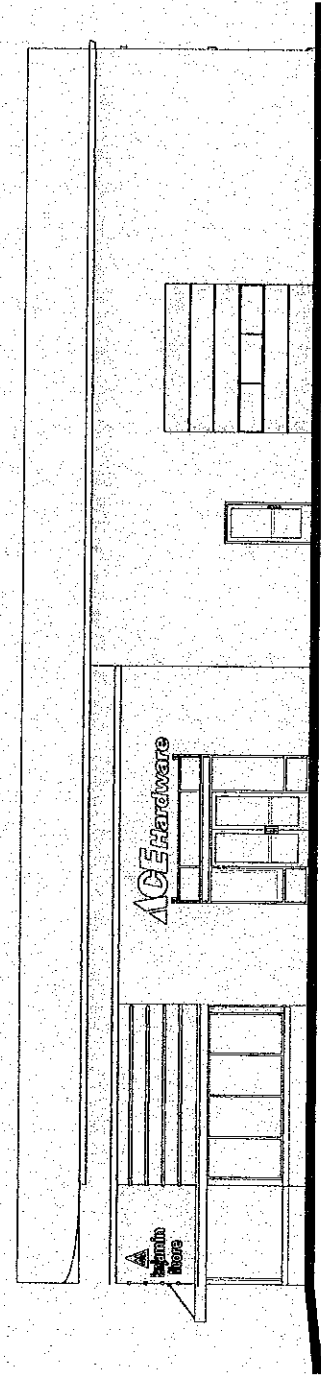




East Elevation



North Elevation



West Elevation

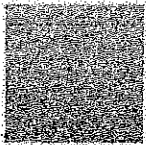
Former City Garage Redevelopment
114 Fountain St.
Mineral Point, WI



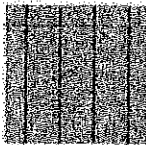
PANEL & VERTICAL SIDING

Available in Cedar and Brushed Smooth textures to enhance the curb appeal of new and remodeled homes.

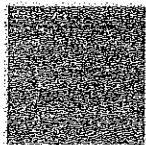
AVAILABLE PROFILES



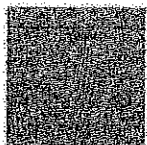
Pebbled
Stucco Panel
Siding



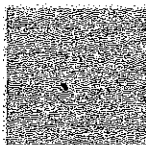
Cedar
Texture
Groove Panel
Siding



Cedar
Texture No-
Groove Panel
Siding



Cedar
Texture
Vertical
Siding



Brushed
Smooth
Vertical
Siding



See It In
Action

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EXPERTFINISH COLORS >



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Explore color to get inspired, or download the complete list.

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Homeowners

FIND A CONTRACTOR



Professionals

WHERE TO BUY





ZIP SYSTEM® R-SHEATHING // PANEL SIZES

ZIP System® R-sheathing panels are available in nominal 4' x 8' sheets with self-spacing edge profiles. The self-spacing profiles are created by the foam overhanging one 4' edge and one 8' edge. 4'x9' and 4'x10' panels are available with extended lead times. ZIP System R-sheathing panels are Exposure 1 rated and are available in the following offerings.

R-3, 4' x 8' | Total Thickness - 15/16"
- 7/16" ZIP System panel with 1/2" foam.

R-6, 4' x 8' | Total Thickness - 1-7/16"
- 7/16" ZIP System panel with 1" foam.

R-9, 4' x 8' | Total Thickness - 1-15/16"
- 7/16" ZIP System panel with 1-1/2" foam.

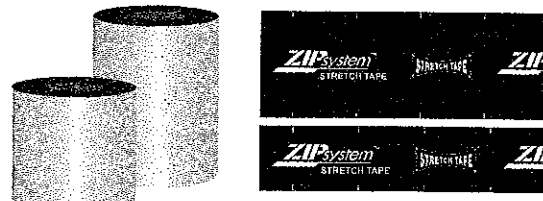
R-12, 4' x 8' | Total Thickness - 2-7/16"
- 7/16" ZIP System panel with 2" foam.

ZIP SYSTEM® FLASHING TAPE // TAPE SIZES

ZIP System™ flashing tape rolls are available in 3-3/4, 6, 9 and 12-inch widths.



ZIP System™ stretch tape rolls are available in 3, 6, and 10-inch widths.





ZIP SYSTEM® R-SHEATHING // OVERVIEW

ZIP System R-sheathing panels consist of a 7/16-inch oriented strand board panel laminated with a water-resistive facer on the exterior and a rigid foam insulation panel bonded on the opposite (interior) face. The factory-bonded overlay on the exterior side of the panel complies as an alternative to the water-resistive barrier prescribed in the International Residential Code (IRC) and International Building Code (IBC). When panels are properly installed and taped with minimum 3-3/4" ZIP System™ flashing tape, ZIP System R-sheathing provides a water-resistive barrier, air barrier, and exterior insulation in one product. Roll the tape. R-sheathing panels may be used in the construction of braced wall panels or shear walls under the IRC and IBC. See ESR-3373 and ER-0482 for more information.

ZIP System R-sheathing panels can be used with a range of exterior claddings*. Wall coverings that can be used with ZIP System R-sheathing include brick, vinyl, adhered stone, fiber cement, wood (shake, shingles and lap siding), and traditional hard coat stucco.

HEW warrants the adhesion of the ZIP System flashing tape, ZIP System™ stretch tape, and ZIP System™ liquid flash wherever they make direct contact with ZIP System R-sheathing panels. HEW does not warrant the adhesion of ZIP System flashing tape, ZIP System stretch tape, and ZIP System liquid flash to other substrates. HEW does not warrant the adhesion of other flashing tapes, sealants, or fluid-applied flashing products to the ZIP System R-sheathing.

***EIFS should NOT be installed over ZIP System R-sheathing. Doing so will void the 30-year limited ZIP System warranty.**