



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, April 24 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 February 27, 2025 minutes.
3. Public Hearing – Consideration of landmark designation of the Harker-Marr-Gordon Garage, 114 Fountain St. **Action:** Open public hearing/Hear testimony/Close public hearing.
4. Discussion and Consideration of landmark designation of the Harker-Marr-Gordon Garage, 114 Fountain St. **Action:** Designate the Harker-Marr-Gordon Garage as a local landmark.
5. Discussion and consideration of Certificate of Appropriateness (2024-25) requested by Bob Oberhauser for 163 Water Street for renovation.
6. Discussion of recent 2-person committee decisions and consideration of the 2-person committee for April, May, and June.
7. Discussion of future agenda items.
8. Adjourn.

Agenda Posted and Distributed: Thursday, April 17, 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, February 27, 2025 – 6:30 PM

City Hall Community Room

CALL TO ORDER/ROLL CALL

The meeting was called to order by Chairman Flesch at 6:00 PM.

Erik Flesch, Chair	Present	Steph McKeon	Present
Mark Hogan	Excused	Tim Freeman	Present
Gary Cisler	Present	John Spady	Present
(vacant)			
Others Present: Matt Honer - City Administrator; Christy Skelding – Clerk-Treasurer, Shan Thomas, Lorna Filippini, Kathleen Nutter, Paul Backstrom, Karen O'Brien, Justin O'Brien, Cory Bennett, Jim Nadig, Julie Nadig, Ulrich Sielaff, Brian Blanchette, Sarah Van Huizen, Bob Oberhauser, Clyde Paton, Mike Mitchell, Ried Knapp			

APPROVAL OF MINUTES – January 23, 2025 MEETING

Motion (Cisler/McKeon) to approve the minutes from January 23, 2025. Motion carried, all voting aye (5-0).

DISCUSSION AND POSSIBLE CONSIDERATION OF LANDMARK DESIGNATION OF THE HARKER-MARR-GORDON GARAGE, 114 FOUNTAIN STREET.

Chair Flesch presented a history on the Harker-Marr-Gordon building and stated it has been nominated to be designated as a landmark of the City of Mineral Point.

Lorna Filippini – 807 Center Street: Understands this site is being considered for a Hardware Store, and wonders if giving the building status would discourage the developer.

Mike Mitchell – 215 S. Iowa Street: What will be the easiest for the person who wants to put a Hardware Store would be the least number of hoops to jump through to get a Hardware Store in that building.

Ried Knapp – 236 High Street: If it was locally designated, would that make it any easier to obtain state or federal tax credits?

Administrator Honer stated that actual designation cannot happen at this time, however, this Commission can act to pursue the designation. If it is pursued, neighbors will be notified, and there would need to be a formal public hearing.

Commissioner Spady does not want to make this decision prior to hearing the proposal from the developer.

Commissioner Freeman believes it is a huge bonus for this building to be able to allow the owner to get tax relief. He would like to see something done with the building.

Commissioner Cisler would not have a problem having further discussion regarding making this building locally designated as an individual landmark.

Commissioner McKeon agrees with Commissioner Freeman. She would like to see something done with this building rather than have it continue to sit empty.

Motion (Flesch/Freeman) to recommend taking next steps to pursue the individual listing of landmark designation of the Harker-Marr-Gordon Garage, 114 Fountain Street. Motion carried, all voting aye, with Commissioners Spady and McKeon (3-2).

DISCUSSION AND POSSIBLE ACTION ON APPROVED CERTIFICATE OF APPROPRIATENESS (2025-06) REQUESTED BY JIM NADIG FOR 114 FOUNTAIN STREET FOR RENOVATION.

Jim Nadig presented his proposed design, with a few modifications made after having previous discussions. The updated proposal has the addition on the west side of the building, instead of the east side.

Commissioner Spady asked Nadig his thoughts on having large plate glass windows on the front of the building. Nadig stated that he is trying to have the front of the building be a store within a store concept. The windows would be segmented, and he would use energy efficient glass instead of plate glass.

The current building is approximately 6,600 square feet. For this market, you need to have a minimum of 10,000 square feet to be relevant.

Regarding the roof, if they were to put rolled roof on again, there is the potential to cause an ice dam. Having a steel roof

will last quite a bit longer.

Kathleen Nutter – 232 High Street: Having a hardware store in town would be absolutely divine. She has looked at the design that was in the meeting packet. She believes the well-being of Mineral Point is entirely reliable on the Historic Overlay in this district. She has concerns regarding the signage. The ACE Hardware logo is not like a 1947 sign would be. She hopes it can be worked out and be as authentic as possible.

Jim Nadig is willing to work with the sign issue. He stated that he is not going to gain more people to his business for having a large, glaring sign.

Ried Knapp – 236 High Street: Restored his building to the Secretary of Interior standards. He urges anyone to pursue the tax credits that come with the individual landmark designation. Materials proposed for the west side addition are not like they should be. He urges the HPC to reject this initial proposal, and then work closely with the application to restore the membrane roof, and look at materials.

Ulrich Sielaff – 32 Fountain Street: Shares Ried Knapp's comments. He believes the rendering has an overwhelming look. With the overwhelming nature, he doesn't know if the look of it will pass the Historic Preservation standards. He does not think it looks appropriate for the district, though he would love to have a hardware store in town. He passed around a photo of the rendering that he came up with when he was interested in buying the building.

Nadig stated he is looking at LP for siding.

Brian Blanchette – 415 N. Wisconsin Street: Gives his support for business coming downtown. He personally likes the front façade of the building. He would love to see the downtown continue to flourish.

Commissioner Flesch asked about the architect Nadig used for these renderings. Nadig used Brian Engel from Illinois. He ran the Lena, IL downtown façade program.

Commissioner Flesch stated he would love to continue to work with the Nadig's to further the design required of the Historic Preservation Commission.

Commissioner Spady likes the modifications made with the rendering. He is excited about this proposal and is excited that the applicant is willing to work with this commission to his capacity.

Commissioner Freeman believes the commission needs to continue working with this proposal.

Commissioner Cisler stated Nadig has taken steps to minimize the new roof. He would like to see if there is a way to tie things together better in the rendering. If people are trying to soften the addition, what would happen if there were plantings across the front of it to eventually screen it. Cisler is very happy the applicant has interest in the community and is willing to work with the commission. He believes the project is going in the right direction. Cisler suggested two windows on each side of the door on Fountain Street instead of dividing into four windows as shown in the rendering.

Commissioner McKeon likes the design of this building. The need for a hardware store in town is huge and she would love to see this continue.

Administrator Honer asked Nadig what he is looking for from this commission to continue to go down this path. Nadig stated that with this design being in initial stages, he'd like people to understand that he is open to address concerns with the understanding that the costs have to be what they are.

Administrator stated that for Nadig to keep moving forward, he needs approval of the concept plan. He recommends the commission ask Nadig to come back with specifics on siding, windows, and cladding.

Motion (Spady/McKeon) to approve a Certificate of Appropriateness for 114 Fountain Street as presented, with the applicant to bring back more information regarding the windows. Motion carried, all voting aye with Commissioner Flesch voting no (4-1).

UPDATE ON DEMOLITION BY NEGLECT UPDATE TO HISTORIC PRESERVATION ORDINANCE.

Administrator Honer reached out to the City Attorney regarding updating the City's ordinance to include the demolition by neglect. The City currently has the ability to force the repair of deteriorated, dilapidated, or blighted properties.

The City will not gain anything by adopting an additional ordinance.

DISCUSSION OF FUTURE AGENDA ITEMS.

Update on demolition by neglect.

ADJOURNMENT

Motion (McKeon/Cisler) to adjourn at 8:44. Motion Carried, (5-0).

Matthew Honer, City Administrator

Approved:



Mineral Point, Wisconsin

City of Mineral Point

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NOTICE OF PUBLIC HEARING

CITY OF MINERAL POINT HISTORIC PRESERVATION COMMISSION

Thursday, April 24, 6:30 p.m.

City Hall - Community Room

NOTICE IS HEREBY GIVEN that the Mineral Point Historic Preservation Commission will meet at the place, date, and time indicated above to consider the nomination of 114 Fountain Street as a local landmark.

All interested persons, their agents, or representatives may appear at said hearing and address the Historic Preservation Commission regarding the Landmarks Nomination.

Published: April 3, 2025

Christy Skelding
City Clerk/Treasurer

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Box below for office use only

Date Received:	7/15/2024
Date Approved:	
Date \$50 Application Fee Received:	7/15/2024



Mineral Point, Wisconsin

Certificate of Appropriateness Application Form

Property Address: 163 Water St.

Applicant: Oberhauer, LLC, Robert Contractor: Treys

Mailing Address: PO Box 132 MP, WI

Phone: 608-574-2246 Phone: 608-987-2967

E-Mail: Bob.Oberhauer@gmail.com E-Mail:

Please check if this is primary contact person ☒

Please check if this is primary contact person ☐

Description of Proposed Work:

Demolish building down to foundation. Remove debris + contents of building.
No assessed value on building.
estimated demo cost is \$5,000, Possible future rebuild?

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: 7-12-24

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.













March 31, 2025

Bob Oberhauser
608-574-2264
ap@beccontrols.com

Re: Building Condition Assessment for 163 Water Street, Mineral Point

Dear Bob,

The Historic Preservation Commission requested a professional assessment of the building located at 163 Water Street in Mineral Point prior to performing any demolition work on the structure. You reached out to have me perform the assessment in conjunction with Rachel Zimmer, a structural engineer specializing in historic structures. You also provided various interior photos of the current building. On March 13, 2025 I walked around the perimeter of the structure and took a number of photos. At the time I also called you and discussed my findings. Shortly after the on-site visit I sent the photos to Rachel and requested her evaluation of the condition of the building. This building assessment is based solely on a review of the exterior of the building and the provided photos of the building interior.

It is my understanding that the building located at 163 Water Street originally served as a well house for the City of Mineral Point. At some point the existing well was capped and the building was utilized for various purposes throughout the years. The building is constructed of a cast-in-place concrete foundation topped with two courses of concrete block which are capped with a precast concrete water table with a sloped cap. The walls are constructed of structural clay tile, also known as structural terra cotta, with a single wythe of exterior brick veneer in a standard stretcher bond with a single row of header stretcher bond above the water table. A brick parapet extends approximately 2 feet above the roof on the south, west, and a portion of the north sides of the building. The brick veneer has some detailing on the south and east sides with a simple protruding band at the roof height and one row of brick dentils below two rows of corbelling just below the concrete parapet cap. The building structure is divided into three bays. Existing steel "I" beams span north-south from the masonry exterior walls to two interior bearing walls of structural clay tile. The north interior wall has a large steel beam serving as a header over an interior opening. The steel roof beams have been pocketed into the masonry walls and are rusted at the pocket locations to the extent that light can be seen through them. The original concrete roof structure that was supported by the steel beams was removed in the past few years for safety reasons.

The buildings' facades each have multiple openings with wood offset double hung windows in a 6 over 9 lites pattern. On the west façade concrete steps lead to a paneled stile and rail wood door with half glass, and a transom window above with three lites. At some point a section of the wall was removed on the west façade and a new header and a modern overhead door were installed. On the north façade a

larger opening may have served as a loading area. The opening extends to the top of the water table and contains a wood brickmold and a 6 lite transom window above.

Unfortunately, the building in its current state is beyond repair. Structural tile is more fragile than other masonry types and it has deteriorated as it has been exposed to weather. Grout exposure to numerous freeze/thaw cycles has hastened its deterioration and sections of the brick veneer have separated from the structural clay tile and have fallen to the ground. There are large building cracks, the steel beams are failing, and sections of the brick parapet are no longer standing. The walls are not structurally sound and are in an irreparable state. The building cannot be safely repaired and requires deconstruction. After deconstruction of the walls the concrete foundation will require evaluation by a structural engineer to determine what repairs may need to be considered prior to the building reconstruction. Complete photos of the existing structure prior to deconstruction will aid in any reconstruction activities. Photos of the exterior have been included with this assessment.

Please let me know if you have any questions or comments regarding this assessment.

Sincerely,

A handwritten signature in blue ink that reads "Tammy S. Black". The signature is written in a cursive, flowing style.

Tammy Black

Senior Project Architect | AIA | LEED Green Associate
Stickley Morton Architects
563-500-8435
stickleymorton.com



Southwest corner



Northwest corner



North facade



East facade



Southeast corner



West facade



Roof steel condition as seen from the west