

APPROVED MINUTES

CITY OF MINERAL POINT HISTORIC PRESERVATION COMMISSION MEETING

Thursday, June 26, 2025 – 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	Excused
Mark Hogan	Present	Tim Freeman	Absent
Gary Cisler	Present	John Spady	Present
Matthew Payne	Present		
Others Present: Matt Honer - City Administrator, Jeri Biba, Jonna, Mike Christianson, Kristin Mitchell, Molly and Keith Huie, Michelle Benson.			

APPROVAL OF MINUTES – April 24, 2025 MEETING

Motion (Cisler/Payne) to approve the minutes from April 24, 2025. Motion carried, (5-0).

CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION (2025-COA09) REQUESTED BY SHAKE RAG ALLEY CENTER FOR THE ARTS FOR RENOVATION AND SITEWORK AT 18 SHAKE RAG ST.

Jonna Wensel, representing Shake Rag Alley, presented the project. The first project presented is to replace the boardwalk with in-kind materials and appearance, the ramp to the coach house to be replaced with in-kind materials and appearance, repointing the chimney's on the Potter's house, replace the front porch railing on the Ellery House, and replace the front porch on the Coach House with the same dimensions with a minor change to the hand railing – the railing, handrails, and posts will be painted.

Flesh asked if the railing on the boardwalk/ramp to the coach house would maintain the detail. Christianson stated the railing would be changed to match the other railing on the campus. Payne asked if bricks will be replaced on the chimney. Wensel is not sure of the conditions of the brick, but they intend to match the existing brick as best they can if needed.

Payne asked about the decorative spindles on the Ellery House. Wensel confirmed they will be removed because they are not to code and are not likely accurate to the building. Wensel stated they intend to go with the simplest design available because they are not sure of the previous design, but the design they have chosen will match the vernacular of the building.

Motion (Payne/Cisler) to approve the Certificate of Appropriateness for renovation and sitework at 18 Shake Rag St. as presented, (5-0).

CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION (2025-COA10) REQUESTED BY PAUL NORDEN FOR RENOVATION AT 411 N. WISCONSIN ST.

Norden gave an update on the porch project that he brought to the Commission last year and presented his application for the reconstruction of the chimneys and the addition of fascia-mounted gutters.

Payne asked where the water will be directed. Norden explained that the plan is to discharge the water onto the lawn and potentially into the street gutter and/or storm sewer. Norden discussed the gutters and his plan for their addition. The Commission agreed he had a good plan to add the gutters.

Motion (Spady/Hogan) to approve the Certificate of Appropriateness for renovation and sitework at 411 N. Wisconsin St. as presented. Motion carried, (5-0).

CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION (2025-COA11) REQUESTED BY JERI BIBA FOR RENOVATION AND SITEWORK AT 301 DOTY ST.

Biba stated that the contractor she had look at the issue advised that the porches need to be removed and the cement pads will need to be removed. Biba stated that the enclosed porches do not appear to be original. There was a discussion of possible tuckpointing once the concrete pads were removed. Biba presented the need for gutter on the house.

Motion (Payne/Cisler) to approve the Certificate of Appropriateness for renovation and sitework at 301 Doty St. as presented. Motion carried, all voting aye, (5-0).

CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION (2025-COA12) REQUESTED BY BOB OBERHAUSER FOR REPAIRS AT 121 WATER ST.

The Commission reviewed the application. The Applicant was not present to discuss the application.

Motion (Payne/Hogan) to approve the Certificate of Appropriateness for repairs at 121 Water St. as presented. Motion carried, (4-0-1) Flesch Abstained.

DISCUSSION OF MURAL GUIDELINES.

Kristen Mitchell Introduced herself and stated she was looking for opportunities to add public outdoor art, and she was exploring this within the confines of the sign code. She stated it would not be painted on the bricks, but it would rather be printed on a PVC that holds color very well, and that PVC would be anchored into the bricks. She stated that it would not be permanent and could potentially be moved to other locations. Kristin stated that she is familiar with the city's update to its Comprehensive Plan, and it is identified community member input that outdoor art would be welcome.

The Commission discussed the previous efforts by a committee to create guidelines. There were discussions regarding if the Commission could define the difference between a mural and a sign. Commissioners discussed some of the conditions that were previously included to be part of the commission. The Commission discussed the challenges of regulating content. Cisler stated he believes the HPC's role is to determine that if the signage is not damaging to the building.

Flesch stated that aspects of a mural the commission would review would include size and relationship to the site.

Mitchell asked if there is a good time for her to provide an official application. The Commission stated that the Committee would review and reach back out to Mitchell.

CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION (2025-COA13) REQUESTED BY ERIK FLESCH FOR RENOVATIONS AT 138 SPRUCE ST.

Flesch presented his application. He stated that he will be addressing the exhaust and venting pipes, tuckpointing, drainage modifications, and sitework.

Motion (Hogan/Cisler) to approve the Certificate of Appropriateness for renovations 138 Spruce St. as presented. Motion carried, (4-0-1) Flesch Abstained.

CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS APPLICATION (2025-COA14) REQUESTED BY THE MINERAL POINT OPERA HOUSE FOR RENOVATION AT 139 HIGH ST.

The Commission reviewed the application and noted that the repairs were approved by the State Historical Preservation office and the National Park Service, as the project involves a federal grant.

Motion (Spady/Payne) to approve the Certificate of Appropriateness for repairs at 139 High St. as presented. Motion carried, (5-0).

DISCUSSION OF THE RECENT TWO-PERSON COMMITTEE DECISIONS AND CONSIDERATION OF THE 2-PERSON COMMITTEE FOR JULY, AUGUST, AND SEPTEMBER.

Gary and Matthew discussed the COA received from 14 Shake Rag. Payne stated that it was a good project to manage water and improve the condition of the property. Payne and Hogan volunteered. Cisler volunteer to fill in when Hogan is out.

Motion (Cisler/Spady) to approve Payne and Hogan/Cisler as the two-person committee. Motion carried, (5-0).

DISCUSSION OF FUTURE AGENDA ITEMS.

Hogan stated that he would like to have the Mural guidelines discussed. Flesch stated that he would like to step down as chair of the commission.

ADJOURNMENT

Motion (Cisler/Spady) to adjourn at 8:17. Motion Carried, (5-0).