



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, July 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 June 26, 2025 minutes.
3. Consideration of Certificate of Appropriateness application (2025-COA15) requested by Goldie's Building LLC for renovation and signage at 110 High St.
4. Consideration of Certificate of Appropriateness application (2025-COA16) requested by Margaret Tucker for 103-111 Commerce St. for New Construction, Renovation, and Sitework.
5. Discussion and possible action on mural guidelines.
6. Presentation by Arts Mineral Point regarding the nomination of a local landmark.
7. Discussion of future agenda items.
8. Adjourn.

Agenda Posted and Distributed: Monday, July 21, 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, 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.

Flesch 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).

Box below for office use only

Date Received: _____

Date Approved: _____

Date \$50 Application Fee Received: _____



Mineral Point, Wisconsin

Certificate of Appropriateness Application Form

Property Address:

110 High St, Mineral Point WI

Applicant: Goldie's Building LLC

Contractor: Ken Wallace Design & Constr.

Mailing Address: 110 High St

Phone: 608-341-9933

Phone: 608-574-0681

E-Mail: goldiesmineralpoint@gmail.com

E-Mail: kwallacecon@gmail.com

Please check if this is primary contact person ☒

Please check if this is primary contact person ☐

Description of Proposed Work:

1. Replacement of Front Door
2. Replacement of Back Door
3. Placing a High Street Sign
4. Gutters on Carriage House

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: _____

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.

Certificate of Appropriateness
Goldies Building LLC
110 High St Mineral Point WI

Proposed Work & Justifications

1. Front Door Replacement – 110 High Street

- **Condition:** The existing door—installed in the 1980s—is weathered and non-original. It does not conform to state regulations for repurposing a building for ADA or egress statutes.
- **Historic Context:** While our preference was to reuse the reconstructed 1897 double doors, state building codes do not permit 28" leaf dimensions, as they don't meet modern egress standards or ADA accessibility.
- **Proposal:** Install a historically sensitive, wood-grain composite 42" × 8' door with a 2/3-light design.
- **Justification:** This design mirrors the aesthetic rhythm of neighboring storefronts in Mineral Point and preserves the architectural integrity by matching traditional materials, proportions, and detailing.

2. Back Door Replacement - 110 High Street

- **Condition:** Also fails to comply with state code for accessibility and egress.
- **Proposal:** Replace with a 36" × 7' wood grain composite door matching the style of the front entry.
- **Justification:** Ensures building safety and accessibility compliance, using materials and design elements consistent with the front facade, maintaining visual unity. Minimal visibility from Fountain Street.

3. Historic Sign Installation

- **Proposal:** Utilize the existing sign mounting location and the cast-iron bracket (believed original) to install a historically appropriate sign/mount. The bracket will extend approximately 35" from the steel plate. The sign will be metal or wood, approximately 32"x32" with "*Staple & Fancy*" branding of neutral or B&W coloring.
- **Justification:** Per HPC guidelines, sign placement must preserve historic character. Reusing the original bracket and location ensures minimal visual intrusion and supports the continuity of historic signage tradition. Similar Staple & Fancy branding was used at 114 High St from at least 1897-1926.

4. Gutter & Downspout Extension on Carriage House (101 Fountain Street)

- **Condition:** Existing gutters cover half the structure, resulting in water/snow drainage challenges.
 - **Proposal:** Extend matching gutters and downspouts to the south end, using the same material, profile, and finish.
 - **Justification:** Repair-focused interventions consistent with the HPC's encouragement of "repair or replacement of existing materials" that preserve integrity. The uniform design ensures seamless integration with the existing structure.
-

Compliance with HPC Standards

Standard	Compliance Explanation
Use of compatible materials	All proposed doors, sign, and gutters replicate or complement the original materials in design, color, texture, and scale .
Protection of distinct features	The cast-iron sign bracket is preserved and re-utilized; no removal of historic elements is proposed.
Reversible & respectful alterations	New doors can be removed in the future without damaging the historic structure, following HPC reversal guidelines. The original doors are being refurbished and stored.
Functional and code-compliant upgrades	Updates meet accessibility and safety requirements while remaining historically sensitive.
Thoughtful craftsmanship & staging	Installation will be executed with attention to detail—matching moldings, period-appropriate hardware, and historically correct paint/stain colors. Site plans, elevations, and material lists accompany this narrative per COA requirements .

Conclusion

This proposal—rooted in preservation best practices—strikes a balance between maintaining the historic character of the Property and meeting essential functional needs. By replacing worn non-original elements with carefully selected, historically appropriate materials and preserving original fabric wherever possible, we honor the character of the Historic Overlay District and support the HPC's shared mission to preserve Mineral Point's treasured architecture.

COMMERCIAL ENTRY DOOR SPECIFICATION SHEET

Model: HWP-8320A "Heritage View" Entry Door

Style: Italianate/American Main Street (c. 1840-1925 compatible)

PRODUCT DESCRIPTION

This historically inspired entry door offers the classic proportions and material character of late 19th- and early 20th-century American and Italianate commercial storefront architecture. Engineered for modern performance while maintaining period authenticity, it is ideal for use in designated historic districts or restorations.

DIMENSIONS & CONFIGURATION

- Overall Size: 40" wide x 96" tall (8 feet)
- Thickness: 1-3/4"
- Configuration: Single swing door, outswing (inswing optional)

MATERIALS & CONSTRUCTION

- Core: High-performance insulated metal composite core for strength, rigidity, and energy efficiency
- Skin: Realistic woodgrain-finish powder-coated steel (mahogany tone), UV- and corrosion-resistant
- Frame: 16-gauge thermally broken aluminum frame, bronze anodized finish
- Finish: Stained-wood appearance, available in custom tones to match period palettes

GLAZING

- Glass Type: 2/3 lite configuration
- Glazing Area: 50" tall x 32" wide
- Material: 1" dual-pane tempered safety glass with Low-E coating (meets ANSI Z97.1 / CPSC 16 CFR 1201)
- Muntins: Optional simulated divided lite for enhanced historical detail

PERFORMANCE RATINGS

- U-Factor: ≤ 0.30
- Air Infiltration: ≤ 0.3 cfm/ft² @ 1.57 psf
- Water Resistance: Meets ASTM E331
- Impact Rated: Available upon request
- ADA Compliant Threshold & Clear Width

HARDWARE PREP

- Lockset Prep: Standard commercial cylindrical lock
- Hinge Prep: 4-1/2" x 4-1/2" mortise; 3 hinges (4 for outswing)
- Optional: Surface closers, panic devices, deadbolts, or mortise lock compatibility

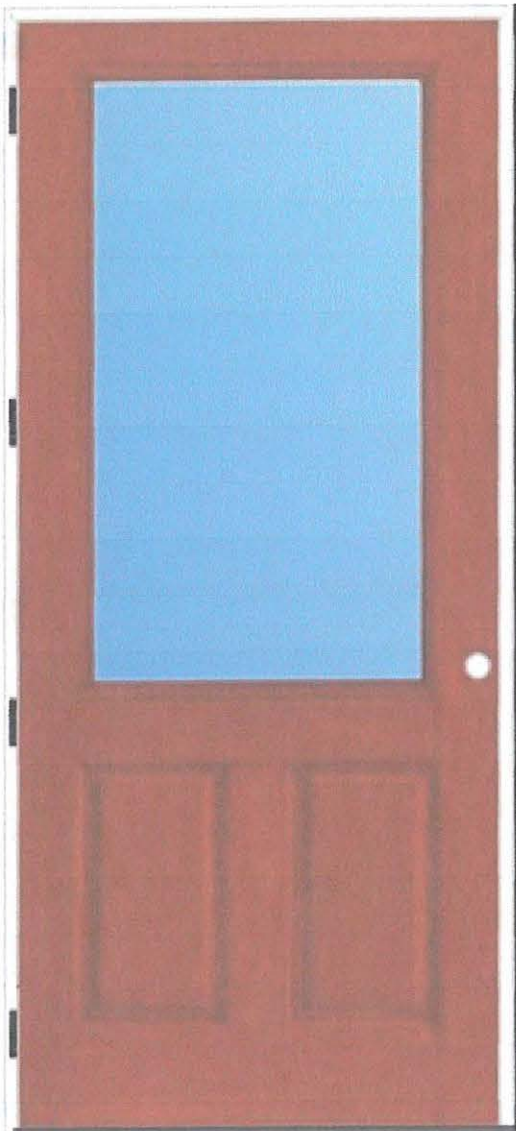
NOTES

- Custom transoms and sidelights available
- Fire-rated version (up to 90 min) available upon request
- Made in the USA

For ordering or detailed cut sheets, please contact: heritage@perioddoorsupply.com or 800-555-1840.

We respectfully submit this application for your approval and appreciate the Commission's guidance in protecting our city's heritage.

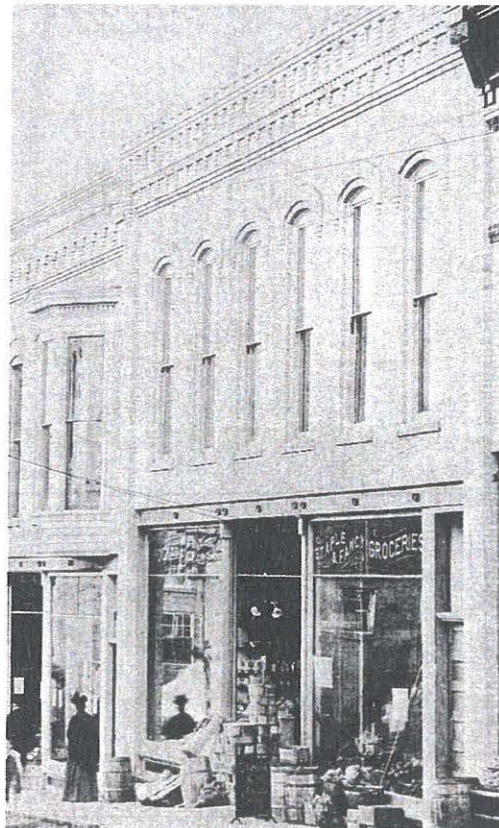
Photos





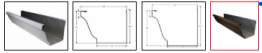


Below: 1898 view of 114 High Street









K Style Aluminum Gutters

Item # MBKGX5XA032 | 5 x .032 K Gutter | Musket Brown Aluminum

Select Your Product Options

Size

5" ▼

Color



Gauge

.032



Mural Guidelines

- A. Murals are not considered signs and should not have sign content. Logos or company advertising is not permitted.
- B. COA Application Requirements:
 - 1. Building elevation wall drawing showing proposed location.
 - 2. A color drawing or rendering of the proposed mural.
 - 3. Written contact between the Property Owner and the Artist for the mural, provided the applicant is not the owner of the property.
 - 4. A Maintenance Plan specifying care and the parties responsible for the maintenance of the mural. Maintenance includes, but is not limited to, the removal of surface dirt, reapplication of coatings, touching up damaged areas, and ensuring vegetation does not harm the mural or the supporting building.
 - 5. An agreement between the Artist and the Property Owner identifying who is responsible for removal of a mural for circumstances such as building sale, lack of maintenance, term limits, etc.
 - 6. Photo documentation of the completed mural shall be submitted to provide a base line for future maintenance, conservation and restoration.
- C. Size Limitations:
 - 1. Minimum: 100 sq. ft.
 - 2. Maximum: 50 % of building elevation wall surface.
- D. Allowable Locations:
 - 1. No mural may be located on building elevation walls that directly face or are parallel to sidewalks and public rights-of-way.
 - 2. No more than one mural is permitted on any one building.

3. Murals shall not cover windows and door openings, and architectural details
4. Murals shall be confined to one wall of a building and are not permitted to wrap around the building onto other sides.
5. Murals shall not be located above rooftops.
6. Murals shall not be placed on fences.
7. Artificial illumination is not allowed.

E. Application/Installation:

1. Murals must be reversible to original wall condition: Upon removal, wall surface shall be restored to original condition and appearance prior to mural installation.
2. Use appropriate application materials suitable for exterior surfaces. Neon or fluorescent colors are not allowed.
3. Murals shall be scaled to the property on which it is located so that its proportions and size are compatible with the building. A mural should complement, not compete with or overwhelm the architecture or character-defining features of a building.
4. Non-removable Type Murals (murals painted directly onto a building wall):
 - a. Murals shall not be applied onto previously unpainted masonry walls such as brick or stone. As an alternative, refer to Removable Type Murals below, paragraph 5.
 - b. Murals shall not be applied onto siding (wood or wood substitute appearing materials) that contain surface detail including, but not limited to, bevel sidings, board and batten siding, etc.. As an alternative, refer to Removable Type Murals below, paragraph 5.
 - c. Wall substrate shall be in sound and clean condition prior to mural application.

- d. Type of mural application material shall allow moisture within the building interior and wall cavity to dissipate.
 - e. Mural removal shall include correcting peeling or loose paint, and repainting entire wall to insure a uniform color match throughout the exterior wall surface.
- 5. Removable Type Murals (murals applied onto removable panels)
 - a. Murals are to applied on removable materials such as plywood, or framed fabric, or other suitable outdoor materials.
 - b. Removable mural materials shall be anchored only into the mortar joints of the building masonry wall.
 - c. Removable mural materials shall be provided with adequate wind resistance anchorage.
 - d. Removable mural material shall be framed so as to not trap moisture between the mural and the building wall, and to allow air movement between the wall and panels.
 - e. Removable mural material shall not be installed in lieu of needed masonry cleaning or tuckpointing.
 - f. Removable mural material removal should include any mounting hardware, caulking, adhesives, etc. and a return to the wall appearance prior to mural panel installation.

F. Other Items for Consideration:

- 1. Term Limit Renewal: Mandatory removal or reinstatement after a set period of time.
- 2. Posting of a Financial Bond: to insure maintenance and future removal.
- 3. Restrictions on gifting or mural ownership transfer.