



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 30, 2026, 6:30 PM

City Hall Community Room

1. Call to Order

- a. Welcome mayoral appointees (Ramshur, Flesch, Payne, Reger)
- b. Roll call.
- c. Confirm compliance with Open Meetings Law.
- d. Consider minutes of March 26, 2026 (*see packet*).

Certificates of Appropriateness

2. Consider Certificates of Appropriateness Applications.

- 2026-COA02, 324 High St, Repair Parapet, Sarah & Ash Kyrie, Cadwallader C. Washburn and Cyrus Woodman Bank, Built 1849, AHI60254, NRHP-Contributing – Update
- 2026-COA03, 203 High St, AC Unit / Back Shed, Scott & Marlene Stubler, First National Bank, Built 1906, AHI59680, NRHP-Contributing (*packet*).
- 2026-COA08, 215-17 Commerce St, Install Door, Carl J. Tunestam, Curry Building (Addition)/Nick Hartert Grocery (Add.), Built 1873, AHI70289, NRHP-Contributing (*packet*).
- 2026-COA09, 105 Jail Alley, Site Work, Mark runge, Parley Eaton House, Built 1847, AHI60407, NRHP-Contributing (*packet*).
- 2026-COA10, 261 High St, Tuckpointing, Carol Spelic, U.S. Hotel (addition), Built 1876, AHI27713, NRHP-Contributing (*packet*).
- 2026-COA11, 31 High St, Site Alteration and Windows,

3. Report – Two-Person Committee

- 2026-COA06, 18 Shakerag St, Windows, doors, HVAC, Shakerag Alley, Bernard Klais House / Potter's House, Built 1850, AHI29724, NRHP-Contributing
- 2026-COA04, 125 N Chestnut, Roof Re-Shingle – Approved.
- 2026-COA07, 209 Washington St, Shed Replacement, Stuart Rose, Built 1900, AHI63894, NRHP-Contributing – Approved.
- 2026-COA08 – Referred to HPC.

4. Report – HPC Chair

- a. Appoint 2-Person Committee for May 2026 through August 2026
- b. WAHPC Conference Report
- c. Other activities

Old Business

5. Consider Chapter 151 Revision (*distributed in March meeting packet*).

Mayor – Danny Clark

Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov
City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov



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New Business (may defer to next meeting)

6. Discuss hosting a tax-credit workshop
7. Other Announcements
8. Adjourn.

Historic Preservation Commission – Public Information

a quasi-judicial body under Municipal Ordinance Chapter 151.

Members (terms): Matthew Payne, Chair (2026-29); Alex Ramshur (City Council Rep); Erik Flesch (2026-29); Gary Cisler (2024-27), Mark Hogan (2025-28); Richard Reger (2025-28); John Spady (2024-27).

Two-Person Committee: (02-04/2026): Commissioners Cisler & Flesch

General Information

Architecture & History Inventory is available to review properties at

www.wisconsinhistory.org/preserve/state-historic-preservation-office/architecture-history-inventory/

Member – Wisconsin Association of Historic Preservation Commissions (wisconsinahpc.org)

Member – National Alliance of Preservation Commissions (napcommissions.org)

Continuing Education Opportunities

- Historic Preservation Commission Training (wisconsinhistory.org/Records/Article/CS245).
- National Alliance of Preservation Commissions – Commission Assistance and Mentoring Program [CAMP], May 16, Fond du Lac, (napcommissions.org/camp)
- Wisconsin Historical Society – Local History and Historic Preservation Conference, October 14-16, 2026, Milwaukee

MINUTES
CITY OF MINERAL POINT HISTORIC PRESERVATION COMMISSION MEETING
Thursday, March 26, 2026 – 6:30 PM
City Hall Community Room

CALL TO ORDER/ROLL CALL

The meeting was called to order by Chair Matthew Payne at 6:31 PM.

Matthew Payne (2025-28), Chair	Present	Alex Ramshur (Council Rep)	Present
Erik Flesch (2023-26)	Present	Gary Cisler (2024-27)	Present
John Spady (2024-27)	Present	Tim Freeman (2025-28)	Absent
Mark Hogan (2025-28)	Present		

Guest: Joe Weier, owner 257/9 High Street.

A quorum was present.

The Chair confirmed that the meeting was properly noticed in compliance with Open Meetings Law.

FEBRUARY 26, 2026 MINUTES

Motion (Ramshur/Cisler) to approve minutes of February 22, 2026. Motion carried (6-0).

CERTIFICATE OF APPROPRIATENESS APPLICATIONS.

2026-COA02 – 324 High St – Repair Façade – Woodman Construction and Sarah & Ash Kyrie

The application involves reconstruction of a roof parapet leaning toward the street. No representative was present to provide an update. The Chair will communicate the need for action due to public safety concerns.

2026-COA03 – 203 High St – AC Unit / Back Shed – Scott & Marlene Stubler

The Property and Safety Committee determined the project constitutes an encroachment on the public right-of-way and that no additional encroachment will be permitted. It was noted Commissioner Ramshur is a member of that committee. The owners are exploring revisions, including shortening the shed and relocating the HVAC unit to ground level within the existing footprint. Discussion addressed challenges of mounting the unit on the side of the building due to sandstone construction and lack of neighboring property permission. The shed was described as necessary to prevent water infiltration at the rear entrance. The general consensus of the Commission favored locating the unit on the ground than on the shed roof. The Chair will work with the applicants to prepare a revised proposal for the next meeting.

2026-COA05 – 257/9 High St – Bennett-Read building, Repair/Paint, Site work – Jo Weier

The owner presented a proposal including repair of fascia and rosettes, repainting of the front and sides, demolition and reconstruction of a rear lean-to, replication of original dentil work, installation of clapboard siding at the rear, construction of a concrete sidewalk, and potential addition of a wrought iron fence. Commissioners' questions focused on materials; the owner indicated all work would closely match original materials and maintain or enhance the historic character. The Commission expressed appreciation for the thorough planning and preservation approach.

Motion (Ramshur/Spady) to approve 2026-COA05 257/9 High St. Motion carried (6-0).

REPORT: TWO-PERSON COMMITTEE

2026-COA04, 125 N Chestnut to re-shingle the roof was approved. The appearance will remain the same, with improved materials.

Commissioners Cisler and Flesch will continue serving on the committee through April 2026.

REPORT FROM THE CHAIR

Social Media. A Facebook post was made on the City's page announcing the public information meeting for the intensive survey. Metrics included 17 likes and one positive comment.

Intensive Survey Phase I. The public information meeting was held March 18. Feedback was positive, and attendance by Commission members was appreciated. Questions primarily related to tax credits, indicating a need for additional public education. It was noted that funding for such work is partially derived from offshore drilling revenues. A follow-up post on the Mineral Point Community Facebook page generated 53 likes, 3 reactions, 10 comments, and 5 shares. One negative comment was addressed constructively by another user.

Intensive Survey Phase II. The grant application for Phase II has been approved under review through the Certified Local Government (CLG) program. The award includes funding for city staff time.

Wisconsin Association of Historic Preservation Committees Conference. The Chair will attend the conference April 23–24 in Sturgeon Bay and requested that the City cover the registration fee. Lodging has been arranged privately, and travel costs will be covered by the Chair. Workshop information was shared; a report will be provided following the conference.

Request to Change April Meeting: Due to the conference conflict, the Chair requested rescheduling the next meeting to April 30. There was no objection.

REPORT: CHAPTER 151 REVIEW COMMITTEE

The Chapter 151 Revision Committee (Commissioners Payne, Ramshur, and Spady) presented Revision 2 of the draft ordinance. The draft reflects review of comparable ordinances, consultation with the State Historical Society, and use of national model frameworks. Key elements include:

- Reorganization for clarity and usability
- Consolidation of Commission provisions
- Streamlined purpose statements and refined definitions
- Unified processes for landmark and district designation
- Standardized Certificate of Appropriateness procedures
- Replacement of "demolition by neglect" with a broader compliance framework
- Incorporation of National Register terminology
- Codification of Secretary of the Interior standards
- Addition of economic hardship provisions
- Inclusion of emergency action and penalty provisions

The Commission discussed the revisions as a shift toward a more procedural framework while maintaining appropriate discretion. The draft improves clarity through defined processes and more direct decision-making criteria. The revision will be introduced as old business at the next meeting for further discussion and possible action. The Chair will distribute both a redline draft and a comparison version of the current ordinance.

2027 BUDGET REQUEST

The Commission reviewed a proposed 2027 budget request totaling \$750. The request includes support for professional memberships, partial funding for conference attendance (registration and mileage), and public education materials. The proposal reflects a shared cost approach and supports continuing education requirements.

Motion (Cisler/Ramshur) to approve submitting the 2027 Budget Request to the city. Motion carried (6-0).

OTHER ANNOUNCEMENTS

The Chair reported that the City has initiated membership in the National Alliance of Preservation Commissions. Commissioners will receive email invitations to activate memberships.

Discussion addressed city staff participation at meetings, which will be determined based on agenda needs. The City Administrator is expected to attend the next meeting for ordinance discussion.

The Commission also discussed preparation of meeting minutes. The Chair currently records, transcribes, and prepares minutes to ensure accuracy and alignment with the Commission’s quasi-judicial role. Recordings are not retained after transcription. Commissioners were invited to volunteer to assist with or assume secretarial duties.

NEXT MEETING:

The next meeting is scheduled for April 30, 2026, in the City Hall Community Room.

ADJOURNMENT

With no further business and no objection, the meeting was adjourned at 8:03 PM.

DRAFT

Box below for office use only

Date Received: 2-16-26
Date Approved:
Date \$50 Application Fee Received: 2-16-26



Mineral Point, Wisconsin

Certificate of Appropriateness Application Form

Property Address:

Applicant: Scott + Marlene Studer Contractor: Scott Studer / Shane Shearer HVAC

Mailing Address: 203 High St.

Phone: [Redacted]

Phone: [Redacted]

E-Mail: [Redacted]

E-Mail: [Redacted]

Please check if this is primary contact person

Please check if this is primary contact person

Description of Proposed Work:

See attached -

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:

2/16/2026

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.

Subject:
203 High Street

02/16/2026

Proposed work-

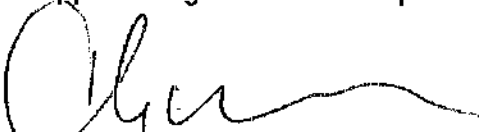

Behind the bank at 203 High street there is a shed that covers the stairs that lead down into the basement. This basement entrance is original to the construction in 1906. The shed can be seen in photos from 1971. (see attached) This cover is necessary as the basement would fill with water if it weren't there. The condensing unit for the downstairs area has also been put on top of the shed at some point.

We are proposing to shorten the shed in length and bring the condensing unit down to the ground. In doing this we will refurbish the shed and add an enclosure to cover the unit. See details of proposed materials below.

- Roof for shed to be gray composition shingles
- Exterior of shed to be Hardy siding with a 4"-5" reveal. Color to match exterior of building.
- AC enclosure to be white vinyl picket removable Weatherables Provincetown panels.

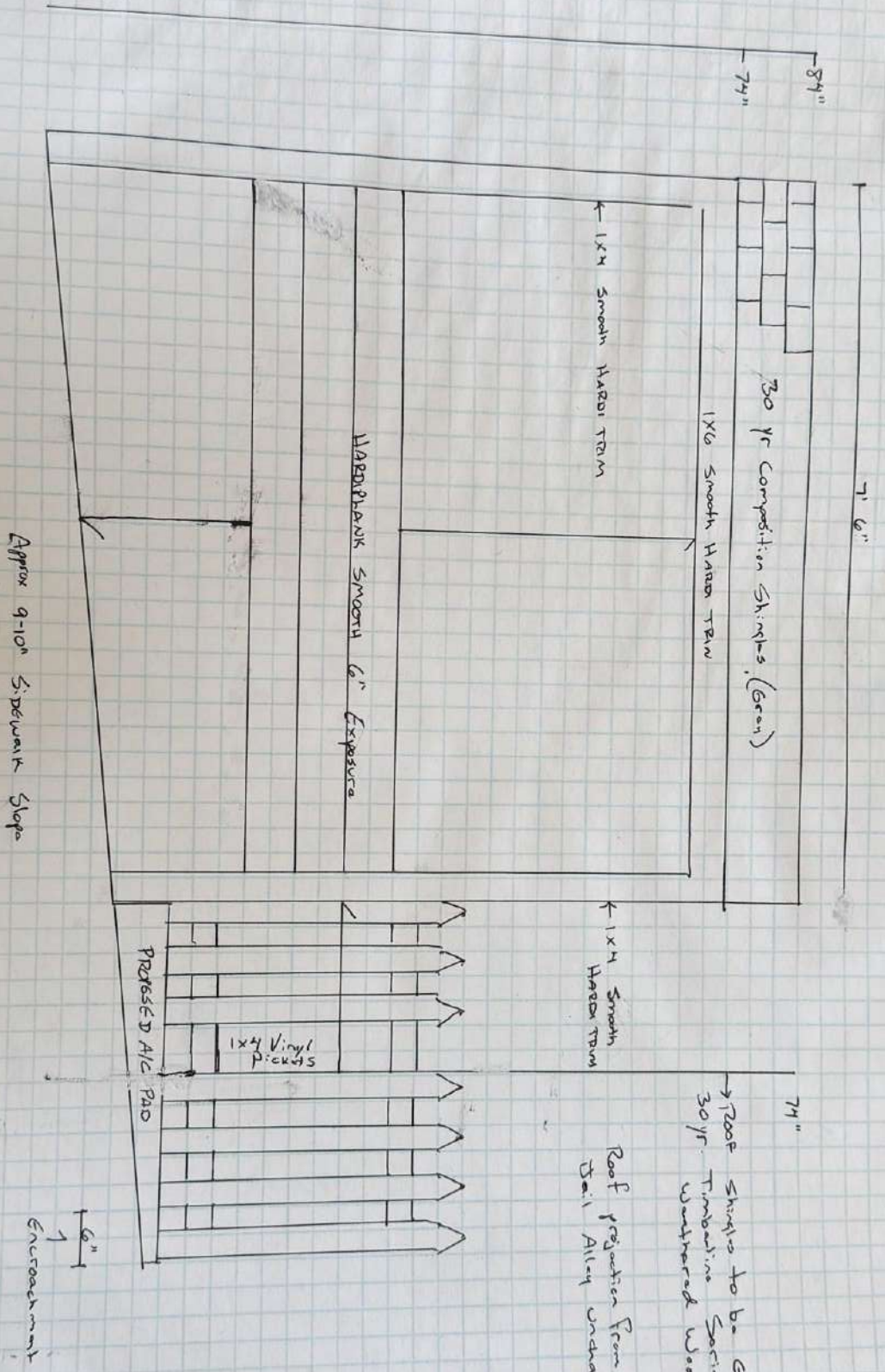
The downstairs portion of this building is approx. 2,500 sq. ft. The ac unit that is currently sitting on top of the shed is broken and must be replaced. We propose putting the new unit on a pad next to the shed. This will not only look better, it will be safer.

Thank you for your time and I hope we can get this approved in a timely fashion. Summer is quickly approaching and the retail space will need air conditioning to operate.


Michael and Scott Stubler


Proposed Shingled Shed length from 10'6" to 7'6"

1/4" = 3"



84"

71'6"

71"

30 yr Competition Shingles (Green)

1x6 Smooth HARD TRIM

1x4 Smooth HARD TRIM

HARDBOARD SMOOTH 6" Exposure

1x4 Smooth HARD TRIM

1x4 Vinyl PICKETS

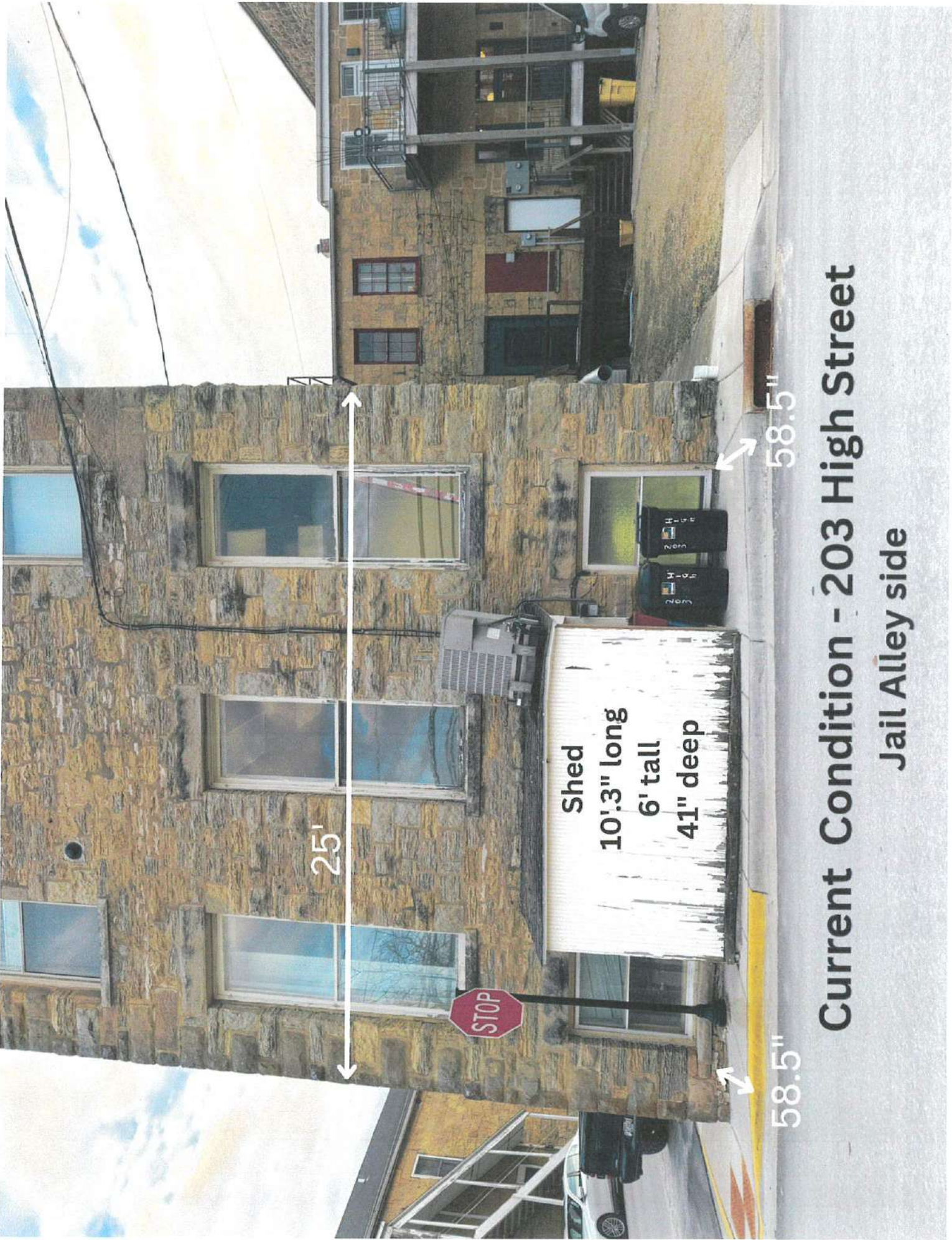
PROPOSED A/C PAD

6" Encroachment

Roof Shingles to be GAF HDZ 30 yr Timberline Series in weathered wood color

Roof projection from building to tail alley underground 42"

Approx 9-10" Sidewalk Slope



25'

Shed
10'3" long
6' tall
41" deep



58.5"

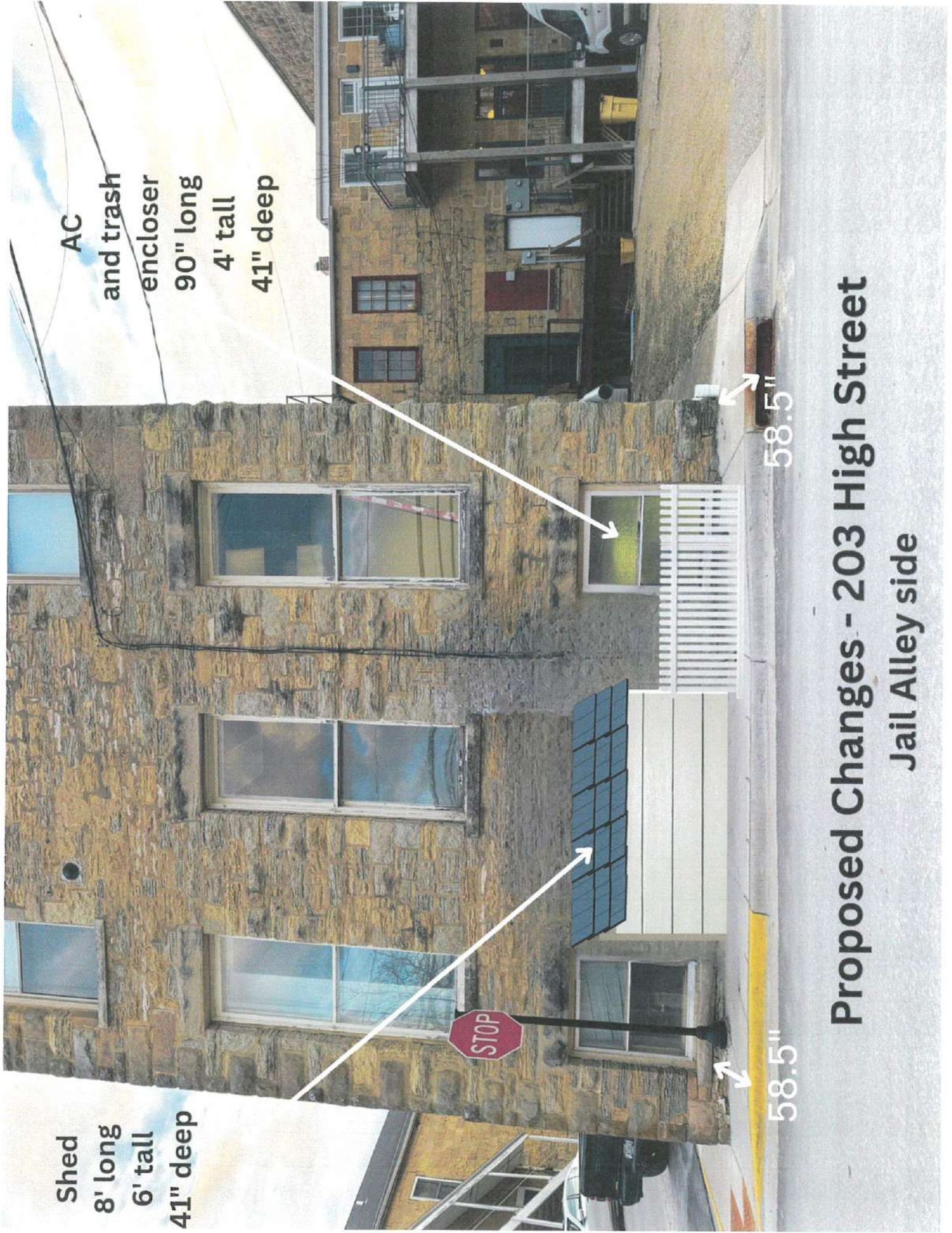
58.5"

Current Condition - 203 High Street

Jail Alley side

Shed
8' long
6' tall
41" deep

AC
and trash
encloser
90" long
4' tall
41" deep



58.5"

58.5"

Proposed Changes - 203 High Street

Jail Alley side



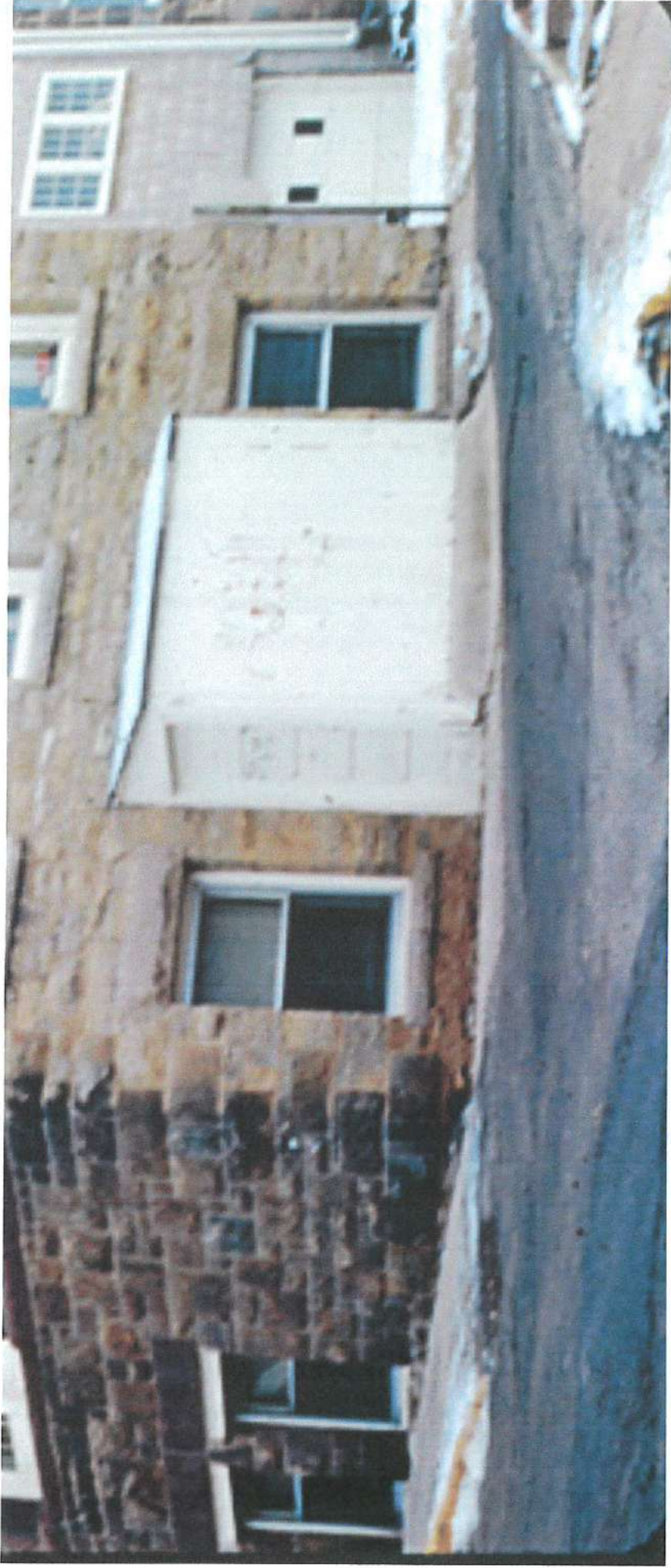
1993- Photo from Wisconsin Historical Society



1971- photo provided by Mineral Point Archives



1971- photo provided by Mineral Point Archives



Your paragraph text

1971-

- **No Sidewalk**
- **Stop Sign is on opposite site of building**
- **No storm drain**
- **No curbs**



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(608) 987-2361

Office Use Only	
DATE Received:	4-13-26
Fee Received:	\$50, CK 2693
Approved:	_____

APPLICATION FORM Certificate of Appropriateness (COA)

Property Address: 215-17 COMMERCE ST.
 Owner Name(s): CARL J. TUNESTAM
 Mailing Address, City, State, ZIP: 411 FRONT ST. MINERAL POINT, WI 53565
 Same as Property Address
 PH: [REDACTED]
 Other Name of Property (e.g. "Orchard Lawn"): _____

Primary Contact

Owner (if applicant is Owner, may skip to "Type of Work")
 Architect/Preservation Consultant Contractor Other: _____
 Name: _____
 Address, City, State, ZIP: _____
 Phone: (____) _____ Email: _____

Type of Work

- Alteration / Rehabilitation / Repair (including exterior changes to windows, doors, roofing, etc.)
- Site Alteration / Improvement (including walks, walkways, patios, fencing, retaining walls, etc.)
- Signage (including window signs, projecting signs, etc.)
- New Construction and / or Addition (including garages, sheds and outbuildings, etc.)
- Demolition - Complete (razing entire structure) or Partial (removal of any structure features)

Project Description

On a separate sheet(s), provide a full narrative with detailed description of each element of the work to be accomplished. The narrative would include:

- 1) A clear explanation of the proposed work
- 2) The reason or rationale for the proposed work
- 3) The intended outcome or result of the proposed work

Tax Credits

Work on a property "contributing" to the National Register of Historic Places may qualify for historic preservation tax credits (25% residential, 40% commercial) administered through the Wisconsin Historical Society. There is a separate application process. See Supplement for resources.

Do you intend to apply for Tax Credits? Yes No Unsure

Historic Preservation Commission Use Only			
<input type="checkbox"/> Contributing	<input type="checkbox"/> Noncontributing	Year built: _____	AHI No. _____ TaxKey _____

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Additional Information

You must submit complete and clear drawings and specifications of the work to be accomplished, required by city ordinance. Recommended attachments by type of work are listed. If insufficient information is provided, you will be contacted and requested to submit additional information.

Work Type	Recommended Attachment
<i>Alteration, Rehabilitation, Repair</i>	<p><i>It is recommended to consult with an architect or historic preservation professional when work is significant.</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Photos of existing conditions, marked to identify location and scope of proposed work. <input type="checkbox"/> Documents and historical photos, relevant to the property and proposed work. <input type="checkbox"/> Detail drawings of new or modified architectural elements. <input type="checkbox"/> Elevation drawings to scale, of new or modified elements on any façade. <input type="checkbox"/> List of exterior materials to be used, including product specification sheets and color information. <input type="checkbox"/> Swatches or physical samples of proposed materials and finishes.
<i>Site Alteration, Improvement</i>	<ul style="list-style-type: none"> <input type="checkbox"/> Photos of existing conditions, marked to identify location and scope of proposed work. <input type="checkbox"/> Site plan, drawn to scale, with elements like landscaping, parking and utilities <input type="checkbox"/> Renderings which illustrate the appearance of completed project within the streetscape context. <input type="checkbox"/> Swatches or physical samples of proposed exterior materials and finishes.
<i>Signage</i>	<ul style="list-style-type: none"> <input type="checkbox"/> Photos or drawings of proposed sign location. <input type="checkbox"/> Scale drawing of sign indicating design details, graphics, dimensions, and distance above sidewalk. <input type="checkbox"/> List of materials to be used, including product specifications and color descriptions.
<i>New Construction / Addition</i>	<p><i>It is recommended to have plans prepared by a licensed architect or engineer for larger projects.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Photos of existing conditions. <input type="checkbox"/> Site plan, drawn to scale, with elements like landscaping, parking and utilities. <input type="checkbox"/> Floor plans, drawn to scale and including dimensions, showing existing elements and proposed changes. <input type="checkbox"/> Elevation drawings to scale, of new or modified elements on any façade. <input type="checkbox"/> Documents and historical photos relevant to the property and proposed work. <input type="checkbox"/> Renderings which illustrate the appearance of completed project within the streetscape context. <input type="checkbox"/> List of exterior materials to be used, including product specifications and color information. <input type="checkbox"/> Swatches or physical samples of proposed materials and finishes.
<i>Demolition – Complete</i>	<p><i>State Historic Preservation Office (SHPO) approval may be required for certain historic structures.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Documents and historical photos relevant to the property and structure proposed for demolition. <input type="checkbox"/> Photos of exterior and interior views showing overall condition of the property. <input type="checkbox"/> Current dollar value of property improvements. <input type="checkbox"/> Cost estimate for demolition, debris removal, and site grading following demolition.
<i>Demolition – Partial</i>	<ul style="list-style-type: none"> <input type="checkbox"/> Documents and historical photos relevant to the proposed demolition area. <input type="checkbox"/> Floor plans, drawn to scale and including dimensions, of existing conditions and proposed demolition. <input type="checkbox"/> Photos of the building with exterior and interior views of the section to be demolished, illustrating overall condition of the property.

Applicant Certification

I certify that, to the best of my knowledge, the information provided in this application regarding existing conditions and the scope of proposed work is complete, true, and accurate. I acknowledge that I am responsible for complying with any conditions attached to a Certificate of Appropriateness issued for this work. I further agree that if the scope of work changes before completion, I will submit updated information for additional review.


4/13/26

Property Owner Signature _____ Date _____ Applicant Signature (if other than property owner) _____ Date _____

City Staff / HPC Use Only

ACTION FORM
Certificate of Appropriateness (COA)

COA Number: _____ Date Received: _____

less than 7 business days before next HPC meeting

Review

Application Complete

Additional Information Requested

Additional Information Received

Referred To

2-Person Committee Date: _____

by 2-Person Committee to full HPC Date: _____

HPC for Agenda Date: _____

Decision

Approved

Approved with Conditions (detail below)

Disapproved

Decided by

2-Person Committee

Signature 1

Date

Signature 2

Date

Historic Preservation Commission Meeting Date: _____

HPC Chair Signature

Date

List any approval conditions.



Mineral Point, Wisconsin

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APPLICATION SUPPLEMENT Certificate of Appropriateness (COA)

This supplement provides information about applying for a Certificate of Appropriateness required for work to the exterior of a landmark structure or a property located in the Mineral Point Historic District. Direct any questions to the City Administrator at administrator@cityofmineralpointwi.gov.

Checklist

- Obtain COA Application Form at cityofmineralpoint.com or from City Hall and review.
- Review 'Criteria Summary' document to understand what the Historic Preservation Commission considers when reviewing a COA application.
- Begin filling out the COA Application Form.
- Write the Project Description narrative, providing explanation of the proposed work with reason or rationale and your intended outcome or result.
- Prepare additional information as attachments to provide information to assist the HPC in approving your application. Recommendations are listed on the COA Application Form.
- Sign the Applicant Certification statement. If the applicant is not the owner, an owner's signature is also required.
- Submit the COA Application Form with attachments to administrator@cityofmineralpointwi.gov. PDF is preferred. Make sure you keep your own copy. Applications must be received at least seven (7) business days prior to the next HPC meeting (fourth Thursday of the month) and a non-refundable filing fee paid at City Hall to be considered.

After Submission

- You will be notified if your application will be considered by the full commission or a 2-person committee. This depends on the scope and complexity of the proposed work.
- If the application is to be considered by the full commission, you will be asked to be present at the meeting to present your proposed work and answer questions the commission may have.
- You will be notified of the decision of approval, approval with conditions, or denial. If the application is denied, there is an appeal process. Contact the City Administrator for more information.

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Additional Resources

Planning Resources

- A Guide to Historic Preservation in Mineral Point, Wisconsin. A starting point for preparing an application. Available online. Printed copies are available free of charge at City Hall, from city realtors, attorneys, and members of the Historic Preservation Commission.
- Mineral Point Library Archives. Located on the second floor of the Mineral Point Public Library. Historic photographs and other property information. Open during limited hours.
- Wisconsin Historical Society: How to Preserve Your Historic Building. Articles by preservation professionals providing historic building owners with guidance and recommendations on topics such as project planning, financing, paint, windows, and doors.
- Wisconsin Historical Society Architecture and History Inventory webpage. Enter your address in "Search Properties" to find available information.
- U. S. Department of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Recommendations covering masonry, wood, metal, roofs, windows, entrances and porches, storefronts, structural systems, interior spaces and finishes, mechanical systems, site and setting, energy efficiency, new additions, accessibility, and health and safety. Approaches, treatments, and techniques that may adversely affect a building's historic character are identified as "Not Recommended."

Tax Credit Resources

Work on a historic building—residential or commercial—may qualify for state or federal historic preservation tax credits. For additional information, see:

- State of Wisconsin, Wisconsin Historical Society:
Tax Credits for Historic Building Rehabilitation
- U. S. Department of the Interior, National Park Service:
Historic Preservation Tax Incentives

Professional Assistance Resources

Historic property owners may want to consult an architect, historic preservation consultant, or specialized tradesperson. The directories listed are for reference only. They are not exhaustive and are not endorsed or recommended by the commission. Applicants should verify credentials of any consultant, contractor, or supplier and obtain appropriate references before hiring.

- Wisconsin Preservation Trades & Consultant Directory. Maintained by the Wisconsin Trust for Historic Preservation.
- Historic Preservation Consultants. List of persons who have independently prepared at least one complete National Register of Historic Places nomination approved by the Wisconsin State Historic Preservation Review Board during the past two years.
- Professional Building Inspections for Your Historic Building. A guide for selecting appropriate professionals for historic properties.
- Preservation Specialists Directory. Maintained by the Minnesota Historical Society.
- Illinois Restoration Resource Directory. Maintained by Landmarks Illinois.



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CRITERIA SUMMARY

Certificate of Appropriateness (COA)

This summary of the City of Mineral Point' code is intended to simplify its contents for those seeking a Certificate of Appropriateness from the Historic Preservation Commission (HPC). Applicants are encouraged to review Chapter 151 at cityofmineralpoint.com. Its purpose is to preserve and enhance buildings, landmarks, and historic districts in Mineral Point by regulating changes to their exteriors.

- HPC has the authority to designate landmarks, landmark sites, and historic districts.
- A COA is required for any exterior alteration, repair, construction, demolition, or change in features (e.g., windows, siding, roofing, signs, etc..) on a designated landmark or within the historic district.

When a COA application is considered, there are *general* and *specific* criteria used to determine whether the proposed work is appropriate and consistent with historic preservation goals.

General Criteria

1. **Compatible Use / Original Purpose.** Encourage continuing original intended use or adapting a property to use compatible with its historic character.
2. **Preserve Distinctive Original Qualities.** Don't destroy or obscure original architectural features or historic materials unless absolutely necessary.
3. **Recognize Evolution and Historical Changes.** Changes made over time may have gained historical significance to be recognized and respected, rather than eliminated.
4. **Treatment of Craftsmanship / Stylistic Features.** Unique architectural details, craftsmanship, textures, patterns, and stylistic elements should be handled carefully.
5. **Repair Rather than Replace.** Deteriorated features should be repaired. If replacement required, new material should match original in design, color, texture, etc.
6. **Gentle Cleaning Methods.** Least invasive means of cleaning surfaces. Abrasive methods (e.g. sandblasting) which could damage materials are discouraged.
7. **Preserve Archaeological Resources.** Avoid harming archaeological resources on/near the site.
8. **Compatible Contemporary Designs.** Modern additions or alterations are not prohibited if they don't harm significant historic, architectural, or cultural features and are compatible in scale, massing, color, and material.
9. **Reversibility / Minimal Impact.** Alterations that, ideally, could be removed or reversed without damaging the historic fabric or appearance.

Specific Criteria

- **Height:** New or modified parts should match or be compatible with heights of surrounding buildings and historic style.
- **Opening Proportions: Relationships between openings (window/door) should harmonize with traditional architectural character of structure and neighborhood.**
- **Mass / Building Relationships:** Scale of structures, spacing between, and how they relate to open space should be compatible with historic context.
- **Roof Shape:** Design, pitch, and roof form should respond to architectural style and historic patterns in the district.
- **Landscaping:** Planting, ground treatment, fences, walls, and other site elements should be consistent with historic character and surrounding properties.
- **Scale:** Size and mass of additions/new structures should not overwhelm original building or neighboring structures.
- **Directional Expression:** Street-facing facades should respect prevailing vertical/horizontal emphasis of nearby structures.
- **Architectural Details / Materials / Textures / Colors:** Use of materials, color, texture, trim, ornamentation, and architectural detail should be sympathetic to historic context.





My proposal is to install an appropriate Vintage door into the existing space which currently exists between 215 + 219 Commerce St. No alteration will be made to structure of the door frame or building.

The space is currently 32" x 80" and the door is essentially a perfect fit. The door will be painted an appropriate color.

There has not been a door in place for nearly 15 years and it is time for one to be installed!

Thank you!

Care Turner



Mineral Point, Wisconsin

City of Mineral Point
137 High Street, Suite 1
Mineral Point, WI 53565
(608) 987-2361

Office Use Only	
DATE Received:	4-17-20
Fee Received:	\$ 50.00
Approved:	

APPLICATION FORM Certificate of Appropriateness (COA)

Property Address: 105 JAIL ALLEY MINERAL POINT
 Owner Name(s): MARK RUNGE
 Mailing Address, City, State, ZIP: 1009 MISTWOOD LN DOWNERS GROVE, IL 60515
 Other Name of Property (e.g. "Orchard Lawn"): _____

Primary Contact

Owner (If applicant is Owner, may skip to 'Type of Work')
 Architect/Preservation Consultant Contractor Other:
 Name: _____
 Address, City, State, ZIP: _____
 Phone: (____) _____ Email: _____

Type of Work

- Alteration / Rehabilitation / Repair (including exterior changes to windows, doors, roofing, etc.)
- Site Alteration / Improvement (including walks, walkways, patios, fencing, retaining walls, etc.)
- Signage (including window signs, projecting signs, etc.)
- New Construction and / or Addition (including garages, sheds and outbuildings, etc.)
- Demolition - Complete (razing entire structure) or Partial (removal of any structure features)

Project Description ** via email*

On a separate sheet(s), provide a full narrative with detailed description of each element of the work to be accomplished. The narrative would include:

- 1) A clear explanation of the proposed work
- 2) The reason or rationale for the proposed work
- 3) The intended outcome or result of the proposed work

Tax Credits

Work on a property "contributing" to the National Register of Historic Places may qualify for historic preservation tax credits (25% residential, 40% commercial) administered through the Wisconsin Historical Society. There is a separate application process. See Supplement for resources.

Do you intend to apply for Tax Credits? Yes No Unsure

Historic Preservation Commission Use Only		
<input type="checkbox"/> Contributing <input type="checkbox"/> Noncontributing	Year built: _____	AHI No. _____ TaxKey _____

continues next page...

Additional Information

You must submit complete and clear drawings and specifications of the work to be accomplished, required by city ordinance. Recommended attachments by type of work are listed. If insufficient information is provided, you will be contacted and requested to submit additional information.

Work Type	Recommended Attachment
Alteration, Rehabilitation, Repair	<p><i>It is recommended to consult with an architect or historic preservation professional when work is significant.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Photos of existing conditions, marked to identify location and scope of proposed work. <input type="checkbox"/> Documents and historical photos, relevant to the property and proposed work. <input type="checkbox"/> Detail drawings of new or modified architectural elements. <input type="checkbox"/> Elevation drawings to scale, of new or modified elements on any façade. <input type="checkbox"/> List of exterior materials to be used, including product specification sheets and color information. <input type="checkbox"/> Swatches or physical samples of proposed materials and finishes.
Site Alteration, Improvement	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Photos of existing conditions, marked to identify location and scope of proposed work. - email from BURNETT BUILT + NATE CHAMBERS <input checked="" type="checkbox"/> Site plan, drawn to scale, with elements like landscaping, parking and utilities <input type="checkbox"/> Renderings which illustrate the appearance of completed project within the streetscape context. <input type="checkbox"/> Swatches or physical samples of proposed exterior materials and finishes.
Signage	<ul style="list-style-type: none"> <input type="checkbox"/> Photos or drawings of proposed sign location. <input type="checkbox"/> Scale drawing of sign indicating design details, graphics, dimensions, and distance above sidewalk. <input type="checkbox"/> List of materials to be used, including product specifications and color descriptions.
New Construction / Addition	<p><i>It is recommended to have plans prepared by a licensed architect or engineer for larger projects.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Photos of existing conditions. <input type="checkbox"/> Site plan, drawn to scale, with elements like landscaping, parking and utilities. <input type="checkbox"/> Floor plans, drawn to scale and including dimensions, showing existing elements and proposed changes. <input type="checkbox"/> Elevation drawings to scale, of new or modified elements on any façade. <input type="checkbox"/> Documents and historical photos relevant to the property and proposed work. <input type="checkbox"/> Renderings which illustrate the appearance of completed project within the streetscape context. <input type="checkbox"/> List of exterior materials to be used, including product specifications and color information. <input type="checkbox"/> Swatches or physical samples of proposed materials and finishes.
Demolition - Complete	<p><i>State Historic Preservation Office (SHPO) approval may be required for certain historic structures.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Documents and historical photos relevant to the property and structure proposed for demolition. <input type="checkbox"/> Photos of exterior and interior views showing overall condition of the property. <input type="checkbox"/> Current dollar value of property improvements. <input type="checkbox"/> Cost estimate for demolition, debris removal, and site grading following demolition.
Demolition - Partial	<ul style="list-style-type: none"> <input type="checkbox"/> Documents and historical photos relevant to the proposed demolition area. <input type="checkbox"/> Floor plans, drawn to scale and including dimensions, of existing conditions and proposed demolition. <input type="checkbox"/> Photos of the building with exterior and interior views of the section to be demolished, illustrating overall condition of the property.

Applicant Certification

I certify that, to the best of my knowledge, the information provided in this application regarding existing conditions and the scope of proposed work is complete, true, and accurate. I acknowledge that I am responsible for complying with any conditions attached to a Certificate of Appropriateness issued for this work. I further agree that if the scope of work changes before completion, I will submit updated information for additional review.

Mark Pung 4.13.26
 Property Owner Signature Date Applicant Signature (if other than property owner) Date

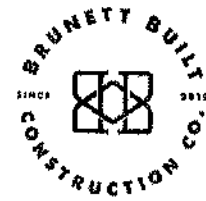
Runge - 105 Jail Alley - Site Alteration

The project includes construction of a new driveway and retaining wall for the north side of the garage.

The project is needed to preserve the safety and structural integrity for both the garage and coach house.

The intended outcome is both a wider driveway with appropriate pitch for water management and a strong support for the garage / coach house building.

Brunett Built LLC
724 Oak St
Mineral Point, WI 53565-1600
USA
6083417924



Estimate

ADDRESS
Mark Runge

ESTIMATE # 1271
DATE 03/03/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	excavation	Remove existing rock wall below garage, excavate for new concrete wall	1	2,500.00	2,500.00
	concrete, driveway	Form grade and pour driveway from garage to road and between garage and retaining wall, broom finish, 5" thick, use #4 rebar 3' OC	1,080	9.00	9,720.00
	concrete, walls	Form and pour extra wide footing and retaining wall below garage, 4' tall 10" wide, #4 rebar	1	6,200.00	6,200.00
	Concrete, patio	Form and pour shed pad below retaining wall 10x10, broom finish, #4 rebar 3' OC	1	1,000.00	1,000.00
	concrete, steps	Form and pour integral steps with wall, 4' wide, approximately 5 steps to bottom of retaining wall	1	1,500.00	1,500.00

50% down payment required at start date, 50% due upon completion

SUBTOTAL	20,920.00
TAX	0.00
TOTAL	\$20,920.00

Accepted By

Accepted Date



Photos for COA



Hello,

Here are photos of the site to be improved as requested in the COA.

Thank you,
Mark

















Sent from my iPhone



Mineral Point, Wisconsin

City of Mineral Point
137 High Street, Suite 1
Mineral Point, WI 53565
(608) 987-2361

Office Use Only	
DATE Received:	4-17-26
Fee Received:	4-17-26
Approved:	_____

APPLICATION FORM

Certificate of Appropriateness (COA)

Property Address: 261 HIGH STREET
 Owner Name(s): CAROLE SPELIC
 Mailing Address, City, State, ZIP: P.O. BOX 249, MINERAL POINT, WI 53565

 Phone: [REDACTED]
 Other Name of Property (e.g. "Orchard Lawn"): GREEN LAUTERN
U.S. HOTEL ADDITION

Primary Contact

Owner (if applicant is Owner, may skip to 'Type of Work')

Architect/Preservation Consultant Contractor Other: _____

Name: _____

Address, City, State, ZIP: _____

Phone: (____) _____ Email: _____

Type of Work

- Alteration / Rehabilitation / Repair (including exterior changes to windows, doors, roofing, etc.)
- Site Alteration / Improvement (including walks, walkways, patios, fencing, retaining walls, etc.)
- Signage (including window signs, projecting signs, etc.)
- New Construction and / or Addition (including garages, sheds and outbuildings, etc.)
- Demolition - Complete (razing entire structure) or Partial (removal of any structure features)

Project Description

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SEE PDF

Tax Credits

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Do you intend to apply for Tax Credits? Yes No Unsure

Historic Preservation Commission Use Only		
<input type="checkbox"/> Contributing <input type="checkbox"/> Noncontributing	Year built: _____	AHI No. _____ TaxKey _____

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Additional Information

You must submit complete and clear drawings and specifications of the work to be accomplished, required by city ordinance. Recommended attachments by type of work are listed. If insufficient information is provided, you will be contacted and requested to submit additional information.

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Applicant Certification

I certify that, to the best of my knowledge, the information provided in this application regarding existing conditions and the scope of proposed work is complete, true, and accurate. I acknowledge that I am responsible for complying with any conditions attached to a Certificate of Appropriateness issued for this work. I further agree that if the scope of work changes before completion, I will submit updated information for additional review.


Date
4/16/2026
Applicant Signature (if other than property owner)
Date



Mineral Point, Wisconsin

City of Mineral Point
137 High Street, Suite 1
Mineral Point, WI 53565
(608) 987-2361

APPLICATION SUPPLEMENT Certificate of Appropriateness (COA)

This supplement provides information about applying for a Certificate of Appropriateness required for work to the exterior of a landmark structure or a property located in the Mineral Point Historic District. Direct any questions to the City Administrator at administrator@cityofmineralpointwi.gov.

Checklist

- Obtain COA Application Form at cityofmineralpoint.com or from City Hall and review.
- Review 'Criteria Summary' document to understand what the Historic Preservation Commission considers when reviewing a COA application.
- Begin filling out the COA Application Form.
- Write the Project Description narrative, providing explanation of the proposed work with reason or rationale and your intended outcome or result.
- Prepare additional information as attachments to provide information to assist the HPC in approving your application. Recommendations are listed on the COA Application Form.
- Sign the Applicant Certification statement. If the applicant is not the owner, an owner's signature is also required.
- Submit the COA Application Form with attachments to administrator@cityofmineralpointwi.gov. PDF is preferred. Make sure you keep your own copy. Applications must be received at least seven (7) business days prior to the next HPC meeting (fourth Thursday of the month) and a non-refundable filing fee paid at City Hall to be considered.

After Submission

- You will be notified if your application will be considered by the full commission or a 2-person committee. This depends on the scope and complexity of the proposed work.
- If the application is to be considered by the full commission, you will be asked to be present at the meeting to present your proposed work and answer questions the commission may have.
- You will be notified of the decision of approval, approval with conditions, or denial. If the application is denied, there is an appeal process. Contact the City Administrator for more information.

continues next page...

Carole Spelić
261 High Street, Mineral Point, WI 53565

I own the handsome Italianate building at 261 High Street in Mineral Point. My partner, Richard Moninski, and I live upstairs. On the ground floor, we manage Richard's business, Green Lantern Studios, which is a gallery of fine art and handicrafts. I purchased the property from a couple of antique dealers, Frank Jett and Eric Bailey, in 2000. They had acquired it from Glen Ridnour and team in 1995. Glen's group literally saved the building from collapse - and restored the façade. It is this restoration that Richard and I are anxious to honor as we do maintenance and repairs on the street-facing exterior.

We are planning a refurbishment of our historically significant 150-year-old building's façade: tuckpoint and repair masonry as needed; scrape, caulk and paint wooden elements (doors, windows, trim, awning); replace broken or missing decorative elements with matching pieces.

We have engaged two local artisans to apply their expertise with restoring historic structures in the Mineral Point area: Paul Barrette (stonemason) and Jerry Schmitz (painter). Their experiences will ensure that appropriate materials are sourced and utilized. Paint colors will match existing scheme. Mortar color and material will match existing pointing.

The goal of the project is to present the most handsome and structurally sound version of the gallery's façade as is possible.

Mineral Point is known for its charming downtown, replete with historic architecture, unique shops, and exceptional art galleries. Providing Green Lantern Studios with a fresh, clean appearance will reinforce our community's commitment to the preservation of High Street's important buildings, while underscoring the viability of a locally owned gallery of fine art and handicrafts. An attractive façade serves to draw both locals and visitors to the downtown generally, and to our business in particular.

Success of this project will be measured by increased traffic to the gallery, resulting in increased revenue, shared by the gallery owner and the regional artists who exhibit with Green Lantern Studios.



Façade, view from across High Street. Area of proposed work indicated.

Examples of worn paint areas





Paint colors (will match existing)

Product is Sherwin-Williams Duration Exterior Acrylic Latex, satin finish.

Examples of deteriorating masonry



The following information was taken from the Mineral Point Library Archives website.

261 High Street



This two story building is a fine example of Italianate architecture with its symmetrical façade, elegant round top window and bracketed cornice. It was built in 1875 by Hugh Phillips, from Illogan, Cornwall as an expansion of his U.S. Hotel. The decorative cornice and metal braced canopy were added by Phillips. The building served as part of the U.S. Hotel until the 20th century.

In 1917, the building was converted to the World Movie theatre. The second “historical” photograph shows the removal of the store windows, the addition of a ticket booth and an energetic advertising campaign. After the movie theatre closed, the building became a tavern and the original window openings were replaced by glass blocks.

The building became part of a nefarious development scheme. Stephan Freer used funds from a wealthy elderly woman in Chicago to buy historic structures with the intent of restoring them. The plan was undermined by Freer’s misuse of the funds. By 1990, Freer’s crew had gutted the building, leaving it structurally unsound and on the verge of collapse. It was in this state in 1991, when Glen and Harriet Ridnour, with 4 limited partners, bought the building. They began a heroic (an historic) restoration under the whimsical name of Abner Nicols & Associates.

Glen and Harriett moved to Mineral Point in 1983, when Glen retired from the University of Kansas. This project was one of many they tackled in town. Work on 261 High Street proceeded according to the Secretary of Interior’s Standards for Historic Preservation. By following these guidelines, the investors could realize a 20% tax credit because the building was within the Mineral Point Historic District. A great deal of time and expense went into stabilizing the building due to the prior damage. The building’s picture perfect façade restoration was accomplished by local artisan Joel Duncanson.

In early 1995, newly retired Eric Bailey and Frank Jett came from California, opened the Green Lantern Antiques and finished the work Glen had begun on the second floor. In 2000, artists Carole Spelic and Richard Moninski arrived from Chinatown in New York City. They purchased the building for their home, studio space and art gallery. Art galleries became an active part of Mineral Point’s economy.







GAF TimberlineHDZ[®]
High Definition[®] Lifetime[®] Shingles



Engineered to be first. Built to last.

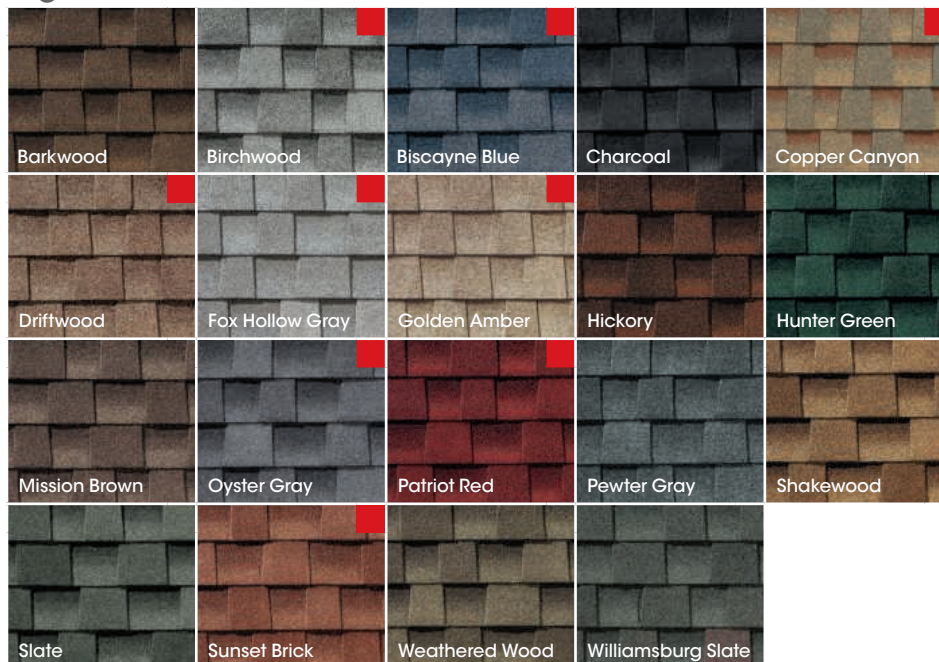
Our #1-selling shingle represents a legacy of relentless innovation — delivering the peak performance and dependability customers trust most.



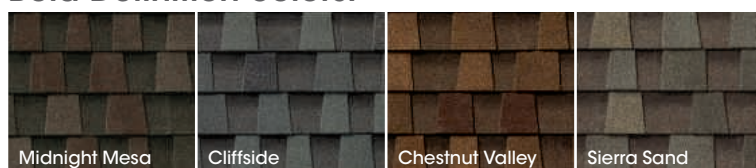
Benefits:

- **Industry-leading innovation:** LayerLock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions
- **The industry's strongest wind warranty:** Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty,¹ the industry's first wind warranty with no maximum wind-speed limitation, when installed with the required combination of GAF accessories
- **GAF-exclusive algae-fighting technology:** 25-Year StainGuard Plus™ Algae Protection Limited Warranty² powered by proprietary time-release algae-fighting technology
- **Peace of mind:** Timberline HDZ® Shingles come with Lifetime† coverage against manufacturing defects
- **Impact rating:** Timberline HDZ® passes the UL 2218 impact-resistance test with a Class 3 rating and may be eligible for insurance discounts⁴
- **For the best look:** Use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

High Definition® colors:



Bold Definition colors:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **Hip/Ridge:** TimberTex®; TimberCrest®
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462³
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

¹ 15-year WindProven™ Limited Wind Warranty covers GAF Shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

² 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

³ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁴ UL 2218 Class 3 impact-resistance test performed under controlled laboratory conditions. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

⁵ Eligibility criteria, terms, and restrictions apply. Visit fortifiedhome.org for details. U.S. only.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Regional availability

We protect what matters most™



HardiePlank® Lap Siding Product Description

HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures from 4 in to 10 3/4 in

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

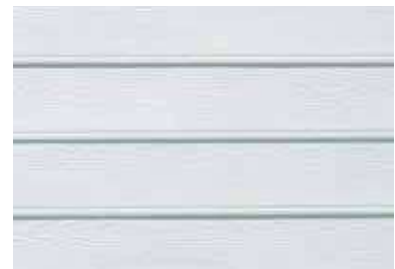
The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



Select Cedarmill®



Smooth



Beaded Cedarmill®



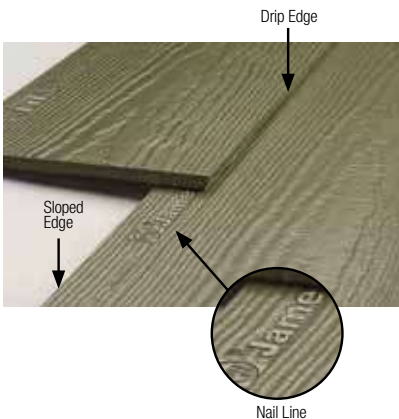
Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®

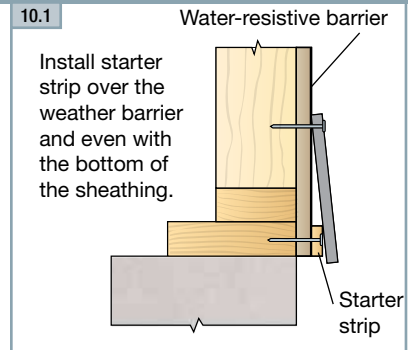


Installation of HardiePlank® Lap Siding

INSTALL A STARTER STRIP

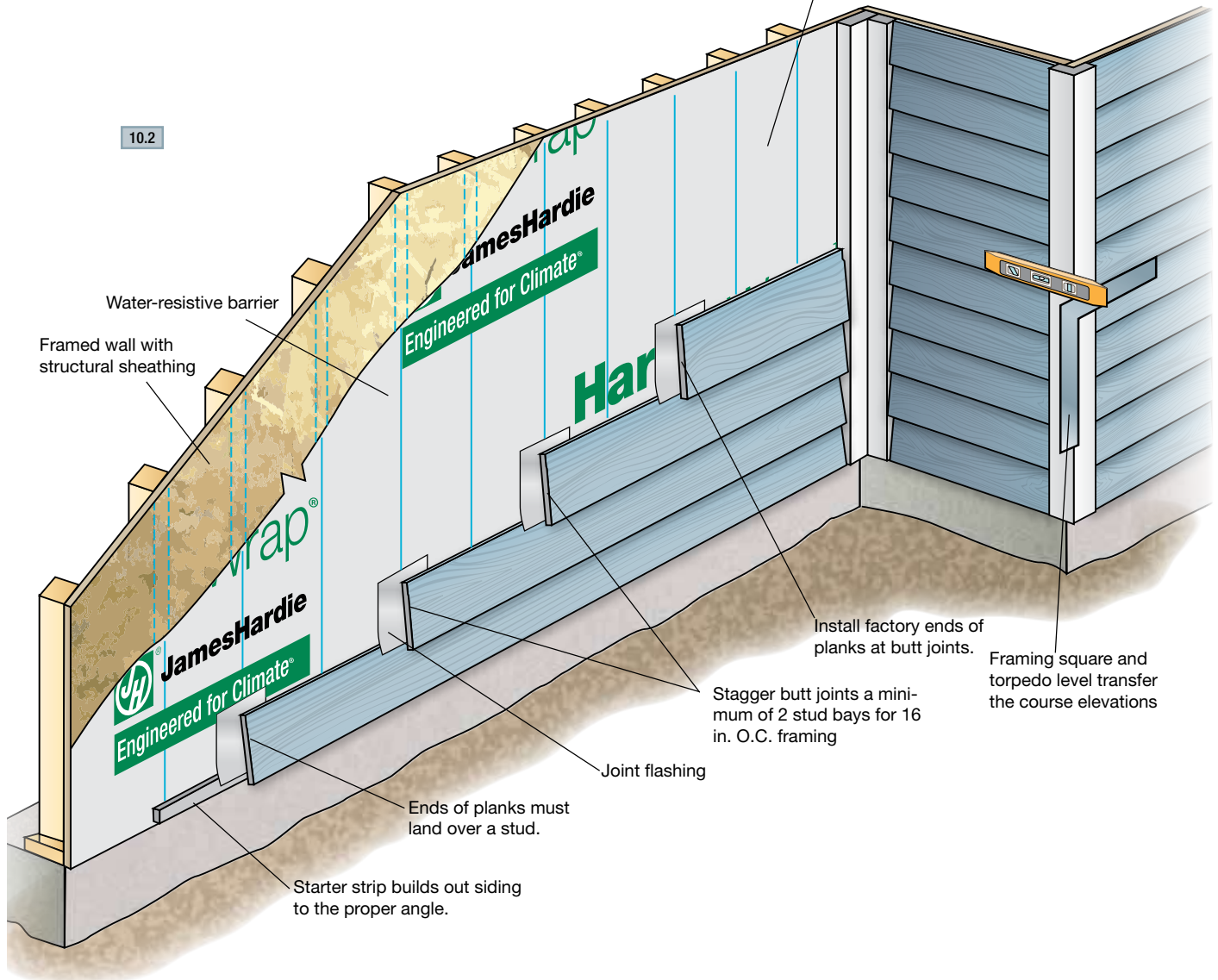
HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1 ¼ in. pieces of HardiePlank siding from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistant barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.



OVERVIEW OF HARDIEPLANK LAP SIDING

TIP: For accurate fastening, snap vertical chalk lines on the water-resistant barrier at the center of every stud location.

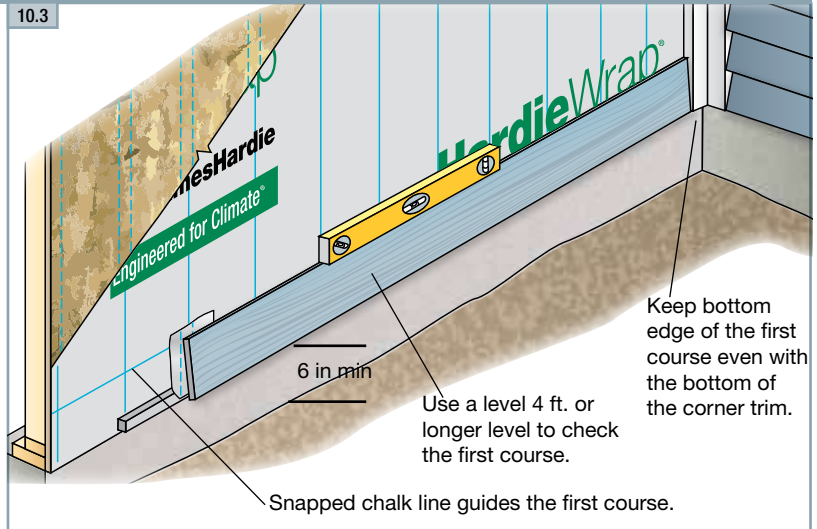


INSTALLING THE PLANKS

The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

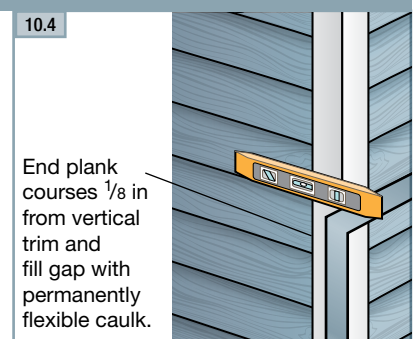
1. Use a level (4 ft. or longer) or chalked level line to be sure that the first course is level. As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.
2. Position the bottom edge of the first course of siding a minimum 1/4 in below the edge of the starter strip (maintain required clearances) and secure.
3. Run the siding to the HardieTrim® board leaving a 1/8 in. gap between the siding and trim.

The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**



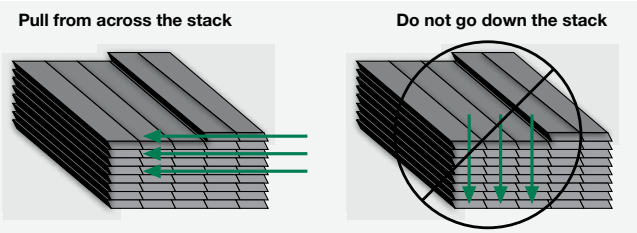
PLANK ALIGNMENT AT CORNERS

For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.



HANDLING

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.



TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.

Installation of HardiePlank® Lap Siding (cont.)

BLIND NAILING (nailing through top of plank)

Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving fasteners 1 in. from the top edge of the plank. Additionally fasteners should be

placed no closer than 3/8 in from the ends of the plank.

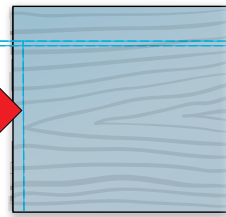
HardiePlank® HZ5® Lap Siding is manufactured with a nail line that should be used as a guide for proper nail placement when blind nailing. This nail line should not be used as a lap line.

Avoid placing fasteners near the top edge of the plank. This practice, called “high nailing”, may lead to loose planks, unwanted gaps or rattling. **Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends & 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing**

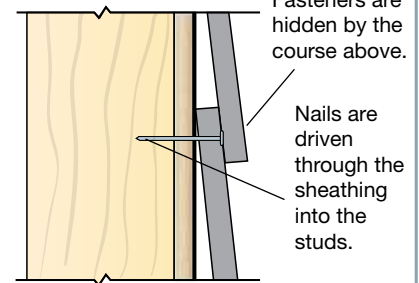
10.5 Blind nailing measurements

Nails for blind nailing shall be between 3/4 in and 1 in. from the top of the board.

Keep nails 3/8 in from ends of boards.



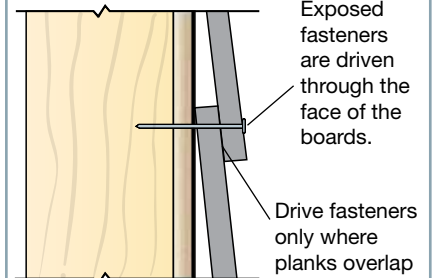
10.6 Blind nailing



FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes. Refer to Appendix D for related code matters.

10.7 Face nailing



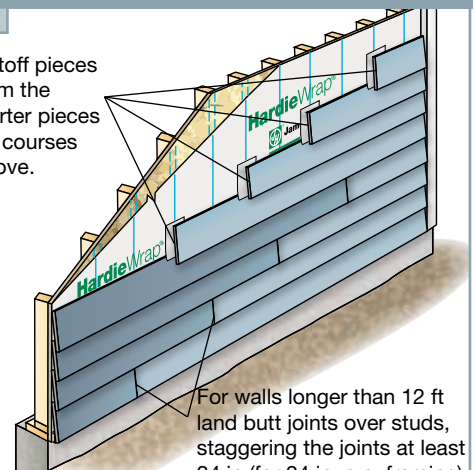
STAGGERING THE BUTT JOINTS

For walls longer than 12 ft, it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16 in. o.c. framing or one bay for 24 in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8

Cutoff pieces form the starter pieces for courses above.



For walls longer than 12 ft land butt joints over studs, staggering the joints at least 24 in (for 24 in. o.c. framing) or 32 in. (two stud bays for 16 in. o.c. framing).

JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

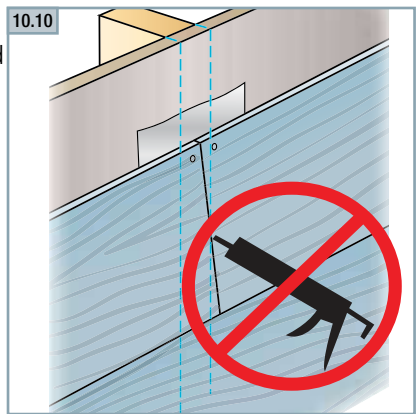
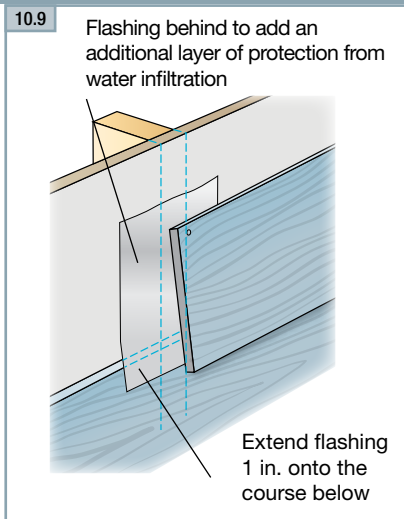
- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover

Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6 in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

TIP: Joint flashing can be quickly and easily made by cutting a 6 in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

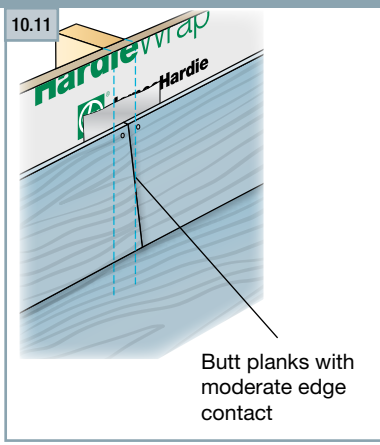


Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.



COLORPLUS® TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (cont.)

CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12 ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

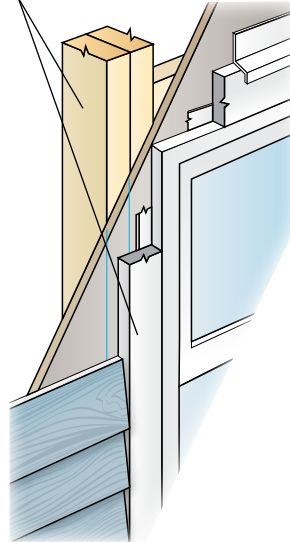
Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with 3/4 in landing space for each side. The minimum stud space for a plank to land is 3/8 in

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

If corners are trimmed with HardieTrim® 5/4, 4/4 boards, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

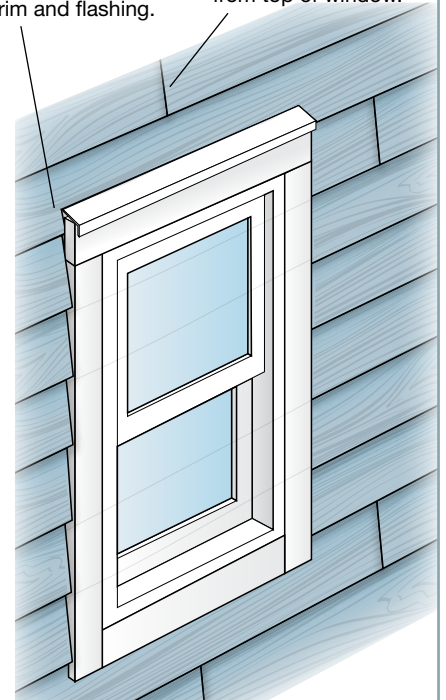
10.12 Planking around windows

Add an extra stud if necessary for nailing the ends of the planks.



Notch plank around window trim and flashing.

Keep butt joints more than one course away from top of window.



COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.



INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

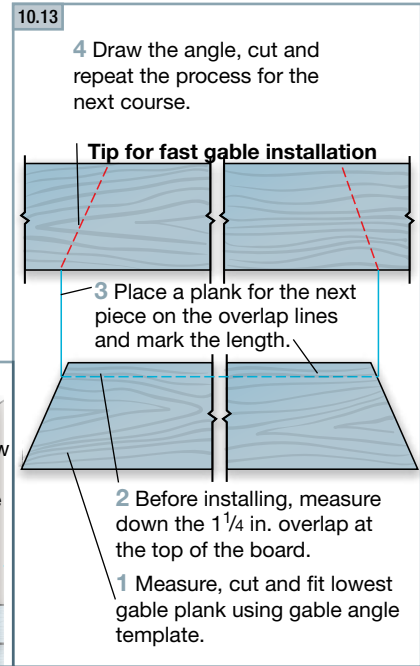
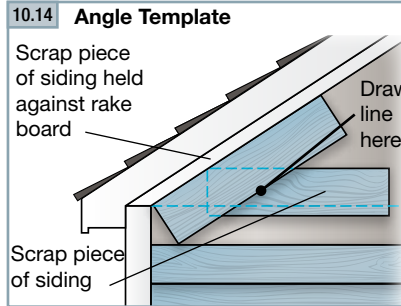
To cut planks for the gable:

1. Tack up a small scrap piece of siding where the first gable course is going.
2. Hold a second small piece of siding against the eave or rake board.
3. Trace the angle onto the scrap.
4. Cut that line and label the scrap as the template for the gable angle. The template can then be used to transfer the angle onto the larger pieces for cutting and installation.
5. Periodically check the angle as you progress up the wall.

The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.

1. Cut and fit the lowest course of siding.
2. Before installing, lay it flat and measure down 1 1/4 in. from the top edge of the plank for the course overlap. Make a mark on both ends.
3. Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.
4. Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

TIP: Stainless steel fasteners are recommended when installing James Hardie® products.



HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate		Approved Fastener	Fastener Type
wood studs	blind nail	16 in o.c.	② 6D common .113 in x .267 in x 2 in
		24 in o.c.	③ ⑨ 6D siding nail .093 in x .222 in. x 2 in
	face nail	16 in o.c.	② ⑤ roofing nail No 11ga 1.25 in long
		24 in o.c.	② ⑤ screws Ribbed Bugle-Head No. 8 .323 in x 1.625 in
steel studs*	blind nail	16 in o.c.	⑧ ⑬ ET&F Ribbed Wafer-Head No. 8 (.375 in x 1.25 in)
		24 in o.c.	⑧ ⑬ ET&F [AKN-100] .100 in x .25 in x 1.5 in
	face nail	16 in o.c.	⑦ ⑫ masonry nail [AGS-100] .100 in x .313 in x 1.5 in
		24 in o.c.	⑦ ⑫ masonry nail [ASTM C-90] ASM-144-125 (P/C) .30 in x .14 in x 1.25 in
Direct to Masonry		⑭ 8D common .113 in x .260 in x 2.375 in	
7/16 in OSB or equivalent (face nailed)		④ roofing nail No 11ga 1.75 in long	
			④ 4D siding nail .091 in. x .221 in. x 1.5 in

*When blind fastening 9.5 in or wider product onto steel studs, use screws.

● indicates recommended fasteners



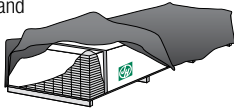
HardiePlank® Lap Siding

EFFECTIVE SEPTEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

- Position cutting station so that airflow blows dust away from the user and others near the cutting area.
- Cut using one of the following methods:
 - Best:** Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - Better:** Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - Good:** Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Please see additional handling requirements on page 4.

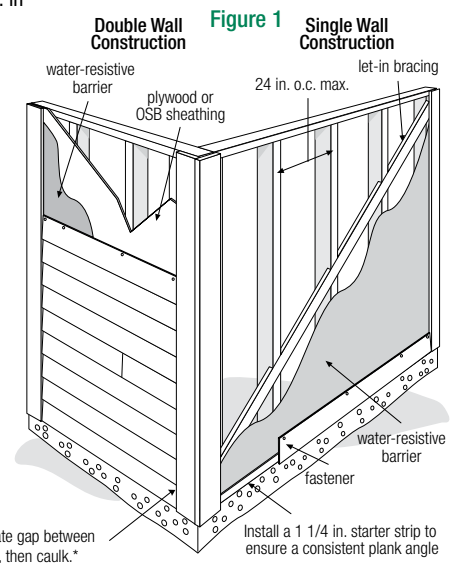
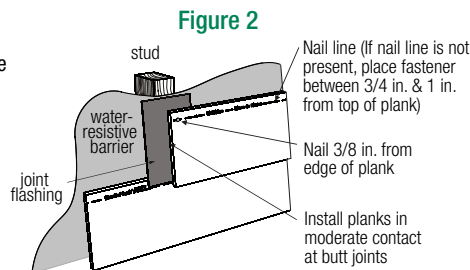
GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft..
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation /wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

- Joint Flashing (James Hardie recommended)
- Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- "H" jointer cover



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.
¹For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com



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HS11117 P1/4 09/19



CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

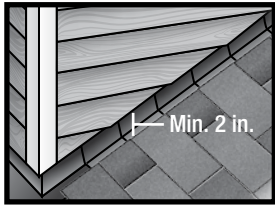


Figure 4
Horizontal Flashing

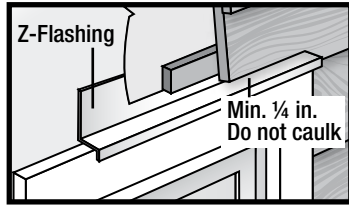


Figure 5
Kickout Flashing

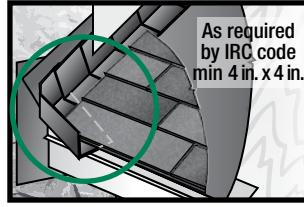


Figure 6
Slabs, Path, Steps to Siding

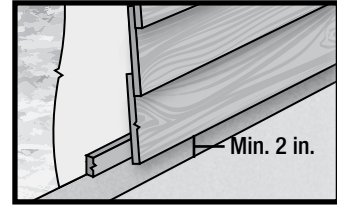


Figure 7
Deck to Wall

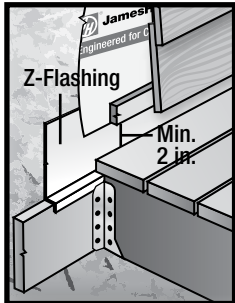


Figure 8
Ground to Siding

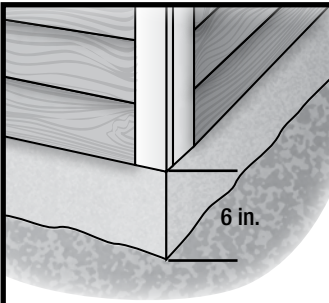


Figure 9
Gutter to Siding



Figure 10
Sheltered Areas

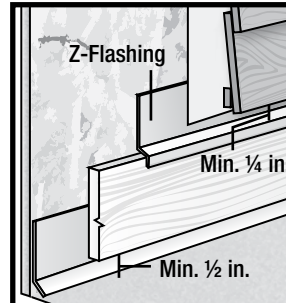


Figure 11
Mortar/Masonry

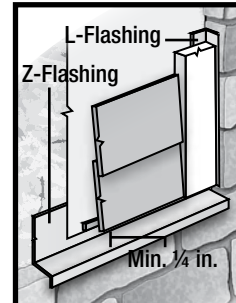


Figure 12
Drip Edge

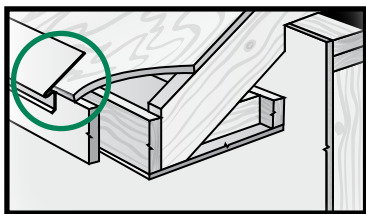


Figure 13
Block Penetration

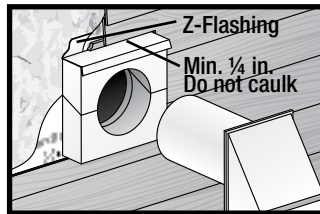
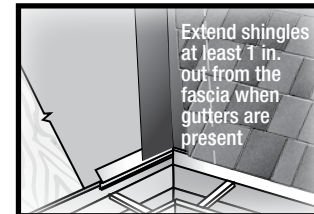


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing

- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing

- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long)
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing

- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing

- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

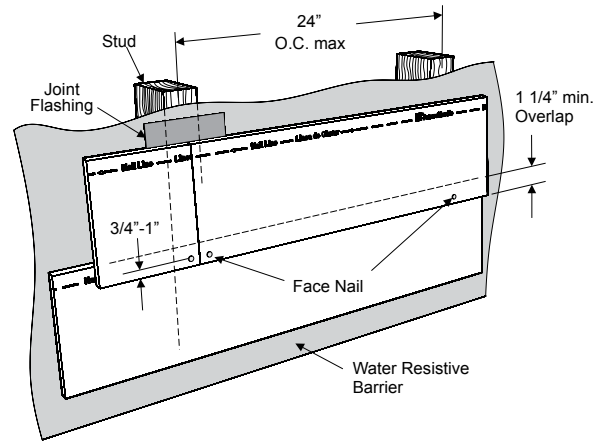
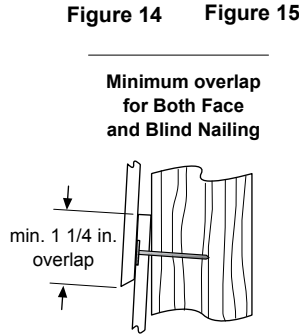
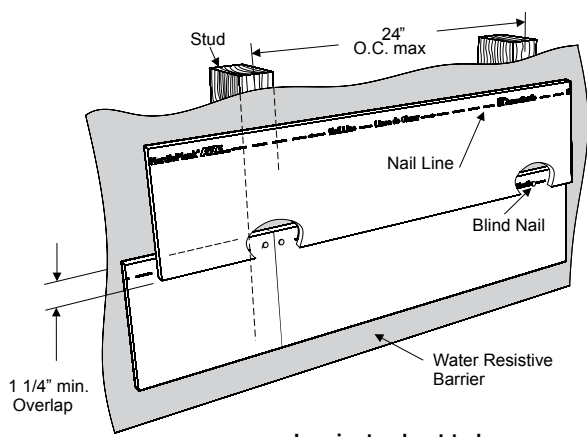
- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.

FASTENER REQUIREMENTS *continued*



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.

Note: some caulking manufacturers do not allow "tooling".

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).

DO NOT		DO NOT		DO NOT USE
<p>UNDER DRIVE</p>		<p>OVER DRIVE SLANT</p>		<p>ALUMINUM FASTENERS</p>
IF, THEN		IF, THEN ADDITIONAL NAIL		<p>CLIPPED HEAD NAILS</p>
<p>WOOD FRAME</p> <p>HAMMER FLUSH</p>	<p>STEEL FRAME</p> <p>REMOVE & REPLACE</p>	<p>FACE NAIL</p> <p>COUNTERSINK & FILL</p>		<p>STAPLES</p>



COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
 - Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
 - Laminate sheet must be removed immediately after installation of each course.
 - Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
 - Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.
- Note:** James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA LESS OPENINGS	HARDIEPLANK® LAP SIDING WIDTH									
	SQ (1 SQ = 100 sq.ft.)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

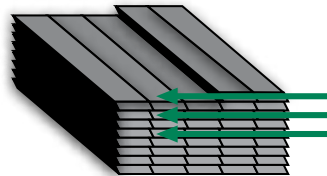
- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

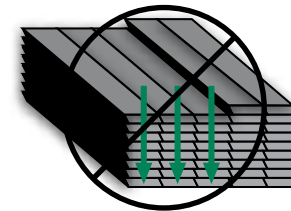
ADDITIONAL HANDLING REQUIREMENTS

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.

Pull from across the stack



Do not go down the stack



HS11117 P4/4 09/19

SILICA WARNING DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.



Mineral Point, Wisconsin

City of Mineral Point
137 High Street, Suite 1
Mineral Point, WI 53565
(608) 987-2361

Office Use Only	
DATE Received:	4-28-20
Fee Received:	\$50 4-28-20
Approved:	

APPLICATION FORM Certificate of Appropriateness (COA)

Property Address: 31 High St

Owner Name(s): Josephine Mahieu

Mailing Address, City, State, ZIP: Mineral Point WI 53565

Phone: [REDACTED]

Other Name of Property (e.g. "Orchard Lawn"): AGAINST THE GRAIN

608-553-1430 (cell)

Primary Contact

Owner (If applicant is Owner, may skip to 'Type of Work')

Architect/Preservation Consultant Contractor Other:

Name: Joey Mahieu

Address, City, State, ZIP: 31 High Mineral Point

Phone: () Email:

Type of Work

Please Approve Separately

- Alteration / Rehabilitation / Repair (including exterior changes to windows, doors, roofing, etc.)
- Site Alteration / Improvement (including walks, walkways, patios, fencing, retaining walls, etc.)
- Signage (including window signs, projecting signs, etc.)
- New Construction and / or Addition (including garages, sheds and outbuildings, etc.)
- Demolition - Complete (razing entire structure) or Partial (removal of any structure features)

Project Description

On a separate sheet(s), provide a full narrative with detailed description of each element of the work to be accomplished. The narrative would include:

- 1) A clear explanation of the proposed work
- 2) The reason or rationale for the proposed work
- 3) The intended outcome or result of the proposed work

Tax Credits

Work on a property "contributing" to the National Register of Historic Places may qualify for historic preservation tax credits (25% residential, 40% commercial) administered through the Wisconsin Historical Society. There is a separate application process. See Supplement for resources.

Do you intend to apply for Tax Credits? Yes No Unsure

Historic Preservation Commission Use Only			
<input type="checkbox"/> Contributing	<input type="checkbox"/> Noncontributing	Year built: _____	AHI No. _____ TaxKey _____

continues next page...


Additional Information

You must submit complete and clear drawings and specifications of the work to be accomplished, required by city ordinance. Recommended attachments by type of work are listed. If insufficient information is provided, you will be contacted and requested to submit additional information.

Work Type	Recommended Attachment
Alteration, Rehabilitation, Repair	<p><i>It is recommended to consult with an architect or historic preservation professional when work is significant.</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Photos of existing conditions, marked to identify location and scope of proposed work. <input type="checkbox"/> Documents and historical photos, relevant to the property and proposed work. <input type="checkbox"/> Detail drawings of new or modified architectural elements. <input type="checkbox"/> Elevation drawings to scale, of new or modified elements on any façade. <input type="checkbox"/> List of exterior materials to be used, including product specification sheets and color information. <input type="checkbox"/> Swatches or physical samples of proposed materials and finishes.
Site Alteration, Improvement	<ul style="list-style-type: none"> <input type="checkbox"/> Photos of existing conditions, marked to identify location and scope of proposed work. <input type="checkbox"/> Site plan, drawn to scale, with elements like landscaping, parking and utilities <input type="checkbox"/> Renderings which illustrate the appearance of completed project within the streetscape context. <input type="checkbox"/> Swatches or physical samples of proposed exterior materials and finishes.
Signage	<ul style="list-style-type: none"> <input type="checkbox"/> Photos or drawings of proposed sign location. <input type="checkbox"/> Scale drawing of sign indicating design details, graphics, dimensions, and distance above sidewalk. <input type="checkbox"/> List of materials to be used, including product specifications and color descriptions.
New Construction / Addition	<p><i>It is recommended to have plans prepared by a licensed architect or engineer for larger projects.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Photos of existing conditions. <input type="checkbox"/> Site plan, drawn to scale, with elements like landscaping, parking and utilities. <input type="checkbox"/> Floor plans, drawn to scale and including dimensions, showing existing elements and proposed changes. <input type="checkbox"/> Elevation drawings to scale, of new or modified elements on any façade. <input type="checkbox"/> Documents and historical photos relevant to the property and proposed work. <input type="checkbox"/> Renderings which illustrate the appearance of completed project within the streetscape context. <input type="checkbox"/> List of exterior materials to be used, including product specifications and color information. <input type="checkbox"/> Swatches or physical samples of proposed materials and finishes.
Demolition – Complete	<p><i>State Historic Preservation Office (SHPO) approval may be required for certain historic structures.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Documents and historical photos relevant to the property and structure proposed for demolition. <input type="checkbox"/> Photos of exterior and interior views showing overall condition of the property. <input type="checkbox"/> Current dollar value of property improvements. <input type="checkbox"/> Cost estimate for demolition, debris removal, and site grading following demolition.
Demolition – Partial	<ul style="list-style-type: none"> <input type="checkbox"/> Documents and historical photos relevant to the proposed demolition area. <input type="checkbox"/> Floor plans, drawn to scale and including dimensions, of existing conditions and proposed demolition. <input type="checkbox"/> Photos of the building with exterior and interior views of the section to be demolished, illustrating overall condition of the property.

Applicant Certification

I certify that, to the best of my knowledge, the information provided in this application regarding existing conditions and the scope of proposed work is complete, true, and accurate. I acknowledge that I am responsible for complying with any conditions attached to a Certificate of Appropriateness issued for this work. I further agree that if the scope of work changes before completion, I will submit updated information for additional review.



 Property Owner Signature _____ Date _____ Applicant Signature (if other than property owner) _____ Date _____

City Staff / HPC Use Only

ACTION FORM Certificate of Appropriateness (COA)

COA Number: _____ Date Received: _____

less than 7 business days before next HPC meeting

Review

Application Complete

Additional Information Requested

Additional Information Received

Referred To

2-Person Committee Date: _____

by 2-Person Committee to full HPC Date: _____

HPC for Agenda Date: _____

Decision

Approved

Approved with Conditions (detail below)

Disapproved

Decided by

2-Person Committee

Signature 1

Date

Signature 2

Date

Historic Preservation Commission Meeting Date: _____

HPC Chair Signature

Date

List any approval conditions.



Mineral Point, Wisconsin

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APPLICATION SUPPLEMENT Certificate of Appropriateness (COA)

This supplement provides information about applying for a Certificate of Appropriateness required for work to the exterior of a landmark structure or a property located in the Mineral Point Historic District. Direct any questions to the City Administrator at administrator@cityofmineralpointwi.gov.

Checklist

- Obtain COA Application Form at cityofmineralpoint.com or from City Hall and review.
- Review 'Criteria Summary' document to understand what the Historic Preservation Commission considers when reviewing a COA application.
- Begin filling out the COA Application Form.
- Write the Project Description narrative, providing explanation of the proposed work with reason or rationale and your intended outcome or result.
- Prepare additional information as attachments to provide information to assist the HPC in approving your application. Recommendations are listed on the COA Application Form.
- Sign the Applicant Certification statement. If the applicant is not the owner, an owner's signature is also required.
- Submit the COA Application Form with attachments to administrator@cityofmineralpointwi.gov. PDF is preferred. Make sure you keep your own copy. Applications must be received at least seven (7) business days prior to the next HPC meeting (fourth Thursday of the month) and a non-refundable filing fee paid at City Hall to be considered.

After Submission

- You will be notified if your application will be considered by the full commission or a 2-person committee. This depends on the scope and complexity of the proposed work.
- If the application is to be considered by the full commission, you will be asked to be present at the meeting to present your proposed work and answer questions the commission may have.
- You will be notified of the decision of approval, approval with conditions, or denial. If the application is denied, there is an appeal process. Contact the City Administrator for more information.

continues next page...

Joey Maher
31 High St
BACK of
Building
Jail Alley

Deconstruct Wall -

Replace Culvert -

Rebuild Rock wall w/ existing Rock

Ralph Brown - Mason

Shullsburg WI

The wall collapsed due to culvert
collapsing - This culvert diverts/carries
water from garage roof Lower
Roof & Neighbors Roof (33 High)
Sheila Droxel owner to Jail Alley

4/27/26

