



Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

AGENDA

HISTORIC PRESERVATION COMMISSION MEETING - CITY OF MINERAL POINT

Thursday, June 25, 2026, 6:30 PM

City Hall Community Room

1. Call to Order.
 - a. Roll call and Open Meetings compliance [Wis. Stat. §§ 19.81–19.98].
 - b. May 28, 2026 Minutes Consideration.
2. Certificates of Appropriateness Applications.
 - a. Two-Person Committee Report on Actions.
 - b. Full Commission Consideration of Applications Received.
 - 2026-COA13 – 222 High St – Replace Back Deck – Kathleen Nutter – Edward Coad Grocery Store Built 1860 – AHI59703 – NRHP-Contributing
 - 2026-COA14 – 137 High St. – Tuckpointing of library parapet.
3. Report from the Chair
 - a. Commission Member Vacancy Update
 - b. Chapter 151 Revision Update.
 - c. Intensive Architectural Survey Update.
 - d. Historic Tax Credits Local Workshops Update.
 - e. 2027 Budget Request Status.
 - f. Transition Considerations of pending City Administrator departure
 - g. Inquiries from the public and other communications.
 - h. National Alliance of Preservation Commissions National – Not attending
 - i. Defer COA post-approval follow up pending Ordinance update.

Old Business

4. NRHP Contributing Property Plaques Update.

New Business

5. Announcements.
 - a. Next meetings: July 23, August 27, September 24
6. 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);
Vacancy (2026-29); Gary Cisler (2024-27), Mark Hogan (2025-28);
Richard Reger (2025-28); John Spady (2024-27).

Two-Person Committee: Commissioners Ramshur & Spady (May-July, 2026)

Mayor – Danny Clark

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



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Mineral Point, Wisconsin

General Information

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

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

Wisconsin Trust for Historic Preservation (wipreservation.org)

Architecture & History Inventory www.wisconsinhistory.org/preserve/state-historic-preservation-office/architecture-history-inventory/

Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm)

Continuing Education Opportunities

- Historic Preservation Commission Training (wisconsinhistory.org/Records/Article/CS245).
- Wisconsin Historical Society – Local History and Historic Preservation Conference, October 14-16, 2026, Milwaukee.

MINUTES
CITY OF MINERAL POINT HISTORIC PRESERVATION COMMISSION MEETING
Thursday, May 28, 2026 – 6:30 PM
City Hall Community Room

CALL TO ORDER / ROLL CALL

Chair Matthew Payne called the meeting to order at 6:30 PM. Before conducting roll call, Chair Payne read a formal letter of resignation from Erik Flesch, who stepped down due to a demanding new employment role. The Chair expressed gratitude for Commissioner Flesch's professional expertise since 2020 and noted that the vacancy would be referred to the Mayor for a future appointment.

A roll call was made and a quorum was present.

Matthew Payne (2026-29) Chair	Present	Alex Ramshur (Council Rep)	Present
Gary Cisler (2024-27)	Present	John Spady (2024-27)	Present
Mark Hogan (2025-28)	Present	Richard Reger (2025-28)	Present
Erik Flesch (2026-29)	Resigned		

Also present: Matt Honer, City Administrator; Chris Goodney.

Chair Payne provided a brief overview of the Wisconsin Open Meetings Law [Wis. Stat. §§ 19.81–19.98], emphasizing the "reasonable business standard" which requires specific project addresses to be listed on agendas rather than generic categories. Administrator Honer confirmed that public notice for the meeting had been successfully posted in full compliance with the law.

APPROVAL OF APRIL 30, 2026 MINUTES

Motion (Spady/Reger) to approve the April 30, 2026 meeting minutes. Motion carried (6-0).

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

Two-Person Committee Report. Commissioners Ramshur and Spady reported no actions to report.

2026-COA11 – 31 High St – Reconstruct Wall – Joey Mahieu – Theodore Feder Building – Built 1840 – AHI59258 – NRHP-Contributing.

The Chair noted approval granted at the April 2026 meeting had not been on the agenda so did not meet open meetings requirements. That vote covered only structural wall component; window replacement details will return to the Commission as a separate, future component of the application.

Motion (Cisler/Rieger) to ratify the approval of the April 2026 meeting. Motion carried (6-0).

REPORT FROM THE CHAIR

Intensive Architectural Survey. City Administrator Honer reported Legacy Architecture is finalizing a review draft for Phase 1. The city has formally been awarded the grant for Phase 2 of the Certified Local Government (CLG) intensive survey process, and the Wisconsin Historical Society (WHS) has approved the submitted scope of work. Phase 1 involved photographic documentation and preliminary field evaluations to determine structural integrity and alterations. Phase 2 will execute the formal, intensive reporting and complete a comprehensive architectural survey of properties city-wide falling outside the existing National Register Historic District

boundary to evaluate potential new contributing structures. The chosen contractor proposals will head to City Council for final contract approval.

Historic Tax Credits Overview & Legislative Updates. Chair Payne shared materials from his attendance at the Wisconsin Association of Historic Preservation Commissions (WAHPC) meeting in Sturgeon Bay. He provided a detailed breakdown comparing State Residential Credits (a flat 25% dollar-for-dollar bottom-line tax credit for qualified expenditures of \$10,000 or more with no cap, rollable for up to 5 years) and Commercial/Income-Producing Credits (combined state and federal mechanisms requiring a \$50,000 threshold up to a \$3.5 million cap). Eligible expenses focus on system-level renovations (structural, exterior envelope, MEP plumbing/electrical) while excluding localized fixtures or landscaping.

The Chair also highlighted the recent passage of **Assembly Bill 375 (AB 375)**. This legislation fixed a critical statutory loophole that previously forced small residential projects under \$50,000 to meet burdensome federal review and adjusted-basis calculations. The new law streamlines administrative paperwork entirely to the state level, directly incentivizing smaller-scale preservation efforts. The long-term economic outcome will systematically increase the local property tax base as real property values rise.

Local Preservation Workshops. Program Coordinator Jason Tish and State Reviewer Andrea Harrise are coordinating a series of local tax credit workshops in Mineral Point. The targeted schedule features Wednesday evening sessions (6:30 PM – 8:00 PM) spanning September 2026, March 2027, and September 2027. These dates will be cross-promoted broadly to regional municipalities and integrated into the regional Chamber of Commerce summary calendar.

Library Preservation Resources. Library Director Diane Palzkill confirmed the public library budget will fund two hard copies of the *2017 Secretary of the Interior's Standards for the Treatment of Historic Properties*. One copy will circulate publicly; the second copy will remain permanently non-circulating within the historic archives room.

2027 Budget Request Status. The formal request has been compiled and submitted. City Administrator Honer indicated municipal finances are projected to be exceptionally tight for the upcoming fiscal cycle.

National Alliance of Preservation Commissions (NAPC) The municipal enrollment list has been submitted. The Chair noted the practical utility of the NAPC listserv for evaluating multi-jurisdictional precedent and highlighted the upcoming national Forum 2026 conference taking place in Minneapolis this July. The city has approved a reimbursement cap of \$135 for registration and \$65 for travel expenses to allow the Chair to attend targeted pre-conference design roundtables focusing on alternative materials and non-traditional civic outreach strategies.

OLD BUSINESS

Chapter 151 Ordinance Revision (Revision 3). The Commission reviewed the proposed draft text for Chapter 151 Ordinance Revision 3. Key updates included clarifying the Commission's educational mandate in Section 151-02 and formalizing records retention under Section 151-03(H) to ensure application files remain permanent city property.

The primary debate centered on Section 151-05(B) regarding ordinary maintenance exceptions. Citing local brick damage caused by historical instances of improper concrete mortar mixes, the Commission agreed by consensus to strike the phrase "including minor tuck pointing" from the maintenance exceptions. This amendment ensures all tuck pointing within the historic district remains subject to Commission review to protect historic masonry.

Motion (Spady/Rieger) to approve Chapter 151 Revision 3 as amended and recommend it to the City Council, City Attorney, and Ordinance Committee for formal adoption. Motion carried (6-0).

NEW BUSINESS

National Register Contributing Property Plaque Project. the Commission discussed reviving a coordinated bulk purchase program for standardized historic property plaques ahead of the city's upcoming bicentennial. Commissioner Hogan reviewed the limitations of the 2018 project, which stalled after producing 135 plaques due to the difficulty of contacting out-of-state and absentee owners. Administrator Honer noted that the city could legally establish a segregated public account to collect resident deposits and pay the foundry, provided clear efficiency targets were met.

Action Item: Chair Payne and Commissioner Hogan agreed to meet informally to draft a formalized plaque coordination proposal for the next meeting.

Post-COA Follow-Up Procedures: Deferred to the next scheduled meeting.

NEXT MEETING

The next meeting is scheduled for June 25, 2026, in the City Hall Community Room.

ADJOURNMENT

With no further business and no objection, the meeting was adjourned at 8:04 PM.

DRAFT

Deck Proposal
222 High St., Mineral Point, WI.
Paul Backstrom & Kathleen Nutter
June 14, 2026

Project: Remove rotted iron deck from rear of building, replace with a wood deck that extends another ~5', ending at the stone wall of the adjacent property at 232 High St. Within this project please also consider two sub-projects; Re-opening a door and repurposing the iron railing as a modest garden fence.

For the remainder of this document "we" refers to Paul Backstrom and Kathleen Nutter, "me" being Kathleen Nutter. The addresses of 232 High St. and 222 High St. are shortened to "232" and "222".

We purchased the building at 222 High St, Mineral Point, WI on 11/1/ 2023 from Kandace Keuler and Dick Josh. The former owners told us that an inspector had told them that the modest deck was not safe and that they should not step out on it, apparently decades ago.

Decision to replace: April, 2026

The 7'x7' deck was iron, with an angle iron ledger. We saw that the hefty deck boards were rotten and wondered if the simplest remedy might be to re-secure the whole structure to the wall and replace the rotten deck boards. But, the ironwork (built 1930-50's?) had pulled away from the stonework at the hand railing and at the ledger level, which related to the post being off center of the footer.

We consulted with two metal specialists independently in the spring of 2026: Peter Flanary and Mitch Mastin, both local to Mineral Point. Each consultation indicated that the existing iron parts could only be patched temporarily. We considered rebuilding it and trying to re-use the railing. Ultimately, trying to re-build the deck as all iron, and/or reusing the railing on a wood structure, became too challenging because of too many unknowns and potential costs.

Importantly, historically there were previous versions of porches of various dimensions in that spot. An imprint on the brick wall of 232 clearly shows an outline of a roof over an unused, now bricked up, doorway. The doorway let out onto a shared porch with 222. This relationship is probably related to the unusual property line, it being 5' to the ESE and parallel with 232. This may have allowed a staircase to run down the exterior wall of 232. I've seen notes on an early (1800's) Sanborn fire map indicating there was a larger structure in this corner. The corner is intriguing and inviting.

Sub-project A) We are interested in re-connecting the porch to 232 in such a way as to allow the doorway to be opened again at some point. We are now asking the HPC to consider including the opening of that doorway, and the installation of a vintage, wood door at some point in the future, along with the primary project of building a new, wood deck.

Sub-project B) We want to re-use the iron railing as an ornamental garden fence at ground level between 222 and our neighbors downhill at 218 High St. The existing wood fence is all that remains of fencing that surrounded the back yard of 222. It is ~ 16 ft long, rotten and falling over. It deliniates a nice space, a potential courtyard area in each of our back yards. The iron railing would be attached to wood posts, placed symmetrically so the tallest panel would be centered and would probably not be visible from more than ~30 ft.

Deck Proposal
222 High St., Mineral Point, WI.
Paul Backstrom & Kathleen Nutter
June 14th, 2026



The photo above is the current view from ~4 ft. above ground level. To the right is an image of the proposed new construction.

Please Note: I do not have programs used for producing these images perfectly (no Sketchup or Autocad) The elevation and plan view were done to-scale, by hand. The 2 dimensional elevation was placed over a photo of a 3 dimensional space, thus is imperfect. I only added a few spindles to save time, but the proposed deck would have all spindles in place, and the posts would be all the same size, unlike the visual representation on the right.



Proposed construction extends 1' further than the existing deck, and is 5' wider. Paint railing only. Pg 3 for photo detail.



The corner between 232 (our left) and 222 High St in the back yards.



View of the back yards from Fountain St.

Deck Proposal
 222 High St., Mineral Point, WI.
 Paul Backstrom & Kathleen Nutter
 Existing iron deck and historic interest.



East railing top is detached from the wall.



West railing top has an insecure bolt that has moved ~1.3 inches away from the wall.



West angle iron ledger bolt has also moved away from the wall ~1.3 inches.



A severely rotted bolt slid out of place from the center hole (of 3) in the (also rotted) angle iron ledger when we tried to turn the nut.



Spots around the supporting framework have entirely rotted away.



Historic interest above and to our right.



The beguiling door set in an outline of a previous structure. The structure was noted on the Sanborn Fire Maps.

Deck Proposal
222 High St., Mineral Point, WI.
Paul Backstrom & Kathleen Nutter
June 14th, 2026



The last part of a wood fence that semi-surrounded the yard. All of the rest has rotted and been removed before we purchased the building. This remaining bit is falling over.

We have discussed removal and replacement with our neighbors, who approved. If we can remove the iron railing in tact we would like to replace the wood fence with the 3 panels of railing supported by 4 wood posts. That would be placed exactly where the existing one is, but only extend about as far as the clothes line's post is.

The landscaping project should obscure most of the upper yard from view from Fountain St. by 2029. Our goal is to create a semi-private courtyard feeling in this space by that time.



Existing railing at 232 High St, built by K. Nutter and P. Backstrom. The proposed deck at 222 would be the same model, with the only difference being that those post caps would sit up 1.5 inches higher, relative to the handrail, than this photo.



The model deck at 232 High St is 22' x 10'.

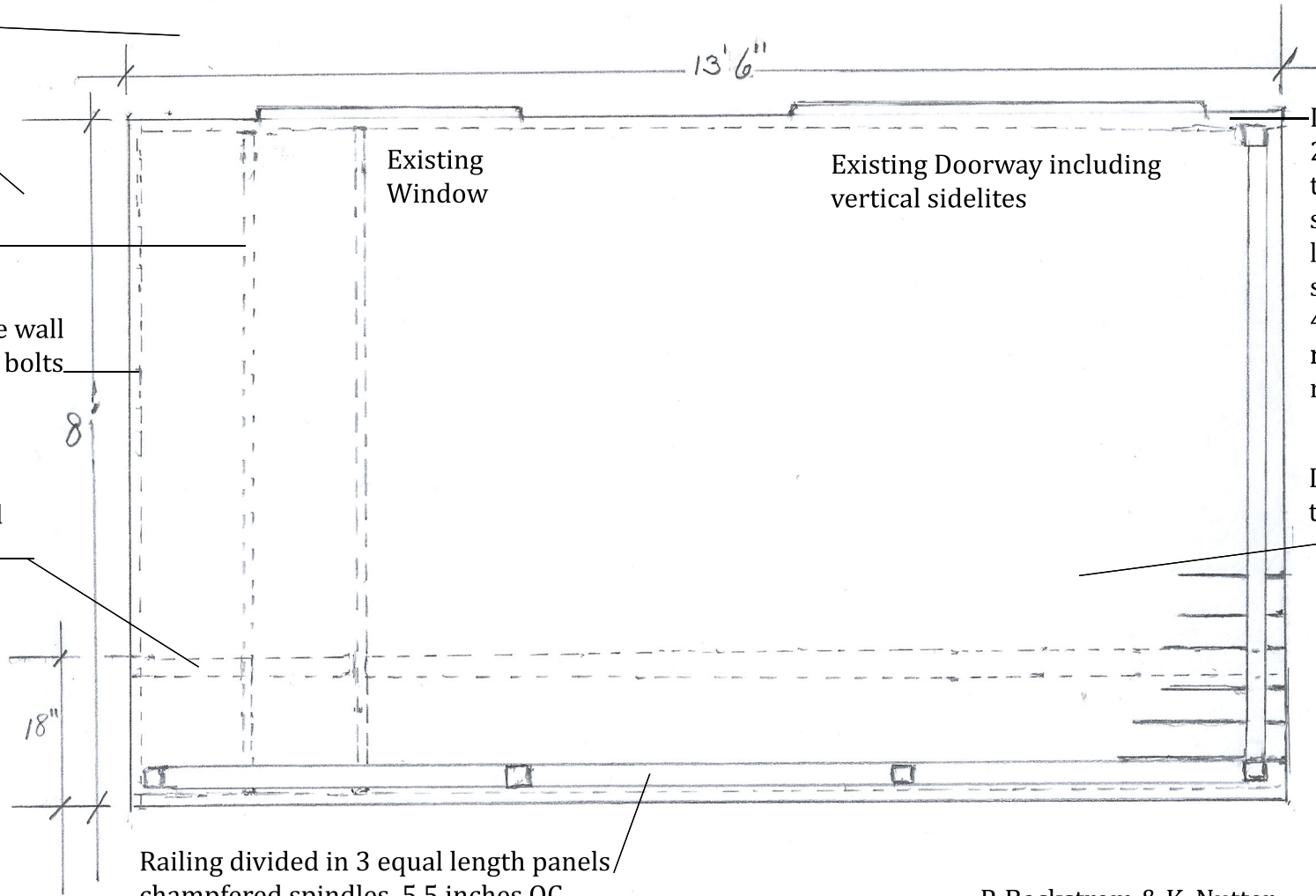
Plan View

Stone Walls Rim the Proposed Deck on the WSW and NNE sides

Joists 2x10 16" OC

End joist is bolted to the wall using stainless steel lag bolts

Beam (3 2x12 recessed 18" from face)



Ledger Board 2x10 bolted to the wall with stainless steel lag bolts and supported by 2 4x6 posts to reduce stress on masonry

Deck Boards 2x6 treated wood

Railing divided in 3 equal length panels/
chamfered spindles 5.5 inches OC
leaving 4 inch max spaces between spindles

P. Backstrom & K. Nutter
232 High St Mineral Point WI
Kathleennutter@gmail.com

Landline 608 987 0022
5/31/2026

Back Yard

Deck is tucked into the corner, rimmed by a stone wall on the WSW and the NNE sides

Railing construction matches the 2 story deck next door, to the WSW, at 232 High St

Railing in 3 equal length panels chamfered 2x2 spindles 5.5 inches OC leaving 4 inch max spaces between spindles
Posts 5 4x4 with caps by Globe Studios

42"

Rim Joist 2x12

Beam 3 2x12s recessed 18" from rim joist

Post 6x6

Post 6x6

Post 6x6

9'

Directly behind the two 6x6 posts, against the stone wall are two 4x6s, not shown, notched on top to add additional support to the ledger board and reduce stress on the stones
The ledger board attaches to the wall with stainless steel lag bolts min 6" long approximately every 12 inches in the zig zag pattern
See Plan View

13'6"

5'

7'

Elevation

Deck Proposal for 222 High St

P. Backstrom & K. Nutter
232 High St, Mineral Point,
WI landline 608 987 0022

Deck Proposal
222 High St., Mineral Point, WI.
Paul Backstrom & Kathleen Nutter
June 14, 2026

Costs:

Lumber: **\$1,030.00 Lumber** A quote from Singer Lumber is included.

Hardware List -

6 - LPC ZMAX Galvanized Adjustable Post Cap for 6x Nominal Lumber - Home Depot
\$8.67 each - \$52.02

3 - 6 x 6 Stainless Steel Adjustable Post Anchor Bracket - Home Depot
\$18.74 each - \$56.22

1 - (100 pack) 1/4 x 2-1/2 Strong-Drive SDS Heavy-Duty Connector Screw - Home Depot
\$22.34

6 - (25 pack) 1/4 x 1-1/2 Strong-Drive SDS Heavy-Duty Connector Screw - Home Depot
\$9.98 each - \$59.88

18 - 2 x 10-12 Triple Zinc Slant Nail Joist Hanger - Menards
\$2.65 each - \$47.70

29 - 1/2" x 6" Conquest Hex Head Lag Bolt - 18-8 Stainless Steel - Bolt Depot
\$3.19 each - \$92.51

3 - 1/2"-13 x 6" Hex bolts - 18-8 Stainless steel - Bolt Depot
\$4.75 each - \$14.25

7 - Hex nuts - Stainless steel 18-8 - 1/2"-13 - Bolt Depot
43 cents each - \$3.01

36 - Flat washers- Stainless steel 18-8 - 1/2"
25 cents each - \$9.00

1 - Strong-Tie ET3G10 - 8.5 Oz. High-Solids Epoxy Anchor W/Nozzle - Fasteners Plus
\$21.99

\$378.92 Total Hardware

Piers and concrete for posts; 5 tubes x \$16 = \$80. Quickcrete ~ 55 bags x \$5= \$275

\$355.00 Total for pier tubes and concrete.

Paint (railings only); ~\$200.00

Project total: \$2,233.00



Singer Lumber
 309 E Spring St.
 PO Box 125
 Dodgeville WI 53533
 (608) 935-3361



QUOTE

2606-545192

PAGE 1 OF 1

SOLD TO
Cash Sales

JOB ADDRESS
PAUL BACKSTROM paulbackstrom30@gmail.com 608-513-7342

ACCOUNT	JOB
CASH	0
CREATED ON	06/15/2026
EXPIRES ON	07/15/2026
BRANCH	1000
CUSTOMER PO#	
STATION	S1
CASHIER	TS
SALESPERSON	
ORDER ENTRY	TS
MODIFIED BY	

Thank you for your business!

Item	Description	D	Quantity	UM	Price	Per	Amount
1T21014	2x10-14' #1 SYP TREATED 4A GC		2	PC	29.9800	PC	59.96
1T21214	2x12-14' #1 SYP TREATED 4A GC		3	PC	41.8600	PC	125.58
1T21008	2x10-8' #1 SYP TREATED 4A GC		11	PC	17.1300	PC	188.43
1T20614	2x6-14' #1 SYP TREATED 4A GC		17	PC	16.2700	PC	276.59
1T20414	2x4-14' #1 SYP TREATED 4A GC		2	PC	12.2400	PC	24.48
1T20408	2x4-8' #1 SYP TREATED 4A GC		2	PC	6.9900	PC	13.98
1TZ08	2X2-42" TREATED B1E CLEAR (16) ** MAY BE 48" DUE TO MARKET **		48	EA	2.5900	EA	124.32
1T60608	6x6-8' #2 SYP TREATED 4A GC		3	PC	43.0800	PC	129.24
1T40408	4X4-8' #1 SYP TREATED 4A GC		2	PC	16.7100	PC	33.42

We agree to furnish only the items specified. This is an estimate only not a guarantee to complete a job. PRICING IS VOID AFTER .. DAYS unless accepted. If accepted PRICES HELD FOR .. DAYS then subject to repricing. SO items subject to vendor terms.		Subtotal	976.00
	Sales Tax 5.50%	Sales Tax	53.68
		Total	1,029.68

Buyer:

Signature

The City of Mineral Point proposes to tuckpoint the library parapet and install waterproof flashing underneath the parapet cap. The area of work is identified in orange on the below aerial image.

The reason for tuckpointing is shown in the photos of the current state of deterioration.





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

Office Use Only
DATE Received: 6/22/2026
Fee Received: _____
Approved: _____

APPLICATION FORM

Certificate of Appropriateness (COA)

Property Address: 137 High St.

Owner Name(s): City of Mineral Point, WI

Mailing Address, City, State, ZIP: _____
 Same as Property Address

Phone: (____) _____ Email: _____

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

Contributing 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
<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 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.



 Property Owner Signature

06/22/26

_____ Date

_____ Applicant Signature (if other than property owner)

_____ Date

East facing façade.



South Facing Façade.



Scope of Work:

Exterior Parapet Grind & Tuckpoint

Lower Roof Parapet Partial near scupper and High Street Entrance Grind & Tuckpoint:

Remove and Reset Coping Tile

Fabricate and Install Roof Flashings

Mortar Composition:

1 part white portland

3 parts 3.5 NHL (lime)

2 parts mason type sand

4 parts torpedo type sand

Iron Oxide based pigment used for color

Tooling

Same as original and will match the tooling of the current Opera House tuckpointing.