

City of Mineral Point, Wisconsin
Phase 1 Architectural and Historical Survey
of the
Mineral Point Historic District



By
Rowan Davidson, Associate AIA
Jennifer L. Lehrke, AIA, LEED AP, & NCARB
Legacy Architecture, Inc.
605 Erie Avenue, Suite 101
Sheboygan, Wisconsin 53081

Project Director of the Sponsoring Agency
Jason Tish, Certified Local Government & Preservation Education Coordinator
Wisconsin Historical Society
State Historic Preservation Office
816 State Street
Madison, Wisconsin 53706

Acknowledgments

This program receives Federal financial assistance for the identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination based on race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to the Office of the Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

The activity that is the subject of this intensive survey report has been financed entirely with federal funds from the National Park Service, U.S. Department of the Interior, and administered by the Wisconsin Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Wisconsin Historical Society, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Wisconsin Historical Society.

The authors would like to thank the following persons or organizations for their assistance in completing this project:

State Historic Preservation Office

Tricia Canaday, State Historic Preservation Officer
Jason Tish, Certified Local Government & Preservation
Education Coordinator
Elizabeth Hilton, National Register Coordinator

City of Mineral Point Historic Preservation Commission

Matthew Paine, Chairperson
Alex Ramshur
Erik Flesch
Gary Cisler
Richard Reger
Mark Hogan
John Spady

City of Mineral Point

Matthew Honor, City Administrator

Mineral Point Library Archives

Shan Thomas, Curator

Table of Contents

<i>Contents</i>	<i>Page</i>
Acknowledgments.....	1
Table of Contents	2
Chapter 1 Introduction.....	3
Chapter 2 Survey Methodology.....	4
Chapter 3 Survey Results	8
Chapter 4 Recommendations	48
Chapter 5 Appendix.....	55
Commercial Property Tax Credit Program Brochure	
Residential Property Tax Credit Program Brochure	
Wisconsin SHPO Guidelines for Planning Historic Preservation Tax Credit Projects	
Contractor Standards for Typical Tax Credit Projects	

Introduction

The City of Mineral Point received a Historic Preservation grant-in-aid administered by the Wisconsin Historical Society from the National Park Service, U.S. Department of the Interior, to hire Legacy Architecture, Inc., an architectural, interior design, and historic preservation consulting firm based in Sheboygan, Wisconsin, to conduct a survey of architectural and historic resources within the boundaries of the existing Mineral Point Historic District, listed in the National Register of Historic Places in 1971.

The survey was executed during the period from March 2026 to May 2026 by principal investigator Rowan Davidson, with editorial assistance by Jennifer L. Lehrke and clerical assistance by Lisa Hartman of Legacy Architecture, Inc. It consisted of several major work elements: completing a reconnaissance survey, evaluating resources, and preparing a survey report with the findings reviewed by the Wisconsin State Historic Preservation Officer. The boundaries of the survey were delineated as shown on the Survey Boundaries Map at the end of Chapter 2 and comprise the majority of the city's limits as a square mile centered around the historic nineteenth-century boundaries of the city. The survey identified approximately 846 resources within the district, and an additional 120 properties that have been recorded as demolished since the historic district was listed in the National Register of Historic Places in 1971.



High Street, looking east, circa 1895.

The purpose of this survey report was not to write a definitive history of the City of Mineral Point, but rather to provide an update to the properties included within the Mineral Point Historic District, including additional historic information, photographs, and a determination of whether properties are contributing or non-contributing. A further overview of the history of the city in relation to a series of themes or study units, to provide basic information on the resources that were identified during the reconnaissance survey, which can be used in future planning decisions and increasing public awareness of the history and architecture of the community, will be conducted as a second phase in the future. This architectural and historical report and the associated work elements mentioned above are kept at the State Historic Preservation Office of the Wisconsin Historical Society in Madison, and a copy of the report is kept at the Mineral Point City Hall and the Mineral Point Public Library and Archives.

Survey Methodology

Introduction

The Architectural and Historical Survey of the Mineral Point Historic District was conducted over a couple of months, beginning in March 2026 and concluding in May 2026. The principal investigator, Rowan Davidson, conducted the reconnaissance survey fieldwork, collected data, authored the report, and prepared survey maps. Jennifer L. Lehrke edited the intensive survey report and generally oversaw the survey. Lisa Hartman provided clerical support. The Architectural and Historical Survey of the Mineral Point Historic District consisted of three major work tasks: (1) reconnaissance survey, (2) evaluation of significant resources for inclusion in the intensive survey report, and (3) preparation and presentation of the intensive survey report.

Reconnaissance Survey

In March 2026, a windshield survey of the City of Mineral Point's large historic district was conducted. The entire area was surveyed street-by-street and structure-by-structure for resources of architectural and historical significance. Records for approximately 966 previously surveyed resources were updated. Information contained in the Wisconsin Historical Society's online Architecture and Historic Inventory (AHI), particularly the address, was confirmed and corrected if needed, and field observations were recorded if any alterations, additions, or demolition work had been done to the structure since it was last surveyed. A new digital photograph of each property was taken and added to the AHI. Information such as address, name, and architectural style was noted, and field observations were recorded, which were later entered in the AHI. In addition, all the surveyed properties were identified on maps, which are included in Chapter 3, Survey Results.

Data were collected on every property included in the Mineral Point Historic District, regardless of contributing status, including confirmation of extant status, photo documentation, information on alterations and additions, confirmation of address, and the evaluation of the property's contributing status, and the evaluation of non-contributing pre-1943 properties to determine if they could now be considered contributing. The date of 1943 was the official cut-off date for considering properties as historic and thus contributing to the Mineral Point Historic District



Gundry and Gray store, High Street, 1936.

previously. Additional research to determine the properties names, dates of construction, and other information was not required, but when available, was included.

Evaluation of Significant Resources

After the reconnaissance survey was completed, the data was analyzed to determine which individual properties were contributing or non-contributing to the district at present. The evaluation of individual historic resources was also reviewed with the State Historic Preservation Office before inclusion in this report. The evaluation was performed according to the National Register's Criteria for Evaluation and Criteria Considerations, which are used to assist local, state, and federal agencies in evaluating nominations to the National Register of Historic Places. The Criteria for Evaluation and Criteria Considerations are described in several National Register publications as follows:



Aerial View, 1955.

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. those that are associated with the lives of persons significant in our past, or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions, or used for religious purposes, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

- B. a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic period or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

As noted above, a historic district is placed in the National Register of Historic Places like individual properties, using essentially the same criteria. A historic district comprises resources, that is, buildings, structures, sites, or objects located in a geographically definable area. The historic district is united by historical factors and a sense of cohesive architectural integrity. District resources are individually classified as contributing or non-contributing.

- A. A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because:
 - a.) It was present during the period of significance and possesses historic integrity reflecting its character at that time, or is capable of yielding important information about the period, or
 - b.) It independently or individually meets the National Register criteria.
- B. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property or district is significant because:
 - a.) It was not present during the period of significance [less than 50 years old or moved to the site],
 - b.) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or
 - c.) It does not independently meet the National Register criteria.

Several properties within the boundaries of the Mineral Point Historic District were not included in the resource count for the district in 1971. While a few of these may have been overlooked, nearly all of them were constructed after that date and did not yet exist at the time of the listing. This survey did not address these resources during the first phase because

they are not listed in the National Register of Historic Places. However, a second phase, which will cover the remainder of the City of Mineral Point, will revisit them.

Preparation and Presentation of the Intensive Survey Report

This survey report describes the project and survey methodology only. It does not include a definitive history of the city, nor provides a broad historical overview of many themes in one publication. It is intended to be a work in progress that can lead to future research and can be updated over time as new information is collected. Copies of the survey report are issued to the State Historic Preservation Office and the City of Mineral Point.

Legacy Architecture, the City of Mineral Point, and the State Historic Preservation Office conducted a public information meeting regarding the survey. The meeting held on March 18, 2026, presented the goals of the project, including the survey report and information on the National Register of Historic Places, to the City of Mineral Point, property owners, and the Historic Preservation Commission.



Mineral Point Plat Map, 1840.

Survey Results

Introduction

The survey conducted on the historical aspects of the City of Mineral Point shows a genuine abundance of valuable historic properties within the survey boundaries of approximately one square mile that align with the limits of the Mineral Point Historic District. The examples found in the survey area suggest a community rich with history and respect for the history of the resources that are available to them. However, a survey is a snapshot in time, capturing the readily available information of the moment, and further information can and will come to light.

The principal investigators surveyed approximately 846 resources of architectural or historical interest extant within the original Mineral Point Historic District, both contributing and non-contributing to the district. A further 120 properties were found to have been demolished since the district's listing in the National Register of Historic Places in 1971. This chapter contains the following results of the survey: a list of properties currently listed in the National Register of Historic Places outside of the district and not included in the survey, a list of properties identified within the district, and maps of the survey area where historic resources were identified.



High Street, looking west, circa 1961.

In addition to the contents of this chapter, several other types of information were gathered and organized through the course of the survey. From this information, the following documents were created: updated entries to the Wisconsin Historical Society's online Architecture and History Inventory (AHI), photos of every surveyed building and additional information about the properties included, and this report. The Architecture and History Inventory can be accessed at: <https://www.wisconsinhistory.org/preserve/state-historic-preservation-office/architecture-history-inventory/>

This architectural and historical survey report and the associated work elements mentioned above are kept at the State Historic Preservation Office in Madison. A copy of the report is kept at the Mineral Point City Hall and the Mineral Point Public Library and Archives.

Resources Currently Listed in the National Register of Historic Places not within the Mineral Point Historic District.

<i>AHI #</i>	<i>Historic Name</i>	<i>Address</i>	<i>Style</i>	<i>Date</i>	<i>District</i>
62130	Tamblyn's Row East 1	114 Shake Rag Street	Side Gabled	1840	Pendarvis
244048	Tamblyn's Row East 2	114 Shake Rag Street	Side Gabled	1841	Pendarvis
29122	Williams House	114 Shake Rag Street	Side Gabled	1842	Pendarvis
62222	George Kislingbury House	114 Shake Rag Street	Side Gabled	1842	Pendarvis
244046	-	114 Shake Rag Street	Side Gabled	1842	Pendarvis
62122	Hillcot Guest Cottage	114 Shake Rag Street	Rustic	1845	Pendarvis
244047	Tamblyn's Row Middle	114 Shake Rag Street	Side Gabled	1852	Pendarvis
244050	Pendarvis Privy No. 1	114 Shake Rag Street	Astylistic Util.	1930	Pendarvis
244049	Pendarvis Stone Terracing	114 Shake Rag Street	-	1930	Pendarvis
62129	-	114 Shake Rag Street	Rustic	1950	Pendarvis
244054	Pendarvis Privy No. 2	114 Shake Rag Street	Astylistic Util.	1955	Pendarvis
244052	Pendarvis Shed No. 1	114 Shake Rag Street	Astylistic Util.	1970	Pendarvis
244053	Pendarvis Shed No. 2	114 Shake Rag Street	Astylistic Util.	1970	Pendarvis
62120	Museum	114 Shake Rag Street	Colonial Rev.	1973	Pendarvis
62123	Pendarvis Workshop	114 Shake Rag Street	Rustic	c.1890	Pendarvis
16185	Mineral Point Hill	Shake Rag Street	Natural Feature	c.1830	Mineral Point Hill

Resources Listed in the National Register of Historic Places as Contributing and Non-Contributing to the Mineral Point Historic District

<i>AHI #</i>	<i>Historic Name</i>	<i>Address</i>	<i>Style</i>	<i>Date</i>	<i>(Non)Contributing</i>
51971	-	4 3rd Street	Side Gabled	c.1880	NC
51977	R.J. Penhallegon House	7 3rd Street	Gabled Ell	1880	C
52001	-	107 3rd Street	Side Gabled	c.1880	NC
52003	-	108 3rd Street	Side Gabled	c.1880	NC
52004	John Dawe House	111 3rd Street	Gabled Ell	1867	C
52015	-	205 3rd Street	Min. Traditional	c.1920	NC
52019	Richard Odgers House	206 3rd Street	Gabled Ell	1895	C
52022	John Harris House	108 4th Street	Front Gabled	1941	NC
52023	John Grange House	111 4th Street	Front Gabled	c.1910	NC
52027	-	114 4th Street	Side Gabled	c.1890	NC
52029	Joshua Hanscom House	204 4th Street	Side Gabled	c.1860	NC
52031	-	205 4th Street	Side Gabled	c.1890	NC
52032	Calvin Bodsford House	206 4th Street	Queen Anne	1915	NC
52040	-	207 4th Street	Gothic Revival	c.1870	NC
52058	-	208 4th Street	Min. Traditional	c.1950	NC
52061	Isaac Winn House	105 5th Street	Greek Revival	1860	C
52065	James Manker House	115 5th Street	Greek Revival	1858	C
52080	Chris Otter House	209 5th Street	Gabled Ell	1867	NC
52097	-	215 5th Street	Min. Traditional	c.1900	NC
52100	-	300 5th Street	Colonial Rev.	1977	NC
52109	-	303 5th Street	Gabled Ell	c.1900	NC
52113	John Toay House	321 5th Street	Side Gabled	1840	C
52104	James Toay House	329 5th Street	Second Empire	1842	C
52117	-	380 5th Street	Split Level	1979	NC
52124	William May House	404 5th Street	Side Gabled	1845	C
52132	Hewitt Webster House	408 5th Street	Side Gabled	1847	NC
52149	-	422 5th Street	Ranch	c.1970	NC

52150	-	425 5th Street	Ranch	1978	NC
52152	-	110 6th Street	New Traditional	2006	NC
52153	-	120 6th Street	Side Gabled	c.1880	NC
52154	-	232 6th Street	Side Gabled	c.1900	NC
52155	-	235 6th Street	Side Gabled	c.1870	NC
52158	-	320 6th Street	Ranch	1981	NC
52159	George Jueck House	119 7th Street	Italianate	1870	C
52162	Aloys Shamburg House	130 7th Street	Side Gabled	1857	NC
52165	-	131 7th Street	Side Gabled	c.1880	NC
52168	J.B. Reynolds House	204 7th Street	Queen Anne	1887	NC
52169	Alexander Hill House	205 7th Street	Side Gabled	1870	C
52170	-	220 7th Street	Gothic Revival	1870	C
52176	-	315 7th Street	Gabled Ell	c.1890	NC
52180	-	317 7th Street	Min. Traditional	1944	NC
52181	-	318 7th Street	Gabled Ell	c.1880	NC
52190	-	332 7th Street	One Story Cube	c.1900	NC
52680	-	335 7th Street	Front Gabled	c.1900	NC
52682	-	337 7th Street	Ranch	1974	NC
52683	George Harris Jr. House	403 7th Street	Front Gabled	1900	C
52685	Edward Jones House	410 7th Street	Front Gabled	1904	C
52689	-	411 7th Street	Side Gabled	c.1900	NC
52693	-	420 7th Street	Min. Traditional	c.1950	NC
52697	-	511 7th Street	Side Gabled	c.1880	NC
52701	-	520 7th Street	Side Gabled	1888	NC
52705	John Coleman House	525 7th Street	Side Gabled	1867	C
52717	Trewick House	526 7th Street	Side Gabled	1865	C
52723	William Holman House	52 8th Street	Front Gabled	1885	C
52730	-	60 8th Street	Side Gabled	1892	NC
52740	Dick Williams House	61 8th Street	Side Gabled	c.1880	NC
52746	Christian Brand House	105 8th Street	Gabled Ell	1880	NC
52749	-	106 8th Street	Side Gabled	1869	NC
52751	Jonathan Matthews House	110 8th Street	Side Gabled	1872	NC
52753	-	208 8th Street	Side Gabled	c.1870	NC
58806	-	502 Alice Street	Astylistic Util.	1946	NC
52762	-	502 Alice Street	Italianate	1855	NC
52770	-	120 Antoine Street	Side Gabled	c.1850	NC
52776	B.H. Cambell House	121 Antoine Street	Side Gabled	1850	C
52777	-	124 Antoine Street	Ranch	1978	NC
52779	-	140 Antoine Street	Ranch	1978	NC
52780	-	144 Antoine Street	Ranch	1971	NC
52782	-	150 Antoine Street	Ranch	1976	NC
52783	-	152 Antoine Street	Ranch	1968	NC
52793	-	153 Antoine Street	Gabled Ell	c.1880	NC
52796	Abiel Chandler House	171 Antoine Street	Side Gabled	1845	C
52803	-	175 Antoine Street	Ranch	1979	NC
52810	-	338 N. Bend Street	Two Story Cube	c.1900	C
52812	-	1020 Bollerud Street	Astylistic Util.	c.1915	NC
52814	-	1030 Bollerud Street	Astylistic Util.	1980	NC
52820	-	510 Broad Street	Ranch	1971	NC
52824	William Siddell House	511 Broad Street	Side Gabled	1874	NC
52830	-	601 Broad Street	Astylistic Util.	1981	NC
52833	James James House	639 Center Street	Gabled Ell	1878	C
52836	Lawrence Gibbons House	725 Center Street	Gabled Ell	1895	C
52837	-	729 Center Street	Queen Anne	1892	C

52841	-	730 Center Street	Min. Traditional	1957	NC
55647	William Grange House	731 Center Street	Gabled Ell	1887	C
55649	-	732 Center Street	Colonial Rev.	1950	NC
55650	Adam Thomas House	735 Center Street	Foursquare	1912	C
55651	-	738 Center Street	Side Gabled	c.1855	NC
55654	-	818 Center Street	Min. Traditional	1966	NC
55655	-	820 Center Street	Side Gabled	c.1845	NC
55656	-	831 Center Street	Gabled Ell	1893	C
55661	-	907 Center Street	Side Gabled	c.1890	NC
55673	Richard Carkeet House	918 Center Street	Side Gabled	1867	C
56008	-	921 Center Street	Side Gabled	1892	NC
56012	-	930 Center Street	Queen Anne	c.1910	NC
56014	-	1020 Center Street	Cross Gabled	1890	NC
56017	-	1030 Center Street	Min. Traditional	c.1950	NC
56026	Emmerance Rodolf House	51 N. Chestnut Street	Front Gabled	1846	C
56028	David Brown House	99 N. Chestnut Street	Side Gabled	1892	C
56027	Telephone Company Bldg	102 N. Chestnut Street	Contemporary	c.1970	NC
56453	-	106 N. Chestnut Street	Gabled Ell	c.1880	NC
56029	-	123 N. Chestnut Street	Front Gabled	c.1910	NC
56030	Richard Kendall House	125 N. Chestnut Street	Gothic Revival	1870	C
56031	Edward Martin House	208 N. Chestnut Street	Queen Anne	1902	C
56032	Dr. W.J. Morgan House	212 N. Chestnut Street	Queen Anne	1903	C
56033	-	215 N. Chestnut Street	Side Gabled	c.1860	NC
56034	R. Fitzsimmons House	216 N. Chestnut Street	Queen Anne	1904	C
56035	Samuel Jenkins House	217 N. Chestnut Street	Side Gabled	1845	C
56036	Samuel Jenkins Jr. House	319 N. Chestnut Street	Queen Anne	c.1900	C
56037	Samuel Jenkins Sr. House	321 N. Chestnut Street	Side Gabled	1849	C
56039	-	324 N. Chestnut Street	Min. Traditional	1977	NC
56038	-	350 N. Chestnut Street	Side Gabled	c.1900	NC
46743	-	359 N. Chestnut Street	Federal	1853	C
56040	John Argall House	360 N. Chestnut Street	Gabled Ell	1891	C
56041	-	410 N. Chestnut Street	Gabled Ell	c.1900	NC
56042	-	416 N. Chestnut Street	Min. Traditional	1955	NC
56043	M.E. Edwards House	20 S. Chestnut Street	Front Gabled	1852	C
56045	-	110 S. Chestnut Street	Queen Anne	1897	C
56044	Paynter's Filling Station	110 S. Chestnut Street	Mediterranean	1925	C
56046	-	201 S. Chestnut Street	Ranch	1957	NC
56047	Patrick Leahy House	314 S. Chestnut Street	Front Gabled	1877	C
56049	Thomas S. Ansley House	301 Church Street	Side Gabled	1840	NC
56050	-	303 Church Street	Ranch	1969	NC
56051	-	307 Church Street	Ranch	1966	NC
56052	-	334 Church Street	Min. Traditional	1961	NC
56053	-	336 Church Street	Ranch	1957	NC
56054	-	338 Church Street	Ranch	1960	NC
56055	-	338 A Church Street	Ranch	1967	NC
56056	-	340 Church Street	Ranch	1960	NC
56057	-	341 Church Street	Side Gabled	c.1875	NC
56058	-	342 Church Street	Ranch	1956	NC
56059	George Theophilus House	421 Church Street	Side Gabled	1860	C
27178	Harris Cottage	425 Church Street	Greek Revival	1835	NC
56060	George Priestly House	504 Church Street	Federal	1854	C
56061	Harvey Keyes House	508 Church Street	Gabled Ell	1855	C
56062	-	510 Church Street	Min. Traditional	1946	NC
64573	MP Water Utility	529 Church Street	Astylistic Util.	1947	NC

56063	R.H. Harris House	530 Church Street	Bungalow	1920	C
56064	-	605 Church Street	Bungalow	1910	C
56065	-	609 Church Street	Bungalow	1920	C
56066	-	615 Church Street	Bungalow	1910	C
56067	-	616 Church Street	Ranch	1961	NC
56068	-	617 Church Street	Min. Traditional	1956	NC
56069	-	621 Church Street	Side Gabled	c.1880	NC
56070	-	624 Church Street	Side Gabled	c.1850	C
56094	James Spensley House	625 Church Street	Foursquare	1902	C
56095	-	629 Church Street	Foursquare	1910	C
56096	Edward Phillips House	630 Church Street	Side Gabled	1893	NC
56098	-	715 Church Street	Side Gabled	1853	NC
56099	-	716 Church Street	Min. Traditional	1958	NC
56101	John Daum House	722 Church Street	Two Story Cube	c.1900	NC
56102	John Smith House	730 Church Street	Side Gabled	1859	C
55646	-	107 Clowney Street	Side Gabled	1884	C
56103	William Trigilgus House	110 Clowney Street	Gabled Ell	1892	NC
56104	Thomas Vincent House	115 Clowney Street	Gabled Ell	1865	C
56106	-	118 Clowney Street	Gabled Ell	c.1890	NC
56108	John Gorgen House	123 Clowney Street	Queen Anne	1855	C
56110	John Stephens House	127 Clowney Street	Gabled Ell	1865	C
56112	-	202 Clowney Street	Comm. Vern.	1948	NC
56114	John Hutchinson House	209 Clowney Street	Greek Revival	1855	C
56116	Charles Strongman House	213 Clowney Street	Federal	1847	C
53467	S.F. Rodolf House	215 Clowney Street	Greek Revival	1843	C
56119	-	220 Clowney Street	Front Gabled	1889	NC
56121	John Clowney House	221 Clowney Street	Italianate	1866	C
56124	-	224 Clowney Street	Side Gabled	1850	C
56125	John Clowney House	225 Clowney Street	Side Gabled	1850	NC
70264	-	19 E. Commerce Street	Gabled Ell	1900	NC
56456	-	206 W. Commerce Street	Front Gabled	1900	C
56458	-	212 W. Commerce Street	Queen Anne	1890	C
56459	-	213 W. Commerce Street	Ranch	1956	NC
56460	-	216 W. Commerce Street	Min. Traditional	1982	NC
56461	-	217 W. Commerce Street	Ranch	1961	NC
56463	-	219 W. Commerce Street	Ranch	1960	NC
56462	-	219 W. Commerce Street	Ranch	1972	NC
56464	-	221 W. Commerce Street	Ranch	1973	NC
56465	-	223 W. Commerce Street	Ranch	1953	NC
56466	-	229 W. Commerce Street	Ranch	1962	NC
56467	Homesite Village Apts.	230 W. Commerce Street	Contemporary	1987	NC
56468	-	305 W. Commerce Street	Ranch	1975	NC
56469	-	312 W. Commerce Street	Ranch	1965	NC
56470	-	313 W. Commerce Street	Min. Traditional	1945	NC
56471	John Francis House	412 W. Commerce Street	Side Gabled	1840	C
56148	Hutchinson Lumber Stable	10 Commerce Street	Astylistic Util.	1875	C
56144	MP Passenger Depot	11 Commerce Street	Side Gabled	1856	C
56147	-	15 Commerce Street	Cross Gabled	c.1880	NC
56149	Jacka, Bennett Building	20 Commerce Street	Side Gabled	1857	C
29161	G. Cobb Warehouse	23 Commerce Street	Astylistic Util.	1854	C
56151	Lanyon Foundry	103 Commerce Street	Astylistic Util.	1846	NC
56152	Gratz, Palzkill Implements	107 Commerce Street	Astylistic Util.	1940	NC
56153	Penhallegon Warehouse	111 Commerce Street	Astylistic Util.	1866	C
56155	William Lanyon Building	121 Commerce Street	Italianate	1857	C

56154	Jacka Warehouse	203 Commerce Street	Astylistic Util.	1877	C
56156	Ivey Building	206 Commerce Street	Italianate	1875	C
56157	John F. O'Neil Building	205 Commerce Street	Side Gabled	1837	C
27881	William Curry Block	211 Commerce Street	Comm. Vern.	1867	C
70289	Curry Block Addition	215 Commerce Street	Comm. Vern.	1873	C
56158	Samuel Terrill Building	221 Commerce Street	Comm. Vern.	1857	C
56159	Schillin Building	223 Commerce Street	Comm. Vern.	1877	C
56160	Globe Hotel Addition	225 Commerce Street	Comm. Vern.	1876	C
56161	Globe Hotel	227 Commerce Street	Comm. Vern.	1868	C
56167	Penberthy Hotel	303 Commerce Street	Italianate	c.1900	C
56171	Patrick Kane House	315 Commerce Street	Vernacular	1857	C
56172	W.E. Peters Oil Company	319 Commerce Street	20th Cen. Com.	1949	NC
56174	Washington House Stable	320 Commerce Street	Front Gabled	1875	C
56375	-	411 Commerce Street	Quonset	c.1945	NC
56376	-	421 Commerce Street	Side Gabled	1840	C
56377	Hope Lutheran Church	555 Commerce Street	Contemporary	1974	NC
56378	John Duggins House	608 Commerce Street	Min. Traditional	1949	NC
56380	-	610 Commerce Street	Min. Traditional	1948	NC
56385	-	612 Commerce Street	Cross Gabled	c.1900	C
56387	-	614 Commerce Street	Ranch	1958	NC
56432	William Prideaux House	620 Commerce Street	Front Gabled	1893	NC
56433	Gerald Regan House	622 Commerce Street	Ranch	1963	NC
56434	-	625 Commerce Street	Side Gabled	c.1960	NC
56435	-	626 Commerce Street	Side Gabled	1892	NC
56436	-	630 Commerce Street	Ranch	1976	NC
56438	W.H. Blewitt House	632 Commerce Street	Cross Gabled	1900	C
56439	-	635 Commerce Street	Ranch	1968	NC
56440	-	637 Commerce Street	Side Gabled	c.1880	NC
56443	Christian Palzkill House	642 Commerce Street	Min. Traditional	1951	NC
56444	Douglas Johnson House	643 Commerce Street	Min. Traditional	1955	NC
56445	-	644 Commerce Street	Bungalow	1920	C
56446	-	645 Commerce Street	Split Level	1971	NC
56447	-	646 Commerce Street	Ranch	1961	NC
56449	-	647 Commerce Street	Ranch	1971	NC
56450	-	650 Commerce Street	Side Gabled	c.1900	NC
56474	-	206 Copper Street	Astylistic Util.	1936	C
56475	-	206 Copper Street	Astylistic Util.	1936	C
56477	-	420 Copper Street	Rustic	1978	NC
56484	George W. Cobb House	605 Cothren Street	Gothic Revival	1866	C
56489	MP Elementary School	611 Cothren Street	Contemporary	1968	NC
56495	-	712 Cothren Street	Ranch	1955	NC
56498	-	714 Cothren Street	New Traditional	1971	NC
56504	Joseph Spring House	207 Davis Street	Cross Gabled	1900	C
56506	Catherine Fielder House	215 Davis Street	Queen Anne	1895	C
56507	St. Mary's Catholic School	216 Davis Street	Romanesque	1904	C
56644	Opie Albert House	219 Davis Street	Bungalow	1920	C
56645	Phil. Weidenfeller House	221 Davis Street	Foursquare	c.1900	C
56650	St. Mary's Cath. Rectory	224 Davis Street	Queen Anne	1901	C
56647	St. Mary's Cath. Church	224 Davis Street	Romanesque	1901	C
56651	St. Mary's Church Statue	224 Davis Street	NA	c.1910	C
56655	John Bracken House	235 Davis Street	Greek Revival	1846	C
56656	-	243 Davis Street	Gabled Ell	1860	C
56657	-	245 Davis Street	Foursquare	1919	C

56662	-	512 Decatur Street	Min. Traditional	1954	NC
56664	Thomas Adams House	515 Decatur Street	Ranch	1974	NC
56665	-	516 Decatur Street	Side Gabled	c.1880	NC
56666	Ben Barrenger House	520 Decatur Street	Greek Revival	1855	C
56667	-	521 Decatur Street	English Revival	1947	NC
56670	Fitzsimmons House	524 Decatur Street	Ranch	1968	NC
56671	-	600 Decatur Street	Ranch	1949	NC
56672	-	602 Decatur Street	Ranch	1954	NC
56674	-	604 Decatur Street	Ranch	1951	NC
56678	Henry Curry House	107 Dodge Street	Side Gabled	1857	C
46741	Alexander Wilson House	110 Dodge Street	Second Empire	1868	C
56680	Josiah Lanyon House	116 Dodge Street	Queen Anne	1900	C
56720	Charles Blewitt House	204 Dodge Street	Side Gabled	1867	C
56724	Anna Stephens House	212 Dodge Street	Side Gabled	1880	NC
56725	Michael Pittz House	216 Dodge Street	Queen Anne	1900	C
56731	-	220 Dodge Street	Side Gabled	c.1850	NC
56734	Edwin Woolrich House	320 Dodge Street	Queen Anne	1905	C
56736	Nicholas Graber House	324 Dodge Street	Foursquare	1906	C
56739	Herman Enzenroth House	328 Dodge Street	Front Gabled	1909	C
56741	-	329 Dodge Street	Ranch	1967	NC
56743	-	332 Dodge Street	Two Story Cube	c.1900	NC
56744	-	333 Dodge Street	English Revival	1940	NC
56745	-	335 Dodge Street	Chalet	1960	NC
56753	Joseph Bennett House	336 Dodge Street	Foursquare	1909	C
56755	-	337 Dodge Street	Contemporary	1960	NC
56756	-	338 Dodge Street	Ranch	1953	NC
56758	-	340 Dodge Street	Astylistic Util.	1985	NC
56760	-	342 Dodge Street	Ranch	1962	NC
56767	-	344 Dodge Street	Ranch	1955	NC
56774	-	363 Dodge Street	Astylistic Util.	1937	NC
56783	-	607 Dodge Street	Foursquare	c.1910	NC
56781	-	610 Dodge Street	Foursquare	c.1910	NC
57507	-	611 Dodge Street	Ranch	1974	NC
56817	-	30 Doty Street	Comm. Vern.	c.1945	NC
56819	-	207 Doty Street	Gabled Ell	c.1890	C
56820	-	214 Doty Street	Contemporary	1966	NC
56821	George Foley House	215 Doty Street	Side Gabled	1846	NC
56822	-	225 Doty Street	Side Gabled	c.1880	NC
56824	-	227 Doty Street	Side Gabled	1950	NC
56825	-	229 Doty Street	Side Gabled	c.1880	NC
56826	John McNair House	301 Doty Street	Greek Revival	1847	NC
56828	Michael Miller House	323 Doty Street	Side Gabled	1855	C
56829	Adaline Gant House	325 Doty Street	Ranch	1952	NC
56830	Charles Treweek House	327 Doty Street	Shingle Style	1905	C
56831	Robert Whitney House	331 Doty Street	Two Story Cube	1860	C
56844	Methodist Epis. Church	400 Doty Street	Gothic Revival	1871	C
56845	John Wasley House	402 Doty Street	Gothic Revival	1883	C
56846	Ernest C. Fiedler House	406 Doty Street	Queen Anne	1907	C
56847	William Tomlin House	410 Doty Street	Front Gabled	1912	C
56848	Fred Phillips House	414 Doty Street	Queen Anne	1909	C
56849	-	415 Doty Street	Front Gabled	1910	C
56850	W.D. Brown House	418 Doty Street	Foursquare	1912	C
56851	George Phillips House	419 Doty Street	Queen Anne	1909	C
56852	-	422 Doty Street	Bungalow	1927	C

56853	William Eastman House	423 Doty Street	Queen Anne	1890	C
56855	R.J. Martin House	426 Doty Street	Front Gabled	1912	C
56856	Joseph Fiedler House	427 Doty Street	Queen Anne	1907	C
56857	Edward Prideaux House	429 Doty Street	Side Gabled	1852	C
56858	C.G. Hubenthal House	430 Doty Street	Craftsman	1912	C
56860	Fred Graber House	434 Doty Street	Two Story Cube	1909	C
56861	-	505 Doty Street	Foursquare	c.1900	NC
56863	Richard James House	514 Doty Street	Queen Anne	1902	C
57029	R.J. Hughes House	518 Doty Street	Side Gabled	1902	C
57043	John Lanyon House	519 Doty Street	Gothic Revival	1870	C
57050	-	618 Doty Street	Ranch	1958	NC
57052	Mary Matthews House	620 Doty Street	Two Story Cube	1900	C
56812	-	704 Doty Street	Cross Gabled	c.1895	C
57054	-	710 Doty Street	Queen Anne	c.1900	NC
57057	John Dunbar House	711 Doty Street	Side Gabled	1865	NC
57061	-	714 Doty Street	Side Gabled	1870	C
57063	Mrs. John Mar House	715 Doty Street	Gabled Ell	c.1890	NC
57065	Mathias Smith House	718 Doty Street	Side Gabled	1867	NC
57073	-	719 Doty Street	Ranch	1952	NC
57070	-	721 Doty Street	Side Gabled	1876	NC
57074	John Kinn House	722 Doty Street	Side Gabled	1870	C
57076	C.C. Goldsworthy House	710 Fair Street	Cross Gabled	1900	C
57095	C.C. Goldsworthy House	716 Fair Street	Front Gabled	1912	C
57075	-	720 Fair Street	Gabled Ell	c.1880	NC
57097	-	721 Fair Street	Ranch	1958	NC
57104	Charles Jackson House	724 Fair Street	Bungalow	1920	C
57106	-	725 Fair Street	Ranch	1957	NC
57111	-	726 Fair Street	Min. Traditional	1957	NC
57114	-	729 Fair Street	Ranch	1956	NC
57116	-	731 Fair Street	Min. Traditional	1956	NC
57117	-	730 & 732 Fair Street	Shed	1975	NC
57153	-	415 Flint Street	Side Gabled	c.1850	NC
57155	-	416 Flint Street	Front Gabled	c.1870	NC
57169	-	6 Fountain Street	Comm. Vern.	1941	C
57171	Peter's Ice Cream Co.	9 Fountain Street	Comm. Vern.	1950	NC
57741	Golliner Boiler Company	8 & 12 Fountain Street	Front Gabled	1916	C
57743	Sanitary Creamery	14 Fountain Street	Astylistic Util.	1884	C
57925	-	17 Fountain Street	Comm. Vern.	c.1880	NC
57753	Simon Lanyon Blacksmith	20 Fountain Street	Astylistic Util.	1868	C
57926	Auto Inn	32 Fountain Street	Comm. Vern.	1916	C
57931	Martin-Toay Hardware	101 Fountain Street	Comm. Vern.	1925	C
57937	Harker-Marr-Gordon Gar.	112 Fountain Street	Art Moderne	1947	NC
57939	John Kinn House	133 Fountain Street	Side Gabled	1885	C
57941	Samuel Coad Warehouse	203 Fountain Street	Comm. Vern.	1864	C
57949	-	212 Fountain Street	Side Gabled	c.1870	NC
57952	Charles Hornung House	216 Fountain Street	Greek Revival	c.1855	C
57960	Whitney Smith House	224 Fountain Street	Front Gabled	1849	C
57966	William Tregray House	230 Fountain Street	Federal	1844	C
57968	William T. Henry House	305 Fountain Street	Greek Revival	1848	C
71096	-	305 Fountain Street	Astylistic Util.	1954	NC
57970	C. Woodman Apartments	321 Fountain Street	Side Gabled	1856	C
57971	-	407 Fountain Street	Min. Traditional	1957	NC
57975	James Robb House	409 Fountain Street	Side Gabled	c.1845	C
57978	-	410 Fountain Street	Min. Traditional	1947	NC

57979	-	421 Fountain Street	Front Gabled	c.1845	NC
57982	-	508 Fountain Street	Side Gabled	c.1880	NC
57986	Herman Weisen House	509 Fountain Street	Queen Anne	1909	C
57989	Samuel Sims House	518 Fountain Street	Queen Anne	1904	C
57990	Thomas Bennett House	520 Fountain Street	Side Gabled	c.1850	C
57993	Moses M. Strong House	525 Fountain Street	Greek Revival	1839	C
57995	James Brewer House	526 Fountain Street	Italianate	1866	C
58000	-	527 Fountain Street	Min. Traditional	c.1950	NC
58001	Richard Benson House	530 Fountain Street	Queen Anne	1901	C
58004	-	607 Fountain Street	Two Story Cube	c.1900	NC
58006	Phelps House	705 Fountain Street	Gabled Ell	1866	NC
58007	Sidney Severson House	714 Fountain Street	Min. Traditional	1948	NC
58008	-	715 Fountain Street	Gabled Ell	c.1880	NC
58009	-	720 Fountain Street	Front Gabled	c.1870	NC
58010	Henry Wilomovitz House	805 Fountain Street	Two Story Cube	c.1905	C
58011	Edward Gribble House	808 Fountain Street	Queen Anne	c.1905	C
58012	-	809 Fountain Street	Side Gabled	c.1880	NC
58013	-	812 Fountain Street	Split Level	1976	NC
58014	-	818 Fountain Street	Side Gabled	c.1880	NC
58015	J.L. Jones House	819 Fountain Street	Greek Revival	c.1850	C
58017	-	822 Fountain Street	Ranch	1978	NC
58018	Horn House	825 Fountain Street	Side Gabled	1859	NC
58346	Ben Winn House	10 Front Street	Queen Anne	1893	C
58347	-	12 Front Street	Gabled Ell	c.1900	NC
58349	Zachariah Oates House	14 Front Street	Side Gabled	c.1855	C
58351	James Carbis House	104 Front Street	Front Gabled	c.1855	C
58353	James Ellingen House	111 Front Street	Side Gabled	1866	C
58342	-	111 Front Street	Rustic Style	c.1925	NC
27179	Odd Fellows Hall	112 Front Street	Greek Revival	1838	C
58358	-	208 Front Street	Side Gabled	c.1880	NC
58359	William J. Cox House	210 Front Street	Gothic Revival	1857	C
58360	-	302 Front Street	Side Gabled	c.1920	NC
58362	T.P. Rogers House	306 Front Street	Gabled Ell	c.1890	C
58365	-	308 Front Street	Side Gabled	c.1900	NC
58367	William Lanyon House	309 Front Street	Italianate	1854	C
58370	Thomas Trerorah House	310 Front Street	Gothic Revival	1851	C
58371	William Hales House	404 Front Street	Queen Anne	1911	C
58775	Little House	407 Front Street	Bungalow	1907	C
58777	Charles Ivey House	410 Front Street	Queen Anne	1912	C
58778	George Wilbur House	411 Front Street	Gabled Ell	c.1870	C
58780	James Jackson House	415 Front Street	Foursquare	c.1910	C
58782	Charles Gilman House	416 Front Street	Queen Anne	1905	C
58783	W.H. Osborne House	417 Front Street	Dutch Col. Rev.	1904	C
58785	William Pierce House	420 Front Street	Greek Revival	1845	C
58787	J.B. Wallace House	421 Front Street	Front Gabled	1906	C
58793	Curtis Beech House	505 Front Street	Greek Revival	1849	C
58796	-	510 Front Street	One Story Cube	c.1890	NC
58798	Samuel Lanyon House	511 Front Street	Queen Anne	1906	C
58800	Paul Terrill Duplex	513 & 515 Front Street	Ranch	1962	NC
58802	Peter Schmidt House	535 Front Street	Cross Gabled	1912	C
58810	Joseph Beckerlig House	205 Garden Street	Two Story Cube	1912	C
58812	-	215 Garden Street	Ranch	1968	NC
58813	-	225 Garden Street	Gabled Ell	c.1890	C
58814	-	229 Garden Street	Gabled Ell	c.1880	NC

58815	-	503 Green Street	Ranch	1982	NC
59253	Shell Oil Station	19 High Street	20th C. Comm.	1937	C
59254	Hadfield Leather	22 High Street	Italianate	1876	C
59256	M.P. Bottling Works	26 High Street	20th C. Comm.	1946	NC
59257	John Day Cordwainer	28 High Street	Queen Anne	1881	C
59258	T. Feder Shoemaker	31 High Street	Comm. Vern.	1861	C
59259	Ellingen Cabinets	33 High Street	Italianate	1868	C
59260	Gundry Dry Goods	35 High Street	Comm. Vern.	1856	C
59261	Dawe Flour and Feed	38 High Street	Comm. Vern.	1866	C
59262	Thomas Block	39 High Street	Comm. Vern.	1854	C
59263	R.J. Gallagher Garage	40 High Street	Comm. Vern.	1923	C
46747	Royal Hotel	43 High Street	Queen Anne	1900	C
59264	Eliza Curry Building	52 High Street	Comm. Vern.	1857	C
46748	Eagle Saloon	60 High Street	Comm. Vern.	c.1847	NC
59265	Martin Hardware	106 High Street	Italianate	1897	C
27907	The White House Goods	110 High Street	Comm. Vern.	1897	C
59266	Brewer Grocery	114 High Street	Italianate	1897	C
59267	John H. Toay Grocery	122 High Street	Italianate	1897	C
59268	T. Rodolf Pharmacy	124 High Street	Comm. Vern.	1842	C
59269	T. Rodolf Dry Goods	128 High Street	Italianate	1842	C
59271	Dr. Francis Vivian Office	128 High Street	Comm. Vern.	1877	C
59272	Lenahan Grocery	130 High Street	Comm. Vern.	1859	C
71430	Patrick O'Dowd Grocery	136 High Street	Comm. Vern.	1853	C
59645	MP Opera House	137 High Street	Neoclassical	1913	C
59651	Mineral Point Fire Station	137 High Street	20th C. Comm.	1945	NC
59654	Lenahan Brothers Block	140 High Street	Comm. Vern.	1866	C
59661	MP Fire Company	145 High Street	Comm. Vern.	1899	C
59664	Nancolas Block	147 High Street	Neoclassical	1861	C
59666	Beouchard's Saloon	148 High Street	Comm. Vern.	1867	C
59667	Louisa Minor Building	151 High Street	Italianate	1884	C
46749	Cribb's Dry Goods	154 High Street	Comm. Vern.	1847	C
59671	John Horn Saloon	155 High Street	Comm. Vern.	1866	C
59672	Iowa County Bank	158 High Street	Italianate	1892	C
59674	Milton's Block	159 High Street	Comm. Vern.	1844	C
59677	B.F. Thomas Bank	160 High Street	Comm. Vern.	1866	C
59680	First National Bank	203 High Street	Romanesque	1907	C
59684	Teasdale Wallis Grocery	206 High Street	Comm. Vern.	1864	C
59690	Lanyon Dry Goods	207 High Street	Comm. Vern.	1859	C
59698	Moffet Brothers Drugs	210 High Street	Comm. Vern.	1860	C
59699	Samuel White Building	213 High Street	Comm. Vern.	1859	C
71458	J.J. Hanscom Books	214 High Street	Comm. Vern.	1860	C
59700	Gundry and Gray Store	215 High Street	Italianate	1871	C
59701	Penahllegon Shoes	216 High Street	Comm. Vern.	1866	C
59702	Penhallegon Cordwainer	218 High Street	Comm. Vern.	1866	C
59703	Edward Coad Grocery	222 High Street	Comm. Vern.	1860	C
59704	R.D. Pulford Pharmacy	221 & 225 High Street	Italianate	1871	C
27622	Otis Hendra Grocery	229 & 227 High Street	Queen Anne	1868	C
59706	Schneberger Cordwainer	231 & 233 High Street	Comm. Vern.	1861	C
71463	Henry Clauer Dry Goods	232 High Street	Comm. Vern.	1866	C
59708	Felderman Hardware	234 High Street	20th C. Comm.	1971	NC
59711	Hornung City Bakery	236 High Street	Queen Anne	1891	C
59710	Nelson Lathrop Gunsmith	237 High Street	Comm. Vern.	1861	C
59712	Appel Barber Shop	241 High Street	Comm. Vern.	1861	C

59713	John Gorgen Grocery	242 High Street	Italianate	1907	C
59714	Coad and Bowden Block	243 High Street	Comm. Vern.	1865	C
71466	Spratler Grocery	245 High Street	Comm. Vern.	1861	C
71468	Kieffer Grocery	246 High Street	Comm. Vern.	1861	C
71473	James Pascoe Building	248 High Street	Comm. Vern.	1861	C
59715	Wright Photography	249 High Street	Comm. Vern.	1894	NC
59716	Prideaux Meat Market	250 High Street	Comm. Vern.	1861	NC
59717	John Jueck Saloon	251 High Street	Comm. Vern.	1891	C
59718	Thomas Jenkins Building	252 High Street	Italianate	c.1850	C
59719	William Perry Grocery	254 High Street	Italianate	1869	C
59720	Reed & Bennett Building	259 & 257 High Street	Comm. Vern.	1841	C
59721	Humbert Harness Shop	260 High Street	Astylistic Util.	c.1866	NC
27713	U.S. Hotel Addition	261 High Street	Italianate	1875	C
59722	Priestley Leather Goods	262 High Street	Comm. Vern.	1866	C
60213	U.S. Hotel	263 & 265 High Street	Comm. Vern.	1853	C
60211	Mineral Point Post Office	269 High Street	Georgian Rev.	1924	C
60215	Masonic Temple	304 & 306 High Street	Romanesque	1897	C
60219	John Vivian House	307 High Street	Italianate	c.1855	C
60227	David Jones House	311 High Street	Greek Revival	1847	C
60229	Edward Kinnie House	315 High Street	Craftsman	1852	C
60232	Woodman Office Building	318 High Street	Comm. Vern.	1850	C
60234	W. Buckingham House	319 High Street	Cross Gabled	1911	C
60235	-	319 High Street	Astylistic Util.	c.1900	C
60244	-	322 High Street	Front Gabled	c.1900	NC
60252	Edward Curnow House	323 High Street	Cross Gabled	c.1910	C
60254	Washburn Bank	324 High Street	Boomtown	1849	C
60255	Standard Oil Service	325 High Street	Side Gabled	1960	NC
60258	W.H. Curry House	326 High Street	Gothic Revival	1868	C
60260	David Whitney House	330 High Street	Front Gabled	1852	C
60262	John Terrill House	334 High Street	Side Gabled	1867	C
60268	Joseph Miller House	336 High Street	Side Gabled	c.1870	C
60270	-	340 High Street	Two Story Cube	c.1910	C
60276	-	344 High Street	Side Gabled	c.1860	NC
60277	W.H. Prideaux House	350 High Street	Front Gabled	c.1895	C
31260	Trinity Episcopal Church	403 High Street	Gothic Revival	1845	C
60283	Episcopal Church Rectory	409 High Street	Gothic Revival	1868	C
60284	-	412 High Street	Side Gabled	c.1860	NC
60285	-	609 High Street	Gabled Ell	c.1900	C
60286	-	615 High Street	Side Gabled	c.1920	NC
60289	-	621 High Street	Side Gabled	c.1910	NC
60305	John Correll House	716 High Street	Front Gabled	c.1900	NC
60344	-	17 N. Iowa Street	Ranch	1982	NC
60346	Patrick Muller House	21 N. Iowa Street	Side Gabled	c.1836	C
60347	-	25 N. Iowa Street	Min.Traditional	1966	NC
60348	-	47 N. Iowa Street	Bungalow	c.1920	C
60349	-	48 N. Iowa Street	Side Gabled	c.1880	NC
60351	-	54 N. Iowa Street	Cross Gabled	c.1900	C
60352	Fred Dunn House	55 N. Iowa Street	Bungalow	c.1910	C
60353	Samuel Ferrell House	56 N. Iowa Street	Bungalow	c.1920	C
60354	J.A. Meserole House	58 N. Iowa Street	Front Gabled	c.1900	C
60355	-	59 N. Iowa Street	Greek Revival	c.1850	C
60356	-	104 N. Iowa Street	Bungalow	1927	C
60357	Osborne Drum House	108 N. Iowa Street	Bungalow	1918	C
60358	-	109 N. Iowa Street	Ranch	1975	NC

60359	-	120 N. Iowa Street	Bungalow	c.1920	C
60360	Henry S. Weil House	205 N. Iowa Street	Queen Anne	c.1900	NC
60363	-	212 N. Iowa Street	Two Story Cube	c.1905	NC
60364	Robert James House	216 N. Iowa Street	Front Gabled	1906	C
60365	George Woolrich House	219 N. Iowa Street	Queen Anne	c.1895	C
60366	-	220 N. Iowa Street	Side Gabled	c.1870	NC
60367	Joseph Ellery House	107 S. Iowa Street	Queen Anne	1912	C
60368	Ernest Reidel House	108 S. Iowa Street	Cross Gabled	c.1895	C
60374	-	110 S. Iowa Street	Side Gabled	c.1930	NC
60375	Alice Jenkins House	111 S. Iowa Street	Dutch Col. Rev.	1906	C
60376	George McGinnity House	112 S. Iowa Street	Min. Traditional	1954	NC
60377	Thomas Jenkins House	203 S. Iowa Street	Gabled Ell	c.1865	C
60378	-	205 S. Iowa Street	Front Gabled	c.1910	NC
60379	M.J. Ludden House	215 S. Iowa Street	Bungalow	1915	C
71475	A.G. Deller Garage	216 S. Iowa Street	Astylistic Util.	c.1910	C
60380	Joseph Deller House	216 S. Iowa Street	Queen Anne	1883	C
60381	Harvey Skews House	220 S. Iowa Street	Ranch	1959	NC
60383	-	303 S. Iowa Street	Colonial Rev.	c.1950	NC
60384	William Henry House	307 S. Iowa Street	Gabled Ell	c.1870	NC
60386	George Pierce House	308 S. Iowa Street	Front Gabled	c.1865	C
60389	Alexander Metz House	311 S. Iowa Street	Bungalow	1921	C
63481	Cyrus Lanyon House	312 S. Iowa Street	Queen Anne	1897	NC
60390	J.B. Moffett House	403 S. Iowa Street	Front Gabled	1855	C
60393	Charles Gale House	404 S. Iowa Street	Gabled Ell	c.1860	NC
60395	-	407 S. Iowa Street	Cross Gabled	c.1870	NC
60397	Joseph J. Mangen House	411 S. Iowa Street	Foursquare	1912	C
60399	Nicholas Howell House	40 Jackson Street	Side Gabled	c.1850	C
71485	-	44 Jackson Street	Side Gabled	1984	NC
60405	Griffith's Hatchery	14 Jail Alley	Astylistic Util.	1950	NC
60406	Samuel Meadows House	51 Jail Alley	Side Gabled	1849	C
60407	Parley Eaton House	105 Jail Alley	Federal	1847	C
60812	Spencer Rotzel Workshop	105 Jail Alley	New Traditional	1971	NC
60825	James Smith House	111 Jail Alley	Side Gabled	c.1836	C
60827	John Shanley House	115 Jail Alley	Side Gabled	1846	C
60404	James Kinney House	117 Jail Alley	Side Gabled	1846	C
60828	Michael Burns House	119 Jail Alley	Greek Revival	1894	C
60829	-	151 Jail Alley	Min. Traditional	1945	NC
60833	John Miller House	5 Liberty Street	Side Gabled	c.1840	C
60834	-	419 Liberty Street	Gabled Ell	c.1900	NC
60835	Robert Carns House	504 Liberty Street	Side Gabled	1850	C
54324	Joseph Gundry House	234 Madison Street	Italianate	1867	C
60842	Peter Ley House	308 Madison Street	Bungalow	c.1920	C
60843	Simon Lanyon House	326 Madison Street	Side Gabled	c.1855	NC
60844	Michael Moran House	330 Madison Street	Side Gabled	1852	C
60852	William Lanyon House	415 Madison Street	Gothic Revival	c.1875	C
60853		421 Madison Street	Ranch	1959	NC
60855		423 Madison Street	Bungalow	c.1927	C
60854		424 Madison Street	Front Gabled	c.1940	NC
60857		426 Madison Street	Bungalow	1934	C
60858	William N. Curry House	531 Madison Street	Italianate	1879	C
60860	-	614 Madison Street	Ranch	1956	NC
60861	-	617 Madison Street	Min. Traditional	c.1945	NC
60862	Perry House	618 Madison Street	Ranch	1971	NC
60863	-	715 Madison Street	Side Gabled	c.1910	NC

60873	-	719 Madison Street	Ranch	1970	NC
60875	-	721 Madison Street	Split Level	1971	NC
60877	-	728 Madison Street	Side Gabled	1891	NC
60880	Samuel Martin House	731 Madison Street	Side Gabled	c.1865	NC
60919	-	101 Maiden Street	Ranch	1960	NC
60920	N.T. Martin House	112 Maiden Street	Front Gabled	1893	C
60923	-	118 Maiden Street	Side Gabled	c.1900	NC
31215	Primitive Methodist Ch.	303 Maiden Street	Gothic Revival	1892	C
60927	Thomas Davy House	305 Maiden Street	Gabled Ell	1869	NC
60931	-	311 Maiden Street	Cross Gabled	c.1890	NC
60933	-	313 Maiden Street	Min. Traditional	c.1950	NC
60934	Jacob Rink House	315 Maiden Street	Gabled Ell	c.1870	C
60937	E.G. Reidel House	318 Maiden Street	Gabled Ell	1908	NC
60938	Maria Bowden House	319 Maiden Street	Side Gabled	c.1840	C
60973	Alex Ross House	322 Maiden Street	Foursquare	1912	C
60978	Viola Varlin House	324 Maiden Street	Foursquare	1912	C
60980	-	325 Maiden Street	One Story Cube	c.1910	NC
60982	Charles Gale House	326 Maiden Street	Queen Anne	c.1890	C
60984	J.B. Wallace House	328 Maiden Street	Dutch Col. Rev.	1904	C
60985	Samuel Terrill House	330 Maiden Street	Queen Anne	1907	C
60986	-	401 Maiden Street	Side Gabled	c.1880	NC
60987	Robert Smith House	402 Maiden Street	Foursquare	1907	NC
60989	William Rablin House	506 Maiden Street	Colonial Rev.	1867	C
60994	-	507 Maiden Street	Gabled Ell	c.1890	NC
60997	John R. Toay House	511 Maiden Street	Queen Anne	1887	C
60999	F.E. Hanscom House	515 Maiden Street	Gabled Ell	c.1890	NC
61001	-	516 Maiden Street	Side Gabled	c.1880	NC
61003	-	517 Maiden Street	Gabled Ell	c.1880	NC
61009	James Hutchison House	518 Maiden Street	Side Gabled	c.1855	C
61007	-	519 Maiden Street	Bungalow	c.1920	C
61223	James Polkingham House	523 & 525 Maiden Street	Italianate	1876	C
61228	-	529 Maiden Street	Gothic Revival	c.1870	NC
41917	MP High School	530 Maiden Street	Romanesque	1903	C
61233	John Nolan House	605 Maiden Street	Italianate	1859	C
61251	-	610 Maiden Street	Ranch	1947	NC
61264	-	611 Maiden Street	Bungalow	1927	C
61265	R.J. Penhallegon House	612 Maiden Street	Gothic Revival	1879	C
61266	John Gray House	615 Maiden Street	Italianate	c.1865	C
61267	Henrietta Hanscom House	617 Maiden Street	Foursquare	1915	C
46742	James Toay House	618 Maiden Street	Gabled Ell	1872	C
61268	John B. Gray House	619 Maiden Street	Queen Anne	1897	C
61269	John Peter House	248 Meeker Street	Queen Anne	c.1890	C
61270	-	249 Meeker Street	Ranch	1970	NC
61282	-	255 Meeker Street	Ranch	1971	NC
61285	-	100 Merry Christmas Ln.	Side Gabled	c.1836	NC
61291	Mine Co. Office	115 Merry Christmas Ln.	Side Gabled	c.1855	C
61287	-	125 Merry Christmas Ln.	Gabled Ell	c.1880	C
61290	-	127 Merry Christmas Ln.	Astylistic Util.	c.1940	C
61289	-	127 Merry Christmas Ln.	Ranch	1951	NC
61295	-	211 Mineral Street	Side Gabled	c.1880	NC
61296	-	217 Mineral Street	Gabled Ell	c.1890	NC
61297	Sallie Bassett House	219 Mineral Street	Gabled Ell	c.1887	C
61298	-	223 Mineral Street	Gabled Ell	c.1880	NC
61299	Herman Enzenroth House	305 Mineral Street	Italianate	1892	C

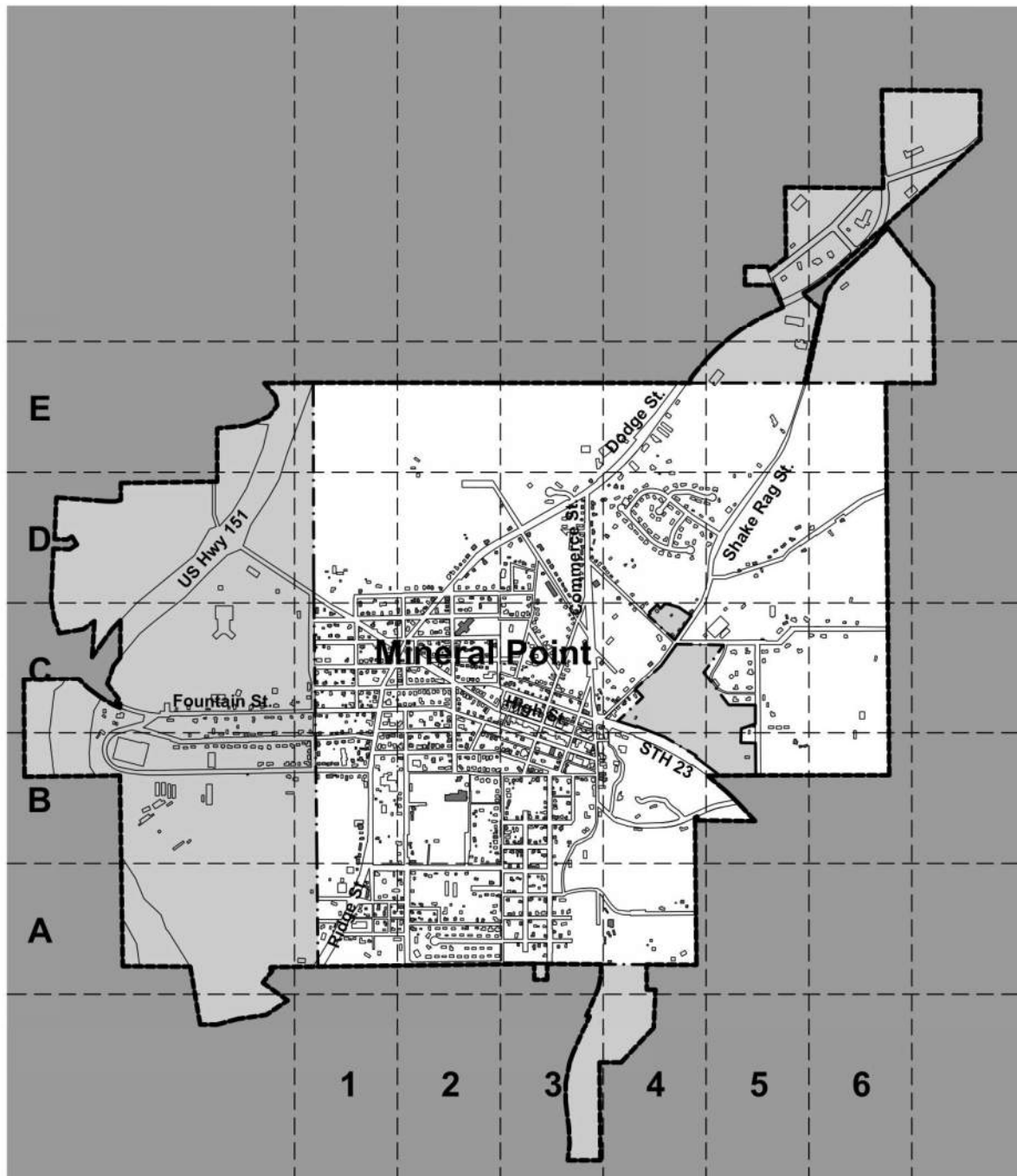
61301	J.H. Harris House	309 Mineral Street	One Story Cube	c.1900	C
61303	-	310 Mineral Street	Min. Traditional	1954	NC
61341	Martin Collins House	315 Mineral Street	Italianate	1874	C
61344	-	316 Mineral Street	Min. Traditional	1951	NC
56706	William Arthur House	321 Mineral Street	Italianate	1870	C
61348	Thomas Martin House	327 Mineral Street	Side Gabled	c.1865	C
61350	Henry Mitchell House	407 Mineral Street	Side Gabled	c.1880	NC
61353	John Mitchell House	413 Mineral Street	Side Gabled	c.1850	NC
61355	-	415 Mineral Street	Side Gabled	c.1880	NC
61357	A. Goldsworthy House	423 Mineral Street	Gothic Revival	1858	C
61360	-	426 Mineral Street	Side Gabled	c.1880	NC
61366	Jenkins and Horn House	427 Mineral Street	Two Story Cube	c.1900	C
61369	-	430 Mineral Street	Side Gabled	c.1900	NC
61371	Mrs. R. Libby House	506 Mineral Street	Side Gabled	c.1910	C
61374	Lloyd-Graber House	515 Mineral Street	Gothic Revival	c.1855	C
61377	James B. Prideaux House	520 Mineral Street	Front Gabled	1889	C
61383	-	537 Mineral Street	Side Gabled	c.1900	NC
56502	Rock Outcropping	Old Darlington Road	NA	-	C
61407	-	53 Park Street	Min. Traditional	1960	NC
61409	-	57 Park Street	Min. Traditional	1944	NC
61411	Joseph Hyman House	224 Park Street	Side Gabled	c.1875	C
61414	-	130 Pine Street	Min. Traditional	1964	NC
61416	-	131 Pine Street	Side Gabled	c.1890	NC
61421	-	132 Pine Street	Gabled Ell	c.1890	NC
61423	-	305 Pine Street	Side Gabled	c.1880	C
61426	-	309 Pine Street	Front Gabled	c.1895	C
61427	-	315 Pine Street	Queen Anne	c.1900	C
61429	John Penhallegon House	319 Pine Street	One Story Cube	c.1900	C
61441	-	321 & 323 Pine Street	Side Gabled	c.1890	NC
61460	-	324 Pine Street	Gothic Revival	c.1870	C
58807	-	412 Pine Street	Front Gabled	c.1860	C
61463	David Jacka House	412 Pine Street	Side Gabled	1850	C
61465	-	417 Pine Street	Queen Anne	c.1895	NC
61469	-	712 Pleasant Street	Ranch	1961	NC
61470	Ritter House	714 Pleasant Street	Ranch	1965	NC
61471	Goninen House	716 Pleasant Street	Ranch	1962	NC
61472	-	718 Pleasant Street	Ranch	1962	NC
61473	John Angall House	719 Pleasant Street	Gabled Ell	c.1907	C
61474	-	721 Pleasant Street	Min. Traditional	1960	NC
61477	-	725 Pleasant Street	Min. Traditional	1941	NC
61481	-	727 Pleasant Street	Min. Traditional	1936	NC
61483	-	731 Pleasant Street	Min. Traditional	c.1925	NC
61801	Richard Jackson House	107 Ridge Street	Front Gabled	c.1900	C
61815	Henry Plowman House	115 Ridge Street	Greek Revival	1854	C
61816	John Milton House	205 Ridge Street	Italianate	c.1860	C
46744	William A. Jones House	215 Ridge Street	Georgian Rev.	1906	C
61817	Henry Thies House	307 Ridge Street	Bungalow	c.1915	C
61818	Willard Eastman House	308 Ridge Street	Queen Anne	1898	C
61819	-	309 Ridge Street	Gabled Ell	c.1870	NC
58005	Charles McIlhon House	310 Ridge Street	Queen Anne	1897	C
61820	Elizabeth Granger House	311 Ridge Street	Bungalow	c.1920	C
61821	-	407 Ridge Street	Front Gabled	c.1890	NC
61822	-	411 Ridge Street	Min. Traditional	1949	NC
31267	St. Paul's Mission Church	414 Ridge Street	Front Gabled	1842	C

61823	St. Paul's Catholic Church	414 Ridge Street	Gothic Revival	1910	C
61824	St. Paul's Rectory	414 Ridge Street	Queen Anne	1910	C
46740	William Brown House	415 Ridge Street	Bungalow	1922	C
61825	Joseph Smith House	425 Ridge Street	Italianate	1854	C
61826	Smith Carriage House	425 Ridge Street	Front Gabled	1889	C
61827	John L. Gray House	504 Ridge Street	Bungalow	c.1915	C
61829	-	513 Ridge Street	Two Story Cube	c.1900	NC
61830	Thomas Graber House	515 Ridge Street	Bungalow	c.1920	C
61831	Dairyland Motel	535 Ridge Street	Min. Traditional	1948	NC
61833	Maurice Van Matre House	636 Ridge Street	Bungalow	1918	C
41916	MP High School	706 Ridge Street	Gothic Revival	1924	C
61836	-	714 Ridge Street	One Story Cube	c.1900	C
61837	-	718 Ridge Street	Gabled Ell	c.1870	NC
26973	-	809 Ridge Street	New Traditional	1994	NC
61839	-	810 Ridge Street	Front Gabled	c.1900	NC
61840	-	810 Ridge Street	Astylistic Util.	c.1920	NC
61841	-	811 Ridge Street	Gabled Ell	c.1880	NC
61842	-	815 Ridge Street	Ranch	1957	NC
61843	-	817 Ridge Street	Min. Traditional	1954	NC
61846	-	819 Ridge Street	Ranch	1960	NC
61847	-	821 Ridge Street	Contemporary	2017	NC
61857	-	916 Ridge Street	Astylistic Util.	c.1970	NC
61865	-	400 Ross Street	Ranch	1958	NC
61871	-	402 Ross Street	Ranch	1959	NC
61873	-	702 Ross Street	Ranch	1973	NC
61882	William Phillips House	14 Shake Rag Street	Federal	1839	C
61883	Jonathan Carpenter House	15 Shake Rag Street	Side Gabled	1843	C
61884	John Tregaskis Cottage	17 Shake Rag Street	Federal	1843	C
30337	-	18 Shake Rag Street	Side Gabled	1840	C
29727	Coach House	18 Shake Rag Street	Side Gabled	c.1840	C
29679	Joseph Ellery House	18 Shake Rag Street	Front Gabled	c.1840	C
29724	Bernard Klais House	18 Shake Rag Street	Side Gabled	c.1850	C
30359	Shake Rag Carriage Ho.	18 Shake Rag Street	Astylistic Util.	1972	NC
29714	Shake Rag Pottery Barn	18 Shake Rag Street	Astylistic Util.	1973	NC
61885	Goldsworthy Cottage	25 Shake Rag Street	Federal	c.1840	C
61887	-	26 Shake Rag Street	Federal	c.1840	C
61889	Joseph James Cottage	28 Shake Rag Street	Federal	1844	C
61891	Harry Pilling House	33 Shake Rag Street	One Story Cube	c.1905	NC
61894	-	36 Shake Rag Street	Comm. Vern.	1950	NC
61896	-	37 Shake Rag Street	Front Gabled	c.1870	NC
61904	-	39 Shake Rag Street	Front Gabled	c.1875	C
61906	Smeja Cabin	39 Shake Rag Street	Rustic Style	1977	NC
61908	-	50 Shake Rag Street	Ranch	c.1940	NC
61909	Levi Craft House	58 Shake Rag Street	Side Gabled	1859	C
62227	-	124 Shake Rag Street	Split Level	1971	NC
62229	-	126 Shake Rag Street	Bungalow	1926	C
62237	Charles Gilman House	250 Shake Rag Street	Gabled Ell	1878	C
46746	-	254 Shake Rag Street	Queen Anne	c.1900	C
62294	-	270 Shake Rag Street	Side Gabled	c.1904	C
63237	Mineral Springs Brewery	276 Shake Rag Street	Italianate	1878	C
71071	Brewery Carriage House	276 Shake Rag Street	Astylistic Util.	c.1904	C
62238	-	276 Shake Rag Street	Astylistic Util.	c.1904	C
16185	Mineral Point Hill	Shake Rag Street	NA	c.1830	C
62245	-	501 Silver Street	Ranch	1967	NC

61386	-	1100 Silver Street	Ranch	1951	NC
62247	Phillip Eden House	222 South Street	Side Gabled	1847	C
62248	Edward Coad House	230 South Street	Greek Revival	1854	C
62278	Elizabeth Martin House	240 South Street	Side Gabled	1845	NC
62280	John Hartent House	244 South Street	Side Gabled	1865	C
62284	-	106 Spruce Street	Side Gabled	c.1880	NC
62285	-	110 Spruce Street	Bungalow	c.1910	NC
62288	Adam Goelz House	116 Spruce Street	Gothic Revival	c.1860	C
62291	Anthony Huxtable House	126 Spruce Street	Colonial Rev.	1947	NC
62295	Richard Jackson House	128 Spruce Street	Side Gabled	c.1860	C
62298	-	130 Spruce Street	Side Gabled	c.1900	NC
62300	William M. Cox House	136 Spruce Street	Gothic Revival	1867	C
62305	-	138 Spruce Street	Front Gabled	c.1850	C
63141	-	151 Spruce Street	Ranch	1975	NC
63145	Thomas Mitchell House	157 Spruce Street	Side Gabled	c.1845	C
63151	-	158 Spruce Street	Bungalow	c.1925	C
63152	James Jackson House	401 State Street	Gothic Revival	c.1865	C
63153	-	408 State Street	Min. Traditional	1950	NC
65261	-	411 State Street	Side Gabled	c.1925	NC
63154	James Penhallegon House	502 State Street	Gothic Revival	1878	C
63155	Michael Crawford House	505 State Street	Side Gabled	c.1865	C
63156	Joseph Hewett House	506 State Street	Front Gabled	1883	NC
63158	Hiram Smith House	514 State Street	Cross Gabled	c.1870	C
63159	William J. Cox House	515 State Street	Side Gabled	c.1865	C
63161	-	519 State Street	Side Gabled	c.1880	NC
63438	-	520 State Street	Side Gabled	c.1870	NC
63439	-	601 State Street	Side Gabled	1938	NC
63440	-	606 State Street	Gabled Ell	c.1880	NC
63441	-	610 State Street	Side Gabled	c.1880	NC
63443	-	611 State Street	Ranch	1951	NC
63447	-	704 State Street	Astylistic Util.	c.1850	C
63445	-	705 State Street	Two Story Cube	c.1900	NC
63452	Thomas Murphy House	815 State Street	Side Gabled	c.1865	C
63459	George Trenwith House	904 State Street	Gabled Ell	c.1865	NC
63462	Josiah Prater House	905 State Street	Gabled Ell	c.1845	NC
63466	R. Goldsworthy House	930 State Street	Side Gabled	c.1850	C
63473	Joseph Stude House	1011 State Street	Side Gabled	1855	C
63474	Ned Jones House	1012 State Street	Front Gabled	1887	NC
63477	-	1105 State Street	Side Gabled	c.1880	NC
46745	Montgomery Cothren Ho.	320 Tower Street	Federal	1854	C
63483	-	320 Tower Street	Astylistic Util.	1978	NC
63488	-	320 Tower Street	Rustic	c.1835	NC
63502	City Cemetery	500 Union Street	NA	c.1850	C
63506	John Roeder House	602 Union Street	Side Gabled	1857	C
63513	-	620 Union Street	Side Gabled	c.1890	NC
63514	-	720 Union Street	Side Gabled	c.1890	NC
63517	-	810 Union Street	Side Gabled	c.1880	NC
63520	-	1010 Union Street	Ranch	1974	NC
63803	Bernard McIlhon House	215 N. Vine Street	Side Gabled	1852	C
63814	Theodore Feder House	218 N. Vine Street	Side Gabled	1866	C
63832	Joseph Schaunberg House	310 N. Vine Street	Front Gabled	1905	C
63891	-	213 S. Vine Street	Two Story Cube	c.1915	NC
63523	-	215 S. Vine Street	Cross Gabled	c.1870	NC
63894	-	209 Washington Street	Queen Anne	c.1900	C

63899	-	219 Washington Street	Queen Anne	c.1910	C
63903	J.O. Schimming House	225 Washington Street	Bungalow	c.1920	C
63907	-	231 Washington Street	Ranch	1956	NC
63909	John B. Terry House	307 Washington Street	Greek Revival	c.1845	NC
63912	George Marr House	315 Washington Street	Queen Anne	c.1900	NC
63917	Sidney Shepard House	321 Washington Street	Two Story Cube	c.1912	C
63920	Margaret Waters House	323 Washington Street	Craftsman	c.1920	C
63924	Josiah and Tyack House	403 Washington Street	Greek Revival	c.1855	NC
63936	-	410 Washington Street	Ranch	1992	NC
63939	Samuel White House	415 Washington Street	Greek Revival	c.1855	C
63941	Richard James House	420 Washington Street	Queen Anne	c.1912	C
63943	-	511 Washington Street	Gabled Ell	c.1900	NC
63946	-	517 Washington Street	Gabled Ell	c.1890	NC
63948	-	607 Washington Street	Side Gabled	c.1880	NC
63951	-	608 Washington Street	Ranch	1958	NC
63952	-	614 Washington Street	Ranch	1954	NC
63212	-	615 Washington Street	Min. Traditional	1949	NC
64476	-	621 Washington Street	Side Gabled	c.1870	C
64480	William Corbett House	625 Washington Street	Italianate	1860	C
64482	-	629 Washington Street	Ranch	1954	NC
64483	-	633 Washington Street	Two Story Cube	c.1915	NC
64484	F.C. Weidenfedler House	710 Washington Street	Gothic Revival	1883	C
64492	-	720 Washington Street	Ranch	1972	NC
64493	-	721 Washington Street	Ranch	1992	NC
64495	-	722 Washington Street	Ranch	1974	NC
42958	Walker House	1 Water Street	Federal	1860	C
64496	-	121 Water Street	Industrial Shed	1935	C
64561	Pub. Ser. Co. Power Plant	205 Water Street	Industrial Shed	c.1930	C
64574	-	104 West Street	Ranch	1954	NC
64575	-	207 West Street	Quonset	1942	NC
64576	-	209 West Street	Front Gabled	c.1870	NC
64578	-	100 William Street	Ranch	1981	NC
64577	Piety Ridge Subdivision	William Street	Ranch	1977	NC
64587	-	303 N. Wisconsin Street	Contemporary	c.1950	NC
64581	-	411 N. Wisconsin Street	Queen Anne	c.1900	C
64585	-	415 N. Wisconsin Street	Front Gabled	c.1900	C
64580	Thomas Davy House	410 S. Wisconsin Street	Greek Revival	c.1850	C
64583	-	413 S. Wisconsin Street	Bungalow	c.1918	C
64584	-	415 S. Wisconsin Street	Bungalow	c.1925	C
64586	Alfred Penhallegon House	417 S. Wisconsin Street	Queen Anne	c.1895	C
64588	George Huxtable House	503 S. Wisconsin Street	Foursquare	1912	C
64592	-	504 S. Wisconsin Street	Minimal Trad	1958	NC
64593	-	509 S. Wisconsin Street	One Story Cube	c.1910	C
64594	-	514 S. Wisconsin Street	Minimal Trad	1958	NC
64597	John Grace House	515 S. Wisconsin Street	Queen Anne	1892	C
64599	-	516 S. Wisconsin Street	Side Gabled	c.1880	C
64601	-	602 S. Wisconsin Street	Side Gabled	c.1880	NC
64602	Charles Springer House	603 S. Wisconsin Street	Gabled Ell	1892	C
64604	W.G. Holmes House	607 S. Wisconsin Street	One Story Cube	c.1900	NC
64607	John B. James House	608 S. Wisconsin Street	Cross Gabled	c.1865	C
64611	Ellen Harford House	610 S. Wisconsin Street	Bungalow	c.1920	C
64613	Mrs. John Manley House	611 S. Wisconsin Street	Side Gabled	c.1880	C
64614	Zachariah Oates House	612 S. Wisconsin Street	Gabled Ell	1860	NC
64616	-	613 S. Wisconsin Street	Minimal Trad	1960	NC

64618	-	615 S. Wisconsin Street	Bungalow	c.1920	C
64620	Allen Tucker House	619 S. Wisconsin Street	Queen Anne	1907	C
64630	-	709 S. Wisconsin Street	Gabled Ell	c.1900	NC
64632	Peter Toay House	714 S. Wisconsin Street	Side Gabled	1856	C
64634	-	716 S. Wisconsin Street	Side Gabled	c.1860	NC
64635	Stephen Clenhalls House	816 S. Wisconsin Street	Side Gabled	c.1845	C
64637	-	903 S. Wisconsin Street	Ranch	1982	NC
64638	-	904 S. Wisconsin Street	Gabled Ell	c.1880	NC
64639	-	907 S. Wisconsin Street	Queen Anne	c.1895	C
64640	John Allen House	915 S. Wisconsin Street	Queen Anne	c.1895	C
64641	John Penhallegon House	918 S. Wisconsin Street	Gabled Ell	c.1895	NC

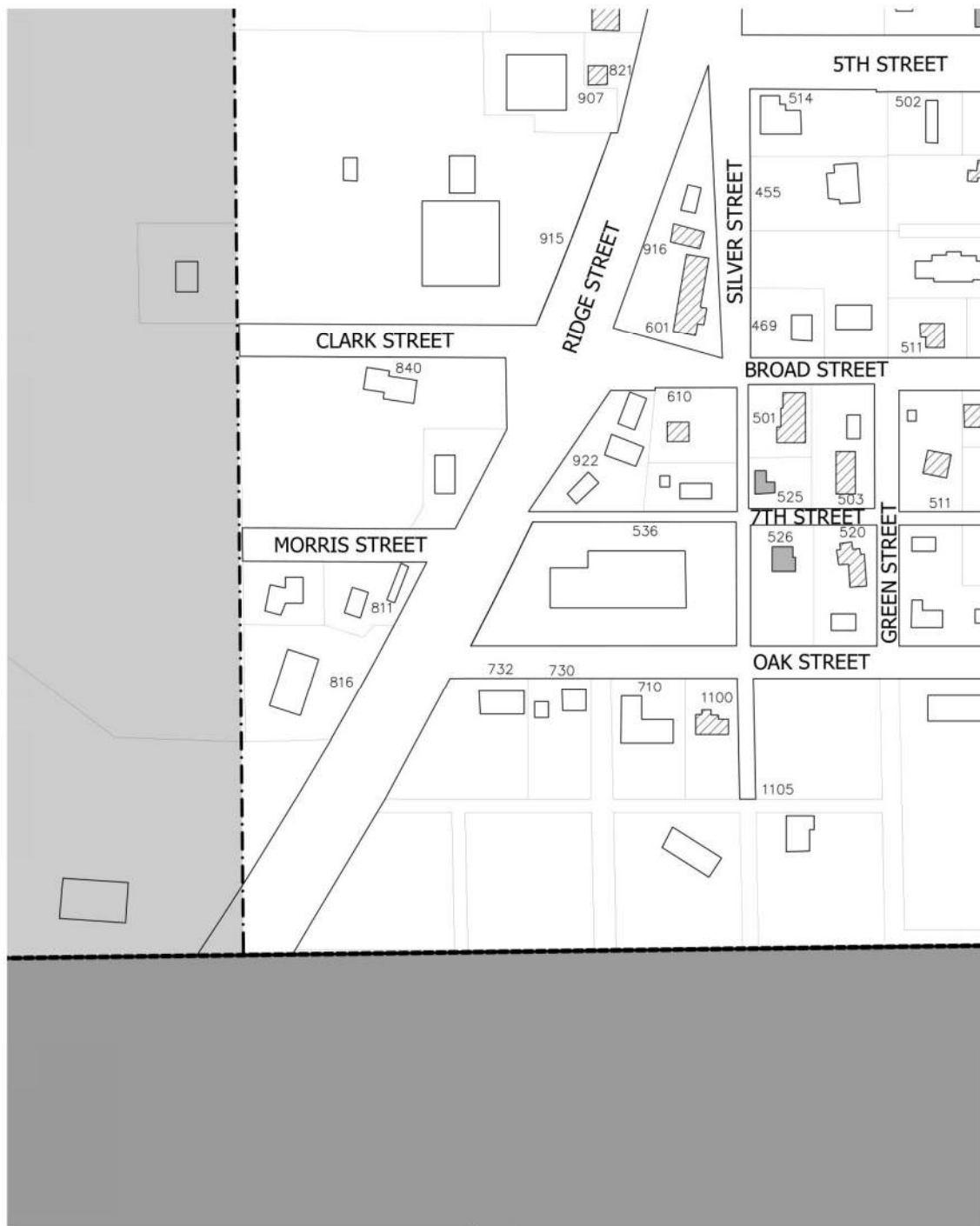


SURVEY AREA MAP



LEGEND

Survey Boundaries - . - . - . - . - . -
City Limits —————

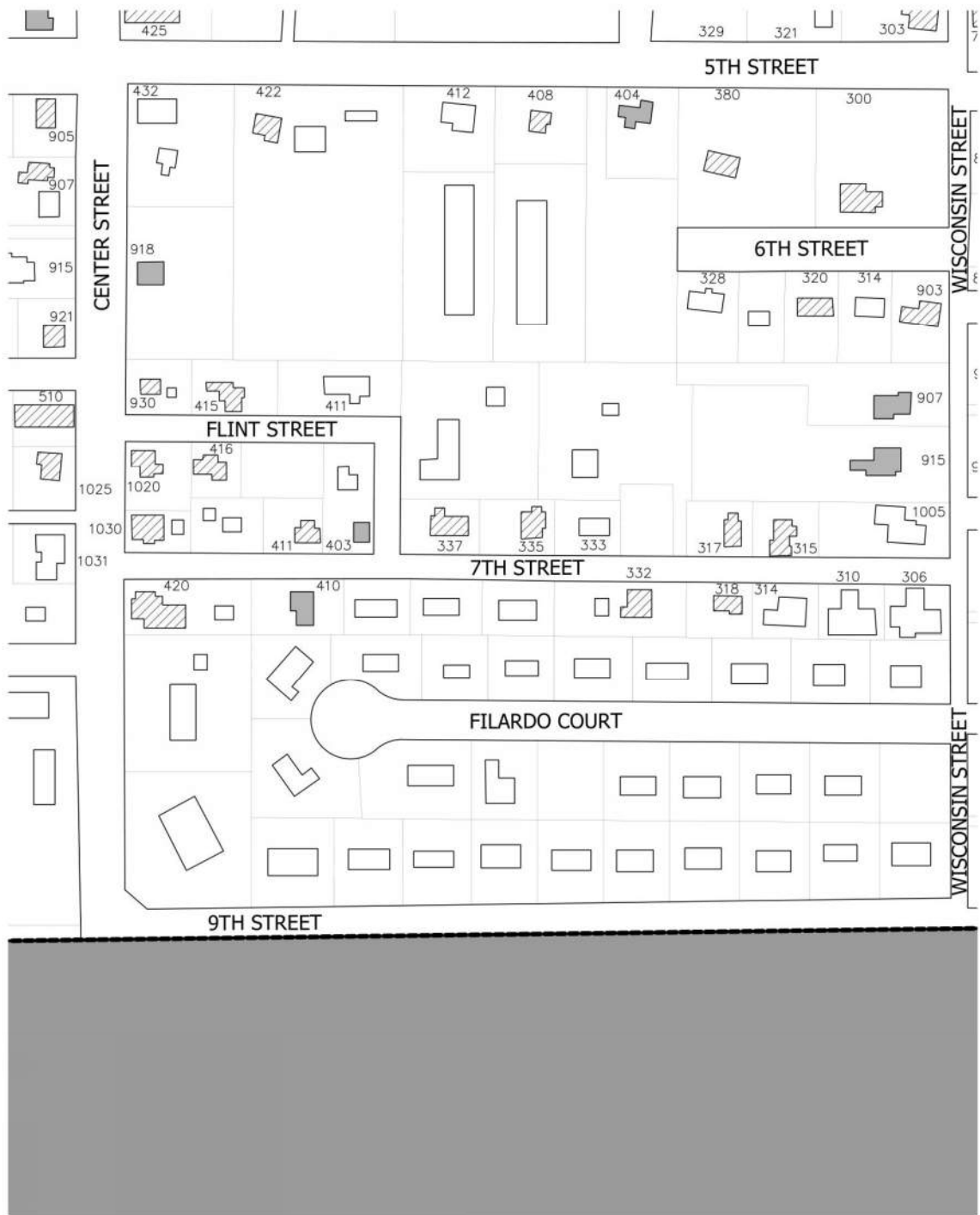


SHEET A1 **PARTIAL SURVEY MAP**



LEGEND

City Limits	—————	Contributing	
Address	10000	Non-Contributing	
District Boundary	- - - - -	Not Included	



SHEET A2

PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits



Contributing



Address

10000

Non-Contributing

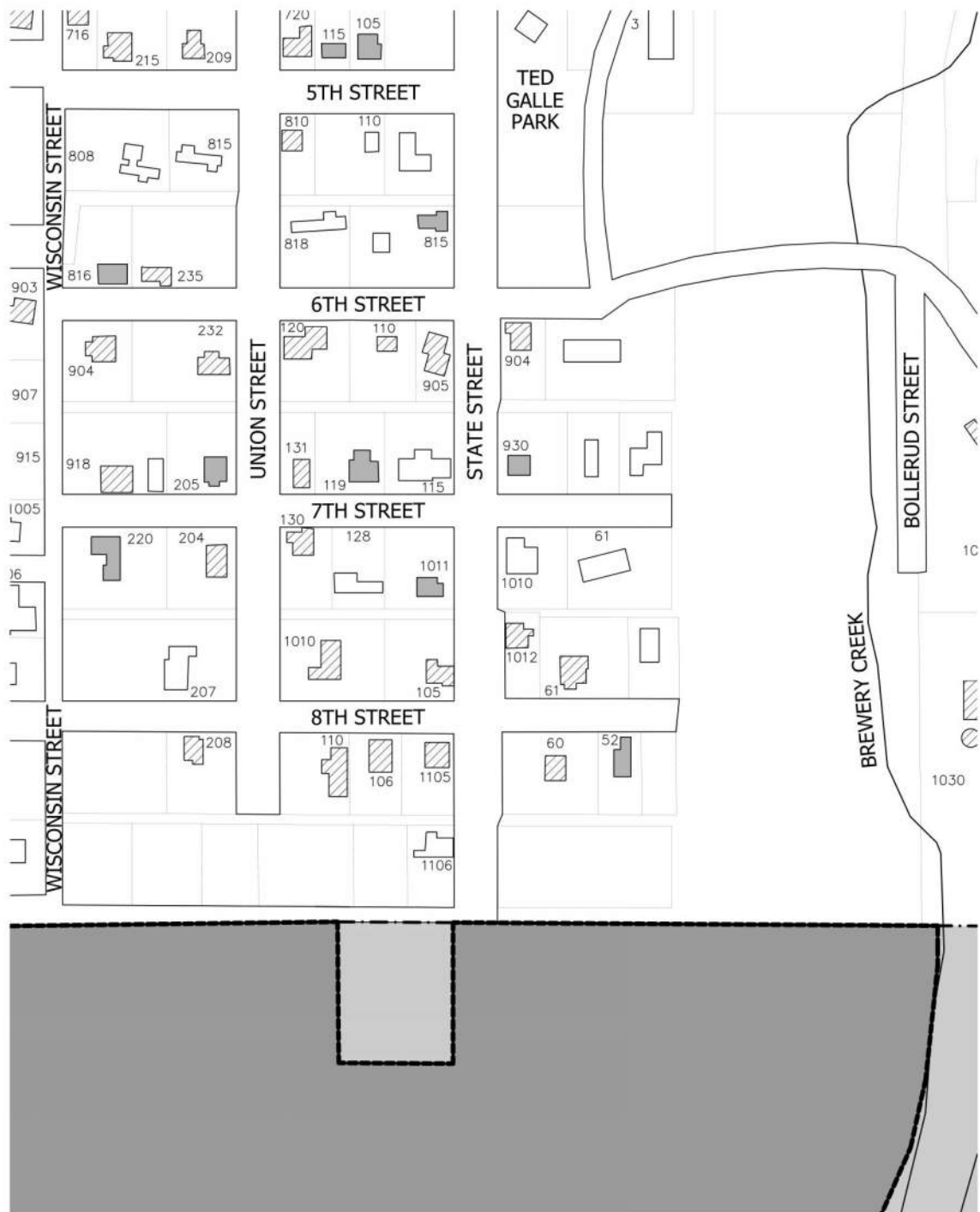


District Boundary



Not Included





SHEET A3

PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits

Address

10000

District Boundary

- . - . -

Contributing

Non-Contributing

Not Included





SHEET A4

PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits



Contributing



Address

10000

Non-Contributing



District Boundary



Not Included





SHEET B1

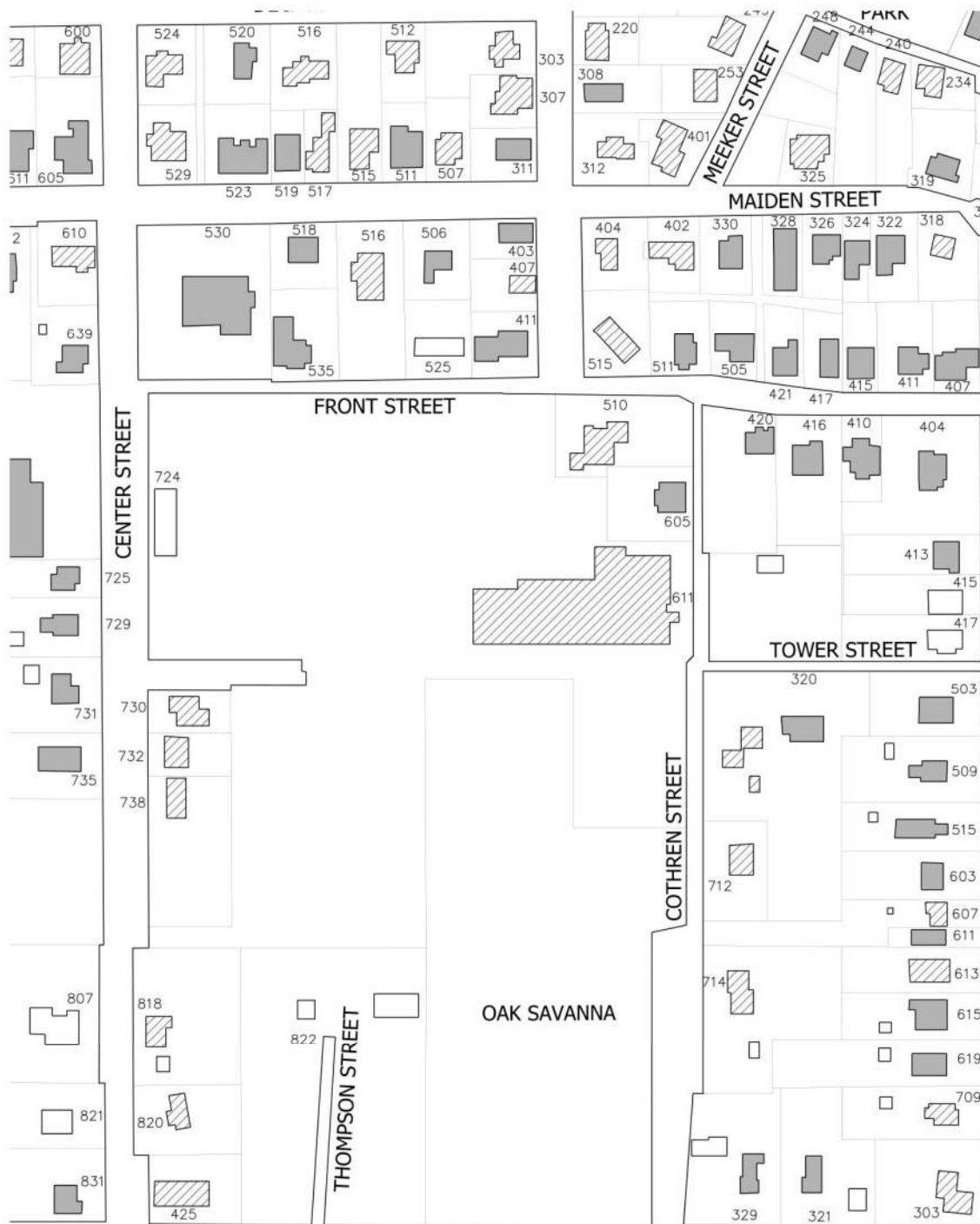
PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits	-----	Contributing	
Address	10000	Non-Contributing	
District Boundary	- . - . -	Not Included	



SHEET B2

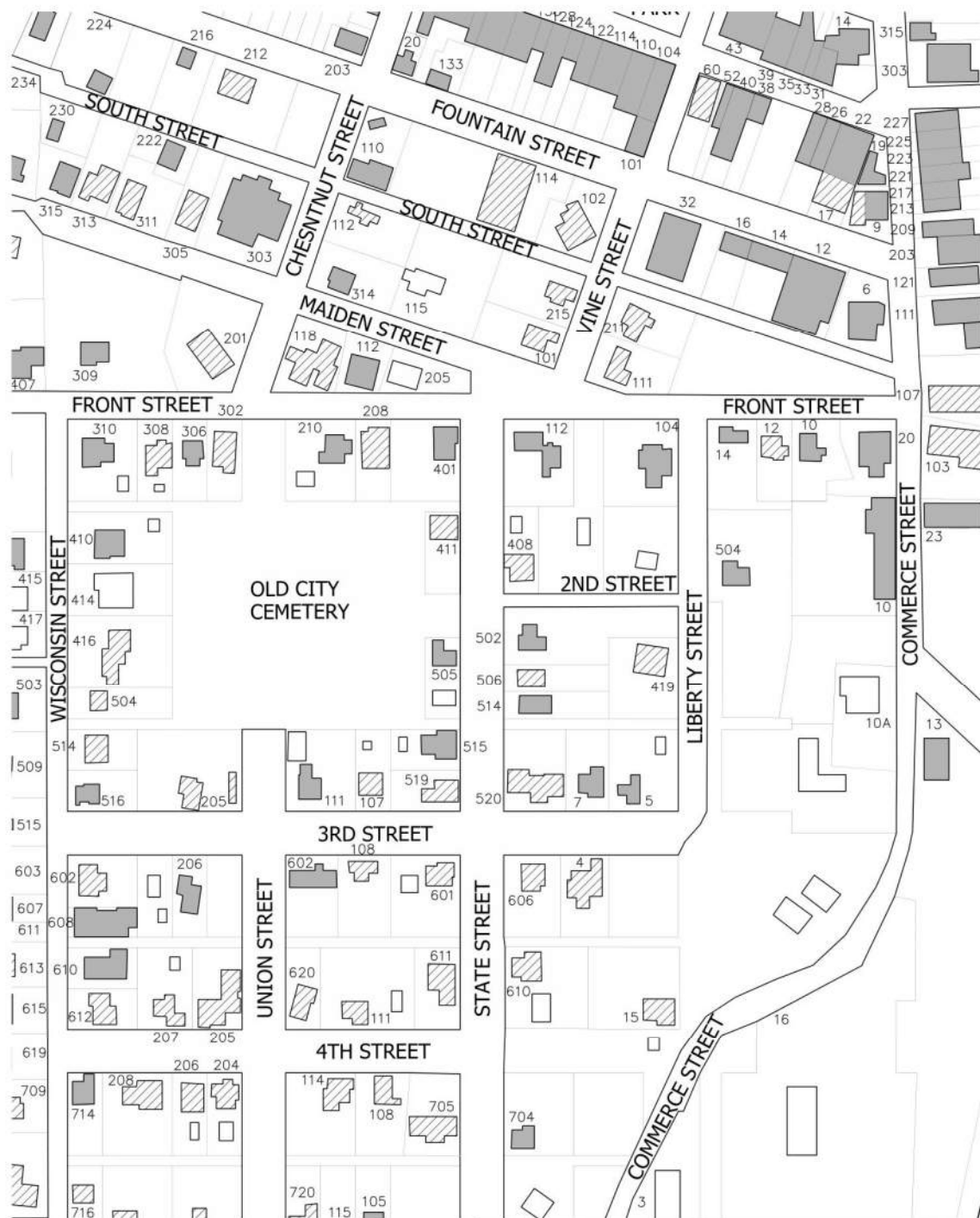
PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits	-----	Contributing	
Address	10000	Non-Contributing	
District Boundary	- . - . -	Not Included	



SHEET B3

PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits



Contributing



Address

10000

Non-Contributing



District Boundary



Not Included





SHEET B4

PARTIAL SURVEY MAP



LEGEND

City Limits



Address

10000

District Boundary



Contributing

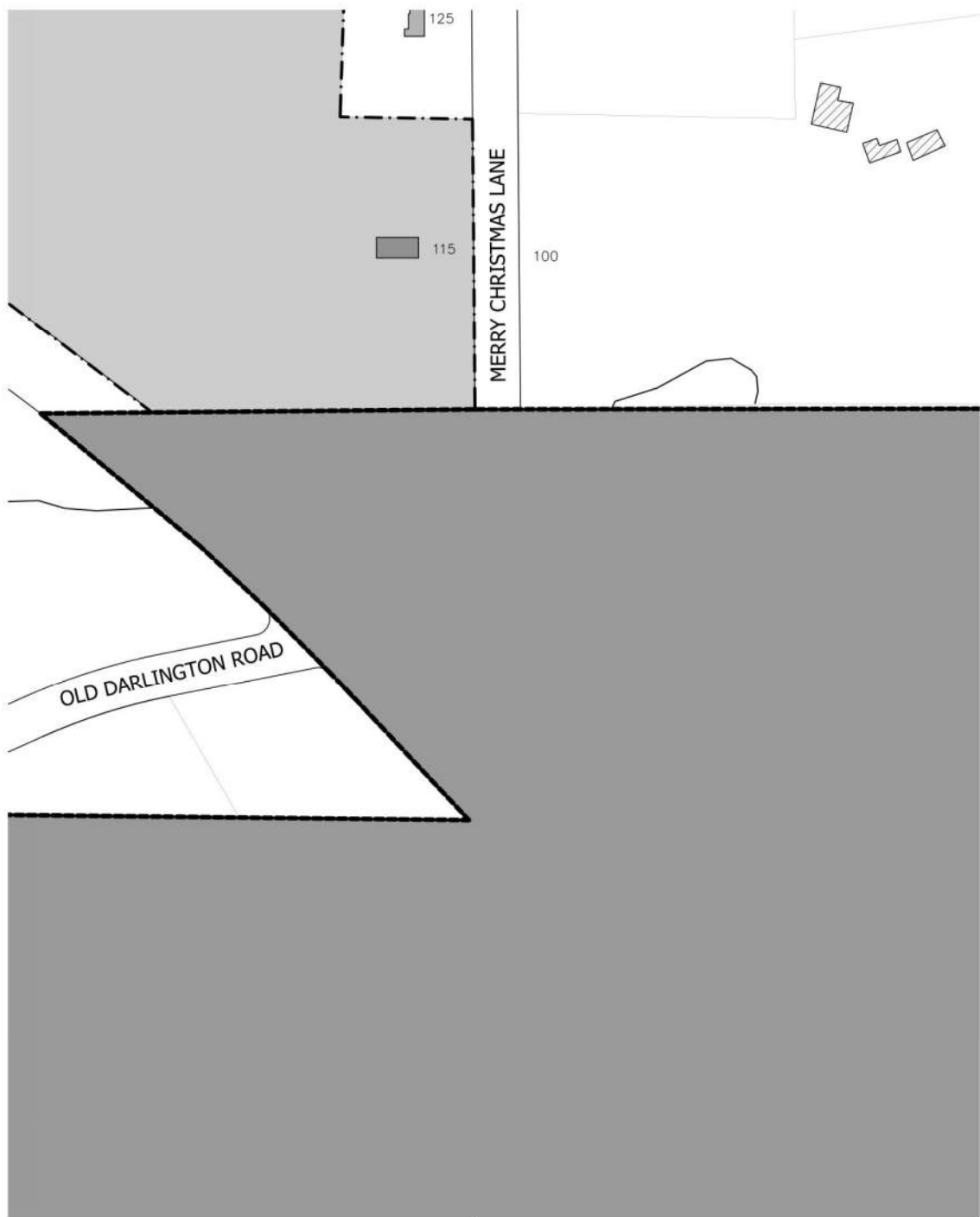


Non-Contributing



Not Included



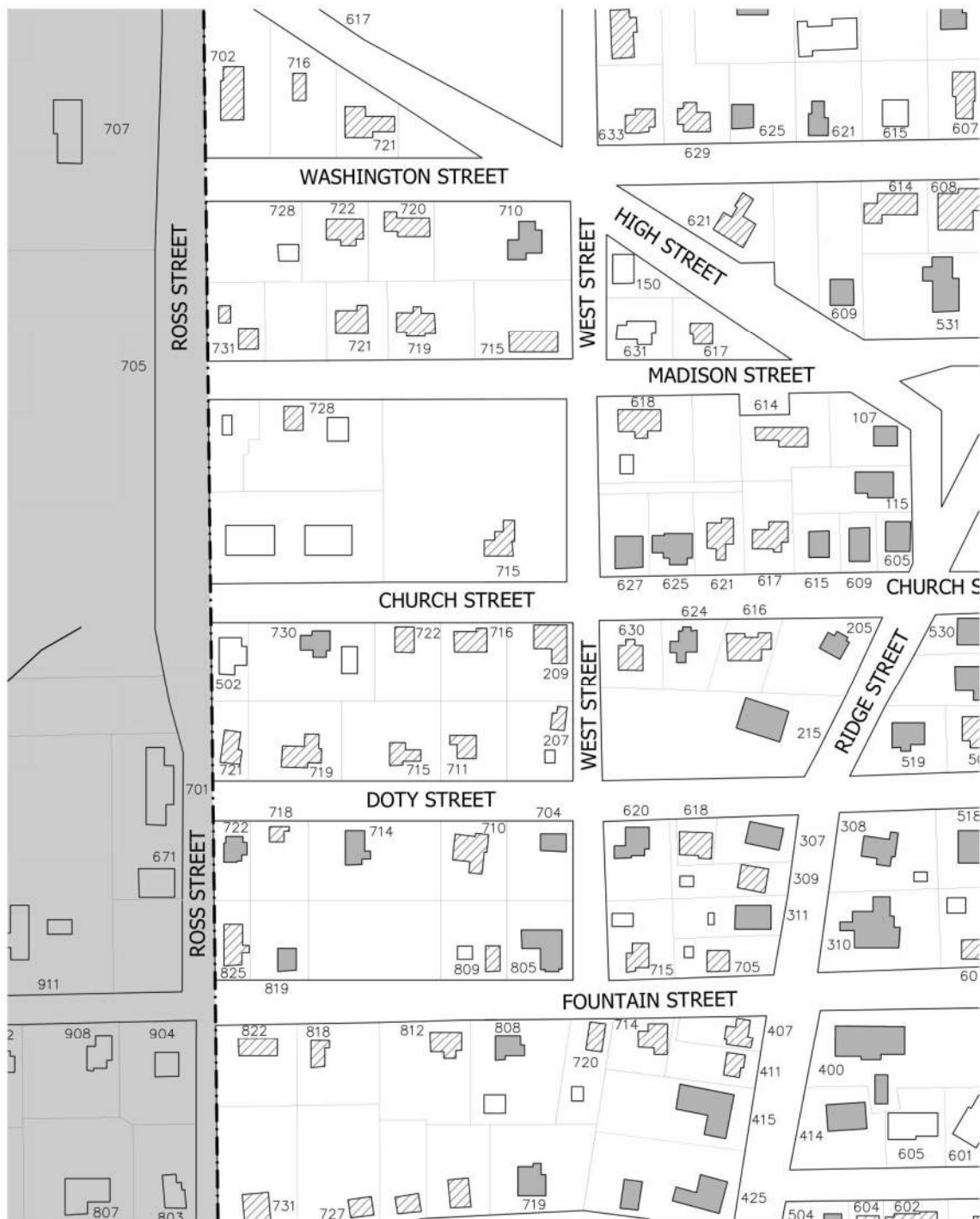


SHEET B5 **PARTIAL SURVEY MAP**



LEGEND

City Limits	-----	Contributing	
Address	10000	Non-Contributing	
District Boundary	- . - . - .	Not Included	



SHEET C1

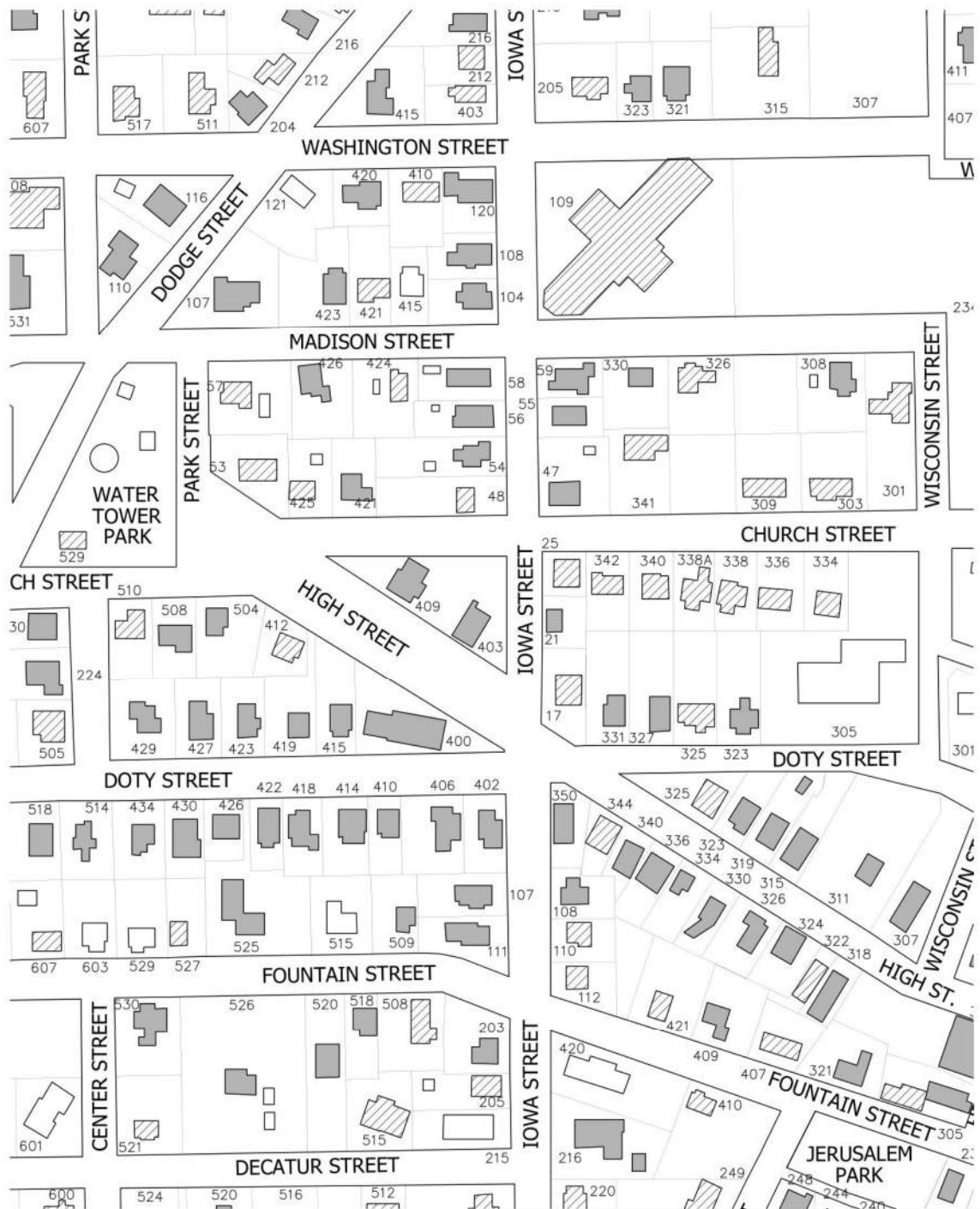
PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits	-----	Contributing	
Address	10000	Non-Contributing	
District Boundary	- . - . - .	Not Included	



SHEET C2

PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits

Contributing

Address

10000

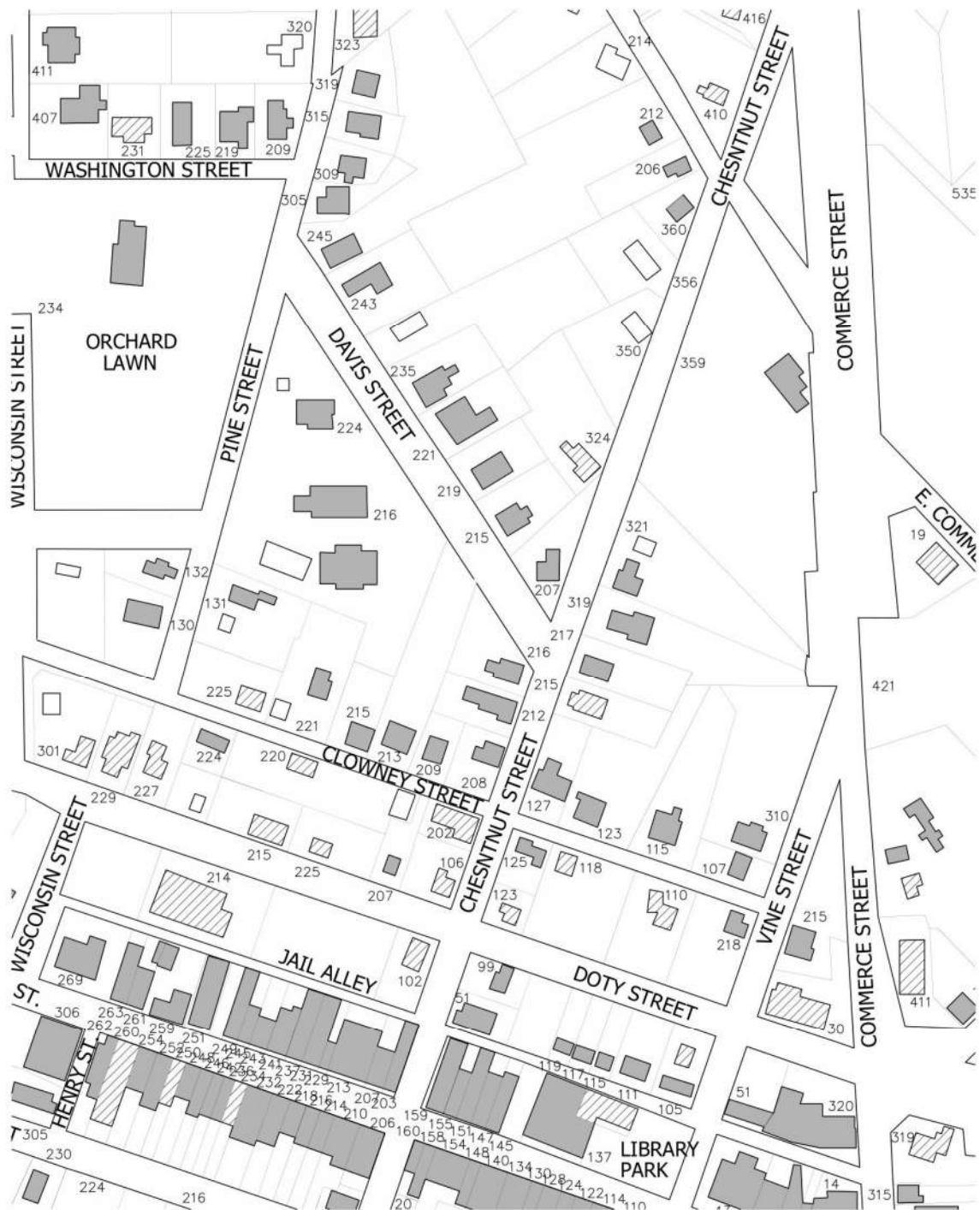
District Boundary

Contributing

Non-Contributing

Not Included





SHEET C3

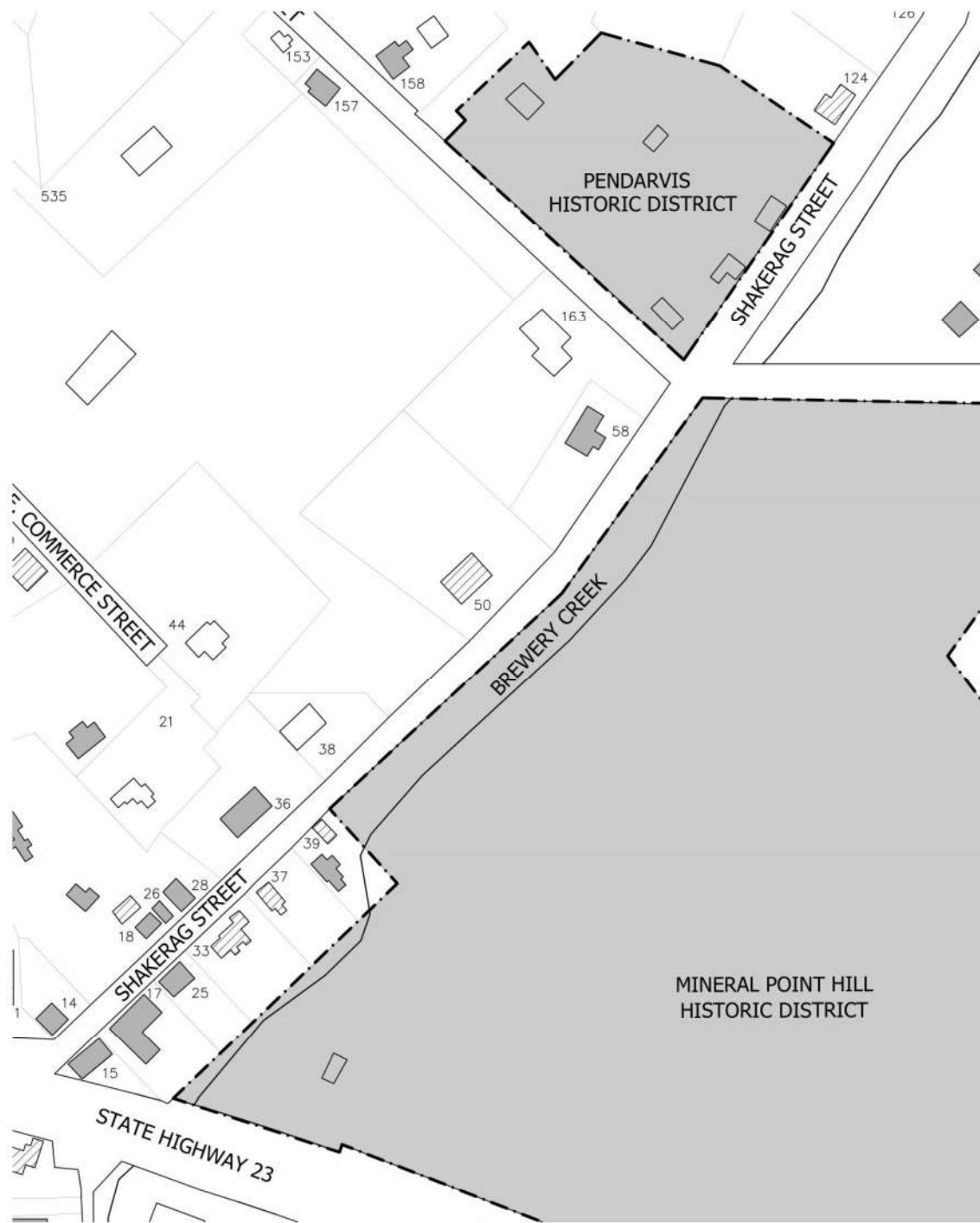
PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits	-----	Contributing	
Address	10000	Non-Contributing	
District Boundary	- . - . -	Not Included	



SHEET C4

PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits



Address

10000

District Boundary



Contributing

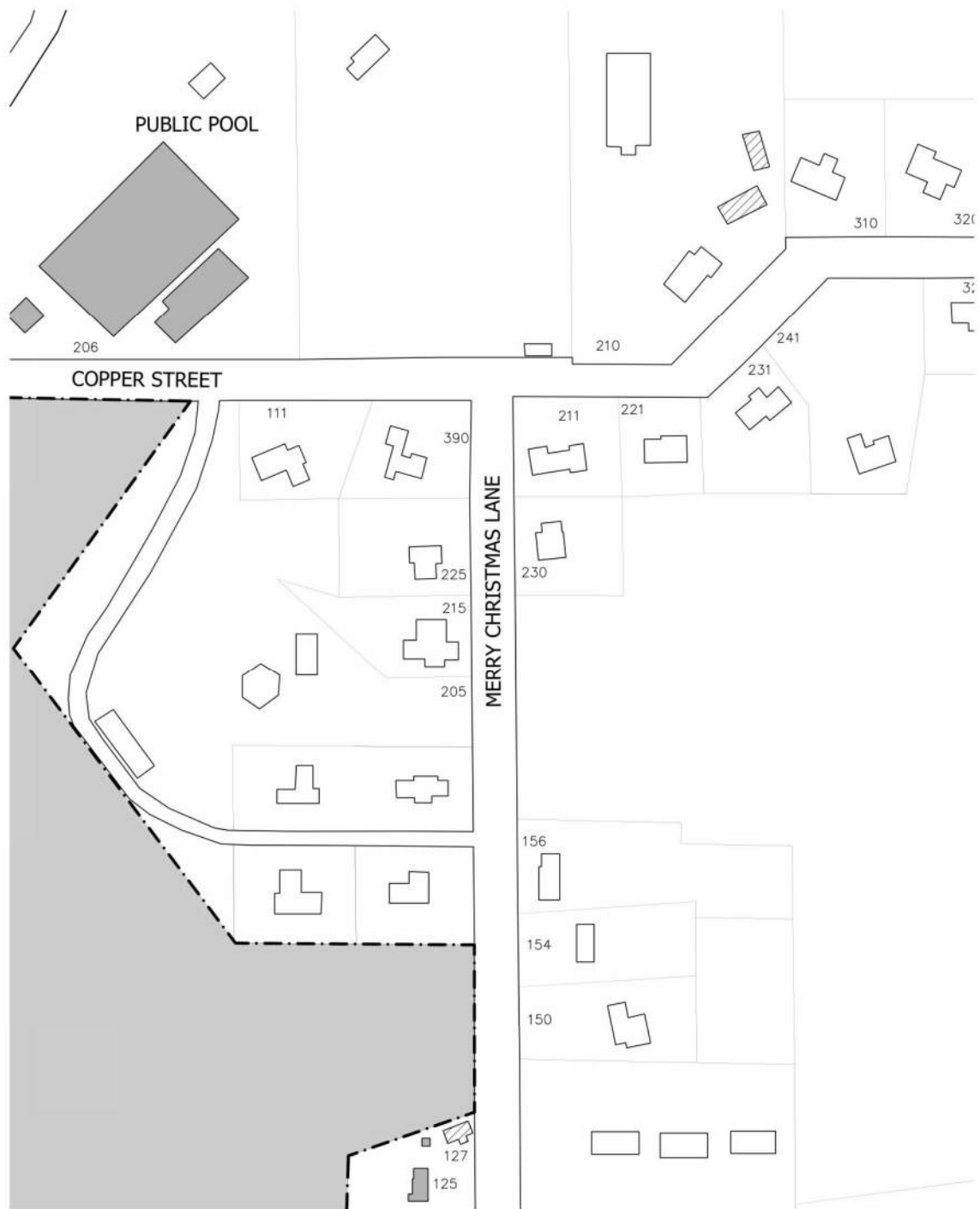


Non-Contributing



Not Included





SHEET C5

PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits



Contributing



Address

10000

Non-Contributing



District Boundary



Not Included





SHEET D1

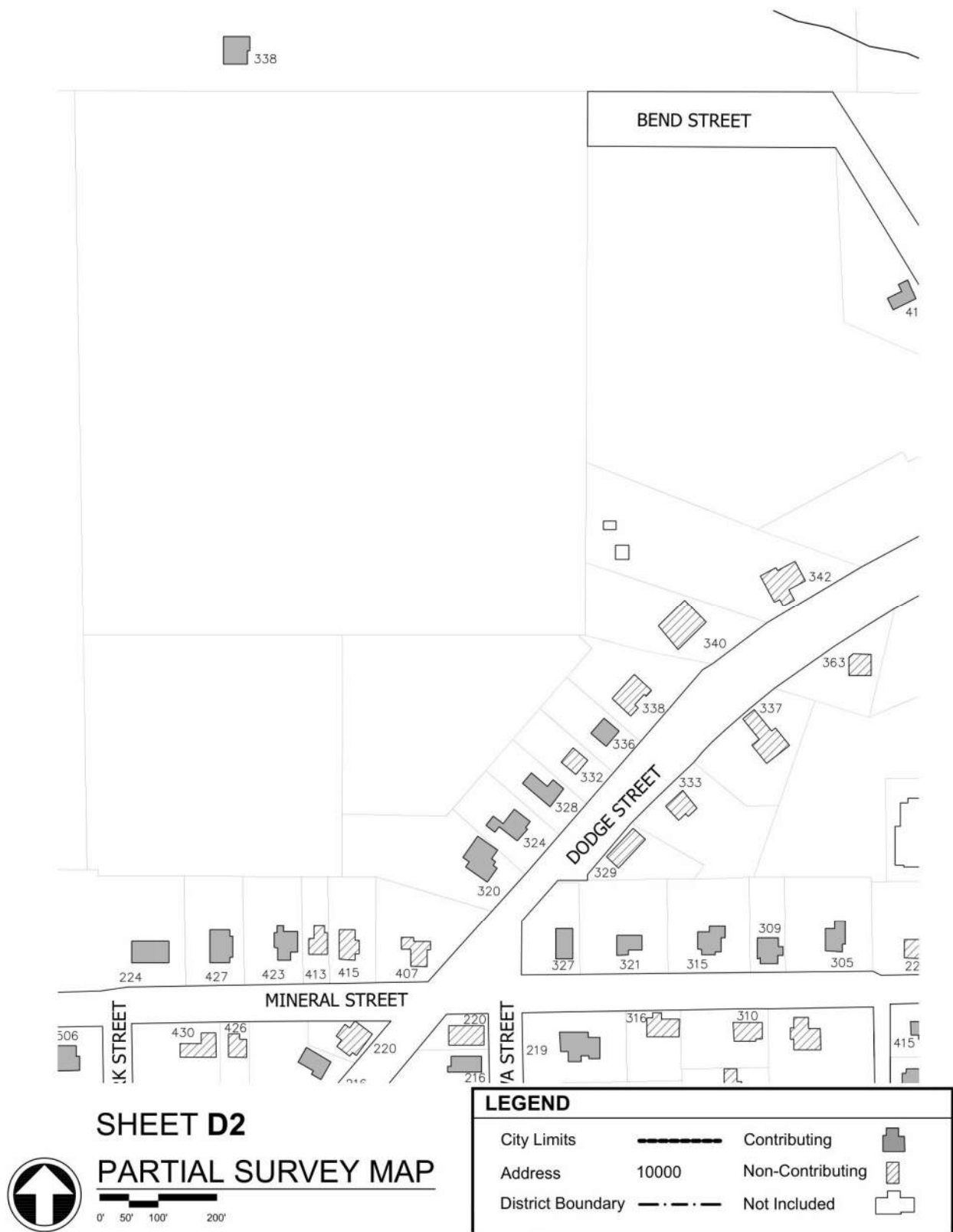
PARTIAL SURVEY MAP

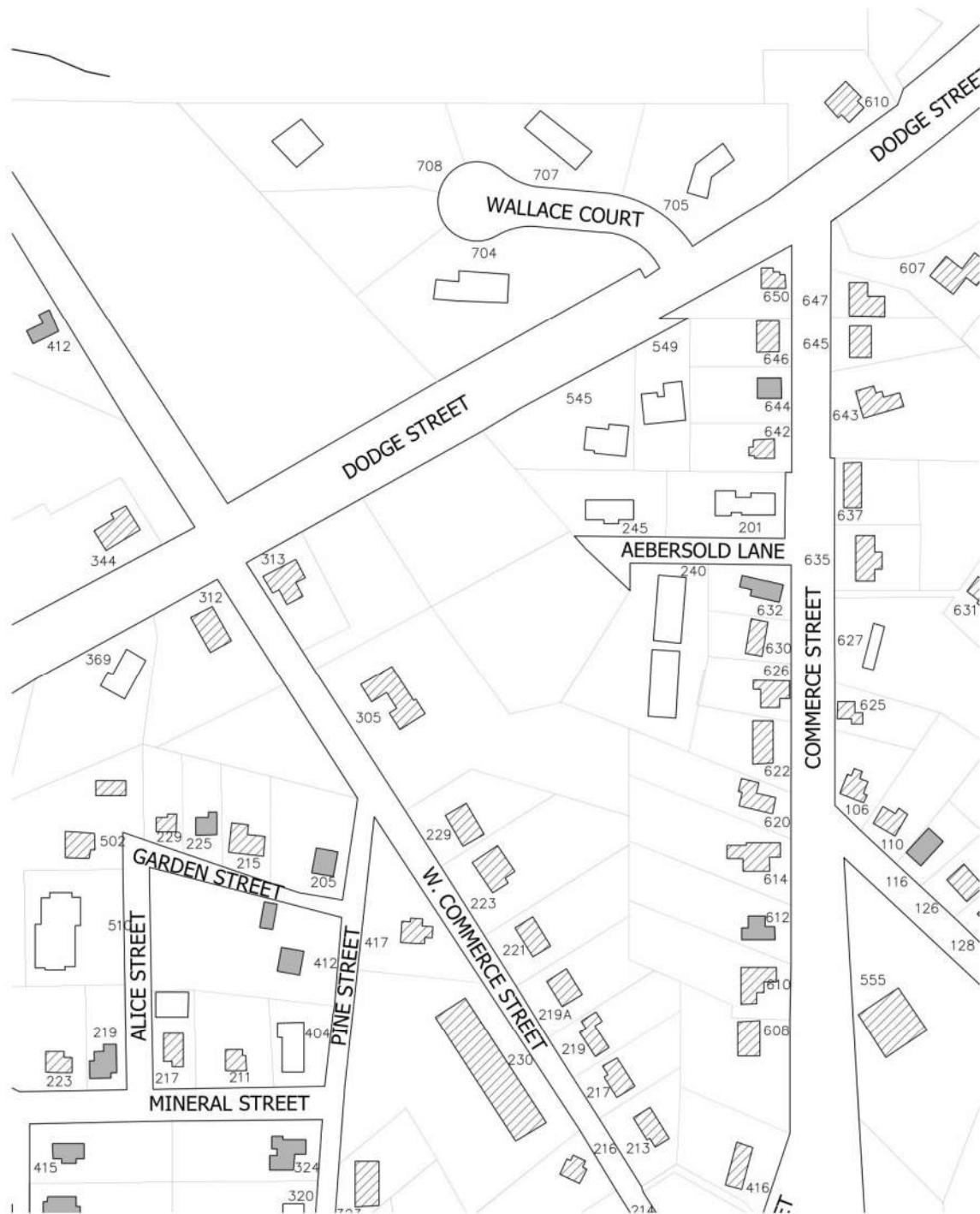


0' 50' 100' 200'

LEGEND

City Limits	-----	Contributing	
Address	10000	Non-Contributing	
District Boundary	- . - . - .	Not Included	





SHEET D3

PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits	-----	Contributing	
Address	10000	Non-Contributing	
District Boundary	- . - . - .	Not Included	



SHEET D4

PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits

Contributing



Address

10000

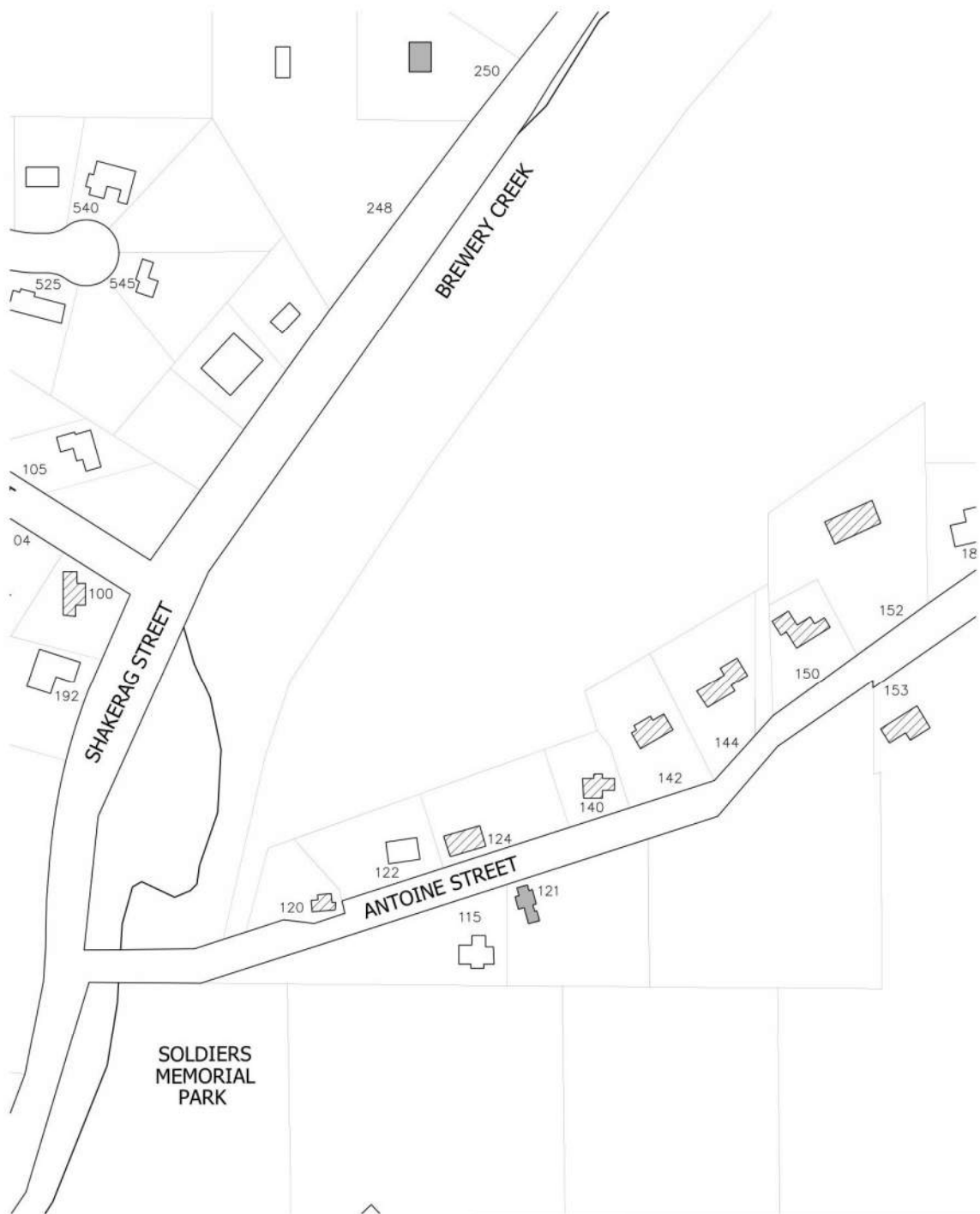
Non-Contributing



District Boundary

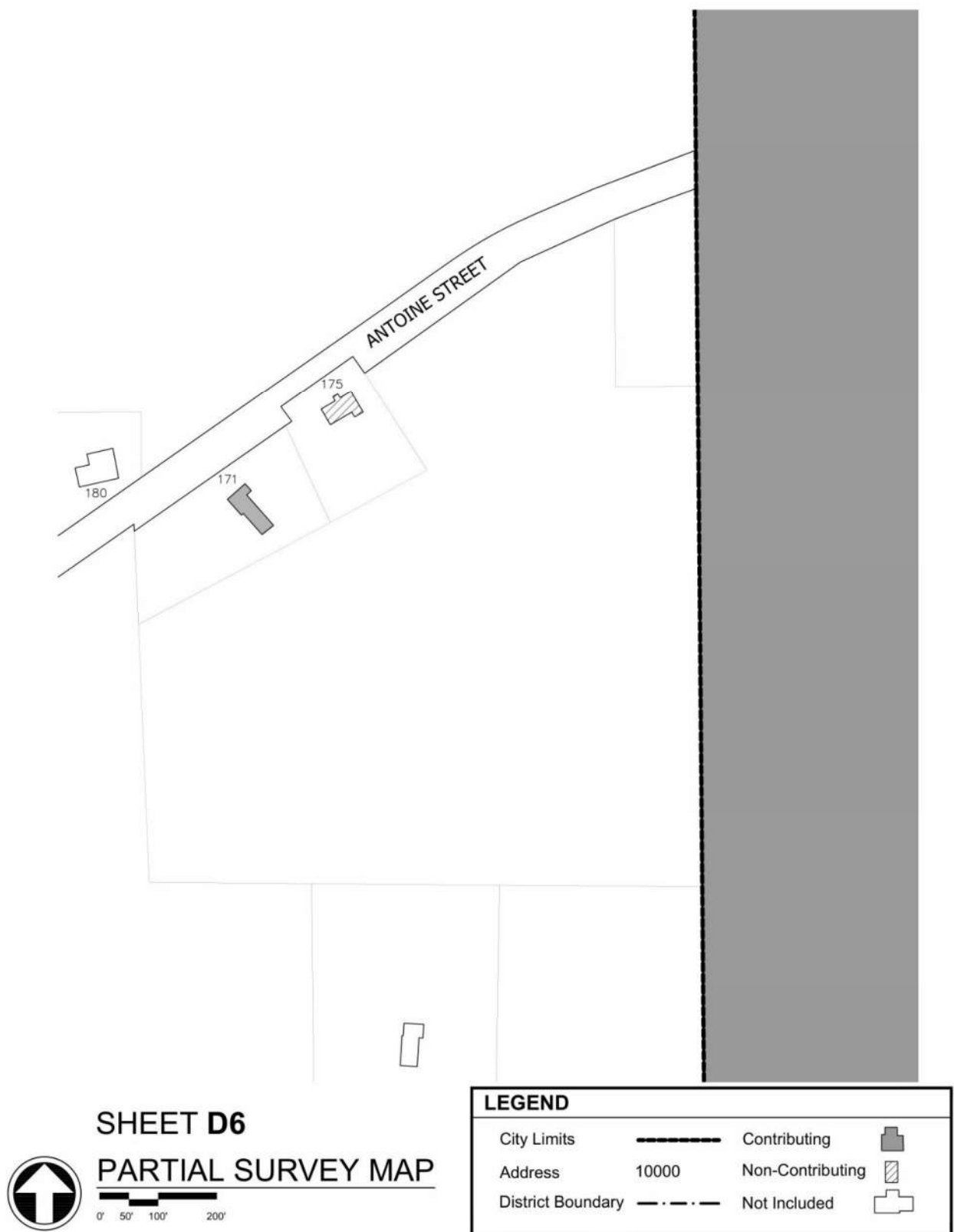
Not Included

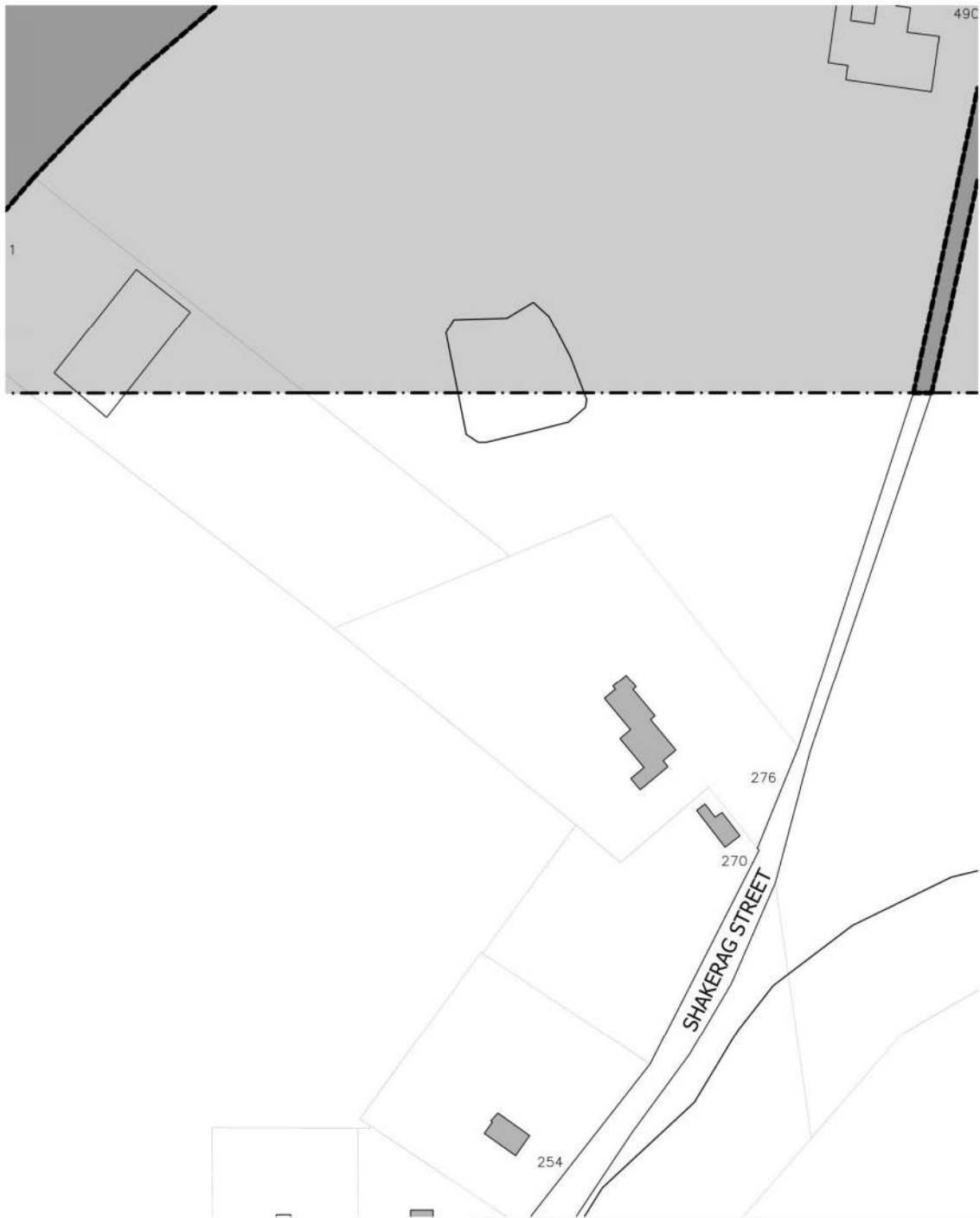




SHEET D5
PARTIAL SURVEY MAP
 0' 50' 100' 200'

LEGEND			
City Limits	-----	Contributing	
Address	10000	Non-Contributing	
District Boundary	- . - . - .	Not Included	





SHEET E5
PARTIAL SURVEY MAP



0' 50' 100' 200'

LEGEND

City Limits	-----	Contributing	
Address	10000	Non-Contributing	
District Boundary	- . - . - .	Not Included	

Recommendations

The survey should serve to enhance the overall historic preservation ethic in the City of Mineral Point. It provides maps and records of the resources of the Mineral Point Historic District, and can serve as a basis for decision-making activities regarding those resources. This report can be used to create interest and awareness, promote historic resources and preservation issues in Mineral Point, and encourage the successful completion of future historic preservation activities in the city. A follow-up intensive survey will further explore the history and architecture of the community. This chapter outlines the many benefits of economic incentives for historic preservation and provides preliminary recommendations for future preservation actions.

Community Strategies for Historic Preservation

A historic preservation program can be one of the most effective forms of economic development that a municipality can support. Preservation stimulates both public and private investment in the community and supports major components of the local economy: tourism, construction, and real estate. Historic buildings attract customers and are often sought-after, desirable pieces of real estate.

There are many benefits of historic preservation:

- Enjoyment and protection of the community's heritage
- Greater civic pride and an increased sense of belonging
- Stabilized and improved property values
- Stabilized and increased property tax revenues
- Investment in and revitalization of older, historic neighborhoods and properties
- Limited protection from state or federally funded projects that threaten historic properties or neighborhoods, such as highway expansions
- Greater flexibility in meeting Americans with Disabilities Act (ADA) requirements in historic buildings
- More flexibility in meeting state building codes for local historic properties
- Increased attractiveness to new businesses
- Increased tourism
- Decreased crime and vandalism in historic areas
- Increased conservation of materials and natural resources
- Improved overall quality of life

To achieve these benefits, many incentives for historic preservation have been developed. There are several different types of tax incentives. Property owners who undertake a certified historic

restoration or rehabilitation of their property are eligible for income tax credits. Further information regarding these incentives has been included in the Appendix. Certain historic buildings are also exempt from property taxes, and tax deductions can be utilized for historic façade easements. Additionally, there are several building code incentives. Buildings listed in the National Register of Historic Places or buildings that are eligible for listing qualify for the International Existing Building Code's Historic Buildings Chapter, which is slightly more lenient than the standard building code. There is also greater flexibility in meeting the building requirements of the Americans with Disabilities Act (ADA).

Recommendation for the Protection of Resources

Historic Preservation Ordinance

Wisconsin State Statute 62.23(7)(em) requires all cities, like Mineral Point, which have buildings listed in the National Register of Historic Places to “enact an ordinance to regulate any place, structure or object with a special character, historic, archaeological or aesthetic interest, or other significant value, for the purpose of preserving the place, structure or object, and its significant characteristics.” Ordinances serve to protect extant historic resources and officially establish a Landmarks or Historic Preservation Commission. This has already been achieved by Mineral Point.

Historic Preservation Commission

The commission should continue to:

- Consider commission appointments to ensure commission members possess knowledge, experience, and interest in the areas of local history, historic preservation, historic architecture, real estate, and law.
- Remain accountable to the legal requirements of the city's preservation ordinance, including specified procedures when meeting to decide upon proposed designations. If unsure of the procedures, the commission should consult with the city attorney.
- Maintain familiarity with preservation laws, ordinances, and programs and their benefits, including state statutes, the certified local government program, and the national and state register of historic places, historic preservation tax incentives, and community block grants.
- Hold regular public meetings preceded by public notice.
- Adopt bylaws and standard meeting procedures to regulate the commission's affairs and ensure their actions do not appear arbitrary.
- Adhere to consistent standards and be systematic in enforcing local ordinances.
- Maintain accurate records, including minutes of all meetings and hearings, files containing significant information on all designated landmarks and historic districts, files on all applications for designations and certificates of appropriateness, and written reports documenting final decisions regarding proposed designations.
- Cultivate annual funding through budget appropriations and grants.
- Show results and complete projects to maintain a professional reputation and community acceptance and support.

- Develop good relationships with other local municipal bodies such as planning boards, community development offices, city councils, local zoning administrators, and building inspection departments.
- Be proactive rather than reactive, as it is often too late to save a building once a demolition permit has been issued or actions that adversely affect a historic property have been taken.
- Use a positive approach when a project is not approved, explaining why the project is unacceptable, offering constructive advice to improve the project, and indicate a willingness to work with the applicant to revise the project.
- Publish preservation plans and design guidelines and work to see that such plans are integrated into the city's overall planning process. Solicit public opinion when developing preservation plans.

Certified Local Government

This survey was funded by a grant through the Wisconsin Historical Society. In the future, that same grant money could be used to prepare National Register nominations, educational activities, a municipal preservation plan, or the administration of historic preservation programs. The City of Mineral Point is already a Certified Local Government so that it may receive future subgrant monies.

National Register Nominations

The Mineral Point Historic District, the first and one of the largest in Wisconsin, was listed in the National Register of Historic Places in 1971, and much of the city is presently listed in the National Register, though more eligible resources may be identified in the future.

Threats to Resources

Changes in modern conveniences and increasing public expectations have brought a great deal of pressure on older homes and buildings. This has resulted in the demolition or relocation of several buildings in the historic core of Mineral Point. In addition, unsympathetic additions and the replacement of original windows and siding with more modern materials that obscure unique historic details have occurred on hundreds of buildings throughout the city. These trends are expected to continue and have resulted in approximately eighty-seven formerly contributing resources to the Mineral Point Historic District being recategorized following this report as non-contributing resources in the district. An additional seven formerly non-contributing resources were changed to contributing as a result of this report.

The Historic Preservation Commission should keep abreast of upcoming projects at historic properties. Many properties in the survey area were observed to have been demolished and were consequently taken out of the survey results. Other notable resources within the survey area had been previously surveyed from the early 1980s to the present, and a significant number had been recorded as demolished before this survey began. Combined, the list of demolished resources in the survey is significant and illustrates the changes to the area and threats to historic properties over the last three to four decades. These non-extant resources are listed below:

Demolished Resources within the Mineral Point Historic District

<i>AHI #</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
52006	203 3rd Street	-	-	Other Vernacular
2227	103 5th Street	-	-	-
52093	214 5th Street	-	c.1940	Other Vernacular
52160	120 7th Street	-	-	Other Vernacular
52184	331 7th Street	-	-	Other Vernacular
52718	536 7th Street	-	-	Other Vernacular
52755	207 8th Street	-	-	Gabled Ell
70063	502 Alice Street	-	c.1855	Other Vernacular
52784	152 Antoine Street	-	-	Astylistic Utilitarian
52806	185 Antoine Street	-	c.1980	Ranch
52827	513 Broad Street	-	c.1900	Rustic
55653	806 Center Street	W.J. Davis House	1900	Side Gabled
55659	905 Center Street	-	1985	Ranch
55662	910 Center Street	Thomas Jenkins House	1855	Side Gabled
56015	1025 Center Street	-	c.1880	Side Gabled
56021	1031 Center Street	-	1900	Front Gabled
70495	110 N. Chestnut Street	-	c.1980	Contemporary
70497	715 Church Street	-	c.1900	Astylistic Utilitarian
56048	Church Street at Ridge Street	Water Tower	1916	NA
56472	423 W. Commerce Street	John Wangaman House	1845	Side Gabled
56473	423 W. Commerce Street	-	-	Rustic
56126	6 Commerce Street	-	c.1980	Astylistic Utilitarian
56130	8 Commerce Street	-	-	Astylistic Utilitarian
56451	24 Commerce Street	-	c.1950	Rustic
56150	27 Commerce Street	-	-	Astylistic Utilitarian
56452	109 Commerce Street	-	c.1880	Boomtown
56437	631 Commerce Street	-	c.1965	Ranch
56441	638 Commerce Street	-	-	Side Gabled
56476	206 Copper Street	-	-	Other Vernacular
56478	300 Copper Street	-	c.1970	Astylistic Utilitarian
56479	301 Copper Street	-	1938	Rustic
56480	302 Copper Street	-	c.1960	Other Vernacular
56493	707 Cothren Street	-	1893	Gabled Ell
56500	715 Cothren Street	-	1880	Front Gabled
56658	21 Davis Street	-	-	Minimal Traditional
56659	510 Decatur Street	-	-	Rustic
56775	363 Dodge Street	-	c.1960	Astylistic Utilitarian
57506	363 Dodge Street	-	-	Astylistic Utilitarian
56780	607 Dodge Street	-	-	Cross Gabled
56785	611 Dodge Street	-	1980	Contemporary
56791	611 Dodge Street	-	c.1970	Astylistic Utilitarian
56795	615 Dodge Street	-	-	Commercial Vernacular
56803	622 Dodge Street	-	-	Astylistic Utilitarian
56808	625 Dodge Street	-	-	Astylistic Utilitarian
56809	713 Dodge Street	-	-	Commercial Vernacular
56675	Dodge St. and W. Commerce St.	-	-	Astylistic Utilitarian
56815	19 Doty Street	-	-	Side Gabled
56823	226 Doty Street	-	-	Two-Story Cube
56827	319 Doty Street	-	c.1880	Gabled Ell
56816	Doty Street at Wisconsin Street	-	-	Front Gabled

57108	725 Fair Street	-	c.1965	Ranch
57164	418 Flint Street	Andy Thrasher House	c.1900	Front Gabled
57944	210 Fountain Street	Samuel Coad House	-	Queen Anne
57955	220 Fountain Street	John Carter Livery	1850	Astylistic Utilitarian
58002	525 Fountain Street	-	c.1860	Side Gabled
58003	603 Fountain Street	-	-	Cross Gabled
58016	819 Fountain Street	-	c.1915	Craftsman
58352	104 Front Street	-	c.1850	Rustic
58356	112 Front Street	Caroline Webber House	c.1850	Side Gabled
60221	310 High Street	Ford Garage	1909	20th Century Comm.
60287	615 High Street	-	c.1930	Astylistic Utilitarian
60288	617 High Street	John J. Ross House	1878	Cross Gabled
71480	30 Jackson Street	-	1982	Contemporary
60402	103 Jackson Street	-	1900	Side Gabled
60403	108 Jackson Street	-	c.1840	Side Gabled
60856	425 Madison Street	John Esch House	c.1920	Bungalow
60859	613 Madison Street	-	-	Side Gabled
60910	731 Madison Street	-	c.1865	Astylistic Utilitarian
60837	Madison Street at West Street	-	1853	Astylistic Utilitarian
60921	115 Maiden Street	John Horn House	1893	Two-Story Cube
60926	205 Maiden Street	Joseph Hankins House	1877	Early Gothic Revival
71489	722 Maiden Street	-	-	Astylistic Utilitarian
61292	215 Merry Christmas Lane	-	-	Astylistic Utilitarian
61372	513 Mineral Street	-	-	Astylistic Utilitarian
61380	520 Mineral Street	-	-	Astylistic Utilitarian
61293	Mineral Street at West Street	-	-	Astylistic Utilitarian
61389	840 Oak Street	-	1978	Late-Modern
7262	840 Oak Street	-	c.1850	Side Gabled
61395	100 Old Darlington Road	-	-	Astylistic Utilitarian
61399	102 Old Darlington Road	Iowa Co. NFO	-	Astylistic Utilitarian
61401	114 Old Darlington Road	-	-	Astylistic Utilitarian
28223	320 Pine Street	-	1850	Gabled Ell
74141	421 Pine Street	-	-	Front Gabled
61468	712 Pleasant Street	-	-	American Foursquare
61832	535 Ridge Street	-	c.1980	Astylistic Utilitarian
61834	705 Ridge Street	-	-	Front Gabled
61835	705 Ridge Street	-	-	Other Vernacular
61838	801 Ridge Street	-	-	Ranch
61849	900 Ridge Street	George Brown House	1898	Other Vernacular
61853	915 Ridge Street	-	-	Ranch
61859	920 Ridge Street	J.P. and Emma Davis House	c.1887	Side Gabled
61861	1015 Ridge Street	-	-	Astylistic Utilitarian
61862	1020 Ridge Street	-	-	Astylistic Utilitarian
61803	Ridge Street at Oak Street	-	-	Commercial Vernacular
57166	SE Corner of Fountain and Vine	-	1868	Astylistic Utilitarian
61881	10 Shake Rag Street	-	c.1950	Late-Modern
61897	38 Shake Rag Street	-	c.1950	
71059	44 Shake Rag Street	Richard Wearn House	c.1850	Front Gabled
61907	44 Shake Rag Street	-	c.1910	Other Vernacular
62233	128 Shake Rag Street	-	-	Astylistic Utilitarian
62234	248 Shake Rag Street	Stephen Adams House	c.1840	Side Gabled
62246	710 Silver Street	-	1880	Other Vernacular
62276	234 South Street	-	c.1880	Gabled Ell
63139	140 Spruce Street	-	c.1850	Side Gabled

63490	State Highway 23	Wi. Power & Light Garage	c.1940	Astylistic Utilitarian
63450	805 State Street	-	c.1855	Gabled Ell
63470	1010 State Street	-	-	Side Gabled
63525	1107 State Street	-	c.1880	Side Gabled
67984	State Street	-	-	Gabled Ell
63479	320 Tower Street	-	c.1840	Commercial Vernacular
63495	Union Street	-	-	Astylistic Utilitarian
63887	312 N. Vine Street	-	1884	Side Gabled
63933	407 Washington Street	-	c.1900	Queen Anne
63953	615 Washington Street	-	c.1950	Astylistic Utilitarian
64488	717 Washington Street	-	c.1970	Other Vernacular
64560	122 Water Street	-	c.1900	Commercial Vernacular
64558	Water Street at Brewery Creek	Brewery Creek Bridge	1930	NA
64579	129 N. Wisconsin Street	-	c.1970	Contemporary
64582	412 S. Wisconsin Street	-	-	Gabled Ell
64642	1005 S. Wisconsin Street	-	c.1890	Gabled Ell

Public Education

In order to gain public support for preservation activities, it is important that the public is educated about the issues. It is also important to remind the community of the buildings that have already been lost as a means to protect historic buildings in the future. Public education efforts should be ongoing. Content should highlight the goals of preservation, benefits to the community and individual property owners, and reminders of the common-sense values inherent in historic preservation, such as recycling, cost-savings, visual attractiveness, and a quality environment. It is often necessary to address misconceptions and misinformation regarding preservation. Public education initiatives can take many forms:

- Media, such as local television, radio, newspapers, and brochures, can spread the word to many. Having a series of articles on local historic properties run in the local newspaper can be effective.
- Displays in public buildings, such as a public library or historical society, can also bring awareness to the community. An example of such a display might include a local architecture and preservation resource shelf at a local library, including information about local historic designations, landmarks, and National Register of Historic Places listed properties and districts.
- Publish brochures and newsletters about historic properties and historic preservation in the community; tourism publications can educate visitors about the city's history.
- Sponsor events, such as self-guided or guided walking tours or tours of historic homes, which are often popular and can showcase the community's historic buildings to both community members and interested visitors.
- Work with local schools and institutions to integrate historic preservation into their curricula. Sponsor contests, such as poster contests in which local school children create posters depicting local landmarks.
- Lectures, workshops, and special award presentations on preservation issues can also be useful. Historically appropriate maintenance, window replacement, residing, painting, and porch replacement should be promoted at these types of events.

A set of design guidelines for historic preservation can be developed and distributed to local architects, building owners, contractors, and others in the community. The City of Milwaukee's series of guides: *As Good as New: A Guide for Rehabilitating the Exterior of Your Old Milwaukee Home*; *Good for Business: A Guide to Rehabilitating the Exteriors of Older Commercial Buildings*; and *Living with History: A Guide to the Preservation Standards for Historically Designated Homes in Milwaukee* are excellent resources for any community and any preservation project.

Future Survey & Research Needs

The purpose of this survey was not to write a definitive history of the City of Mineral Point, but rather to provide an overview of the city's existing Mineral Point Historic District as a first phase of an architectural and history survey of the city. The second phase will be an intensive survey report that addresses the remainder of the city's boundaries and properties constructed after 1943 in relation to a series of themes or study units, and to provide basic information on the resources that were identified during the reconnaissance survey, which can be used in future planning decisions and increasing public awareness of the history and architecture of the community. It is hoped that this survey and the following intensive one, as a second phase, will be periodically updated and expanded. This report is subject to change. Additional research and clarifications should be incorporated and added to this report in the future. This is a living document and the beginning of an ongoing historic preservation effort that will continue for years to come in this community. Considering that approximately 20% of existing buildings within the United States date from the mid-1960s to the mid-1980s, many structures will not be considered historic for another several decades. However, some of these properties have begun to be eligible for consideration as historic resources in recent years. Furthermore, approximately 49% of existing buildings were constructed after 1980 and will not reach the 50-year threshold until the mid-twenty-first century. While these properties may not be considered historically significant presently, their style and historic significance may become appreciated in the future and, therefore, should be discussed in years to come.

Appendix

The following appendix includes the Wisconsin Historical Society's pamphlets and brochures, including a Commercial Property Tax Credit Program Brochure, Residential Property Tax Credit Program Brochure, Wisconsin SHPO Guidelines for Planning Historic Preservation Tax Credit Projects, and Contractor Standards for Typical Tax Credit Projects, for reference.

WHAT IS THE HISTORIC PRESERVATION TAX CREDIT PROGRAM?

Commercial property owners who invest in the preservation of their buildings may be eligible for state and federal tax credits. Approved costs of 20% for state tax credits and another 20% for federal tax credits may be available for up to a total of 40% eligible tax credits.

ANNUAL STATE-WIDE AVERAGE

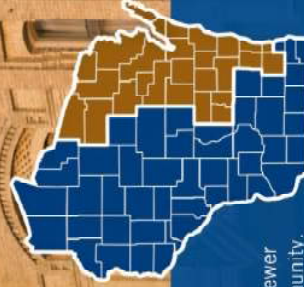
\$283.7M
IN TOTAL PROJECT COSTS

\$56.7M
IN STATE TAX CREDITS

\$56.7M
IN FEDERAL TAX CREDIT



WISCONSIN
HISTORICAL
SOCIETY



Contact the
tax credit reviewer
for your community.

Western
District

Andrea Hermes
(608) 264-6490
andrea.hermes@wisconsinhistory.org

Eastern
District

Paul Porter
(608) 264-6491
paul.porter@wisconsinhistory.org

INVEST IN
YOUR COMMERCIAL
BUILDING USING
TAX CREDITS
wisconsinhistory.org/taxcredits

DOES MY PROPERTY QUALIFY?

- 1 Property must be a "certified historic structure"
- 2 Listed on the State or National Register of Historic Places
- 3 Project must meet a minimum investment
- 4 Work must be approved in advance and meet historic preservation standards

What should I do first?

Prior to submitting your application contact the tax credit reviewer assigned to your county to discuss your project and answer your questions.



Additional information can be found online at
wisconsinhistory.org/taxcredits



WHY SHOULD I PRESERVE MY PROPERTY?

Historic Preservation is intrinsically important for its ability to enhance community pride and to create a sense of rootedness and belonging. Through a connection with history, preservation can improve the quality of life and livability of communities. It also stimulates reinvestment and contributes to our economy, creating jobs in construction, architecture, interior design, engineering, real estate, accounting, tourism and more.

WHAT QUALIFIES FOR TAX CREDITS?

What costs are eligible?

All work inside and outside the building except movable equipment.

What costs are ineligible?

- Landscaping
- Paving
- New additions



WISCONSIN
HISTORICAL
SOCIETY

wisconsinhistory.org

WHAT IS THE HISTORIC HOMEOWNERS TAX CREDIT PROGRAM?

Homeowners who invest in the preservation of their houses may be eligible for Wisconsin income tax credits of 25% of approved costs.

ANNUAL STATE-WIDE
AVERAGE

\$6.4M
IN TOTAL PROJECT COSTS

\$1.28M
RETURNED TO
HOMEOWNERS IN
TAX CREDITS



WISCONSIN
HISTORICAL
SOCIETY



Contact the
tax credit reviewer
for your community.

**Western
District**

Andrea Hermes
(608) 264-6490
andrea.hermes@wisconsinhistory.org

**Eastern
District**

Paul Porter
(608) 264-6491
paul.porter@wisconsinhistory.org

SAVE MONEY
THROUGH TAX CREDITS
TO PRESERVE

YOUR HOME

wisconsinhistory.org/taxcredits

HOW DO I

APPLY?

- 1 Make sure your house is historic by visiting the Property Record Search at wisconsinhistory.org
 - 2 Mail the application to WHS before you start work
 - 3 Applications can be found at wisconsinhistory.org/taxcredits
 - 4 After you receive approval from WHS – start your work
- Notify WHS when the work is complete



Additional information can be found online at
wisconsinhistory.org/taxcredits



WHY SHOULD I PRESERVE MY HOUSE?

Historic Preservation is intrinsically important for its ability to enhance community pride and to create a sense of rootedness and belonging. Through a connection with history, preservation can improve the quality of life and livability of communities. It also stimulates reinvestment and contributes to our economy, creating jobs in construction, architecture, interior design, engineering, real estate, accounting, tourism and more.

WHAT WORK QUALIFIES FOR TAX CREDITS?

What type of work is eligible?

- Exterior Painting
- Roof Replacement
- Exterior Brick & Stone Repairs
- Window & Door Repairs
- Porch Repairs
- Replace HVAC
- Replace Electrical
- Replace Plumbing
- Structural Elements



WISCONSIN
HISTORICAL
SOCIETY

wisconsinhistory.org



Wisconsin SHPO Guidelines for Planning Historic Preservation Tax Credit Projects

INCOME-PRODUCING TAX CREDIT PROGRAM

INTRODUCTION



The State and federal programs require that all tax-credit related work must meet the Secretary of the Interior's Standards for Rehabilitation (Standards). This pamphlet is designed to provide guidance about how the Standards are interpreted for various types of preservation work; however, because

there are a wide variety of historic properties, it is impossible to provide a complete set of guidelines to address every situation. This pamphlet is directed to the most common preservation projects. If after reviewing this document you have additional questions about the proposed project, please contact your regional reviewer:



Eastern District: Paul Porter at 608-264-6491
or paul.porter@wisconsinhistory.org.

Western District: Andrea Herries at 608-264-6490 or
andrea.herries@wisconsinhistory.org.

SITE WORK

Most types of site work are allowable, if: the work does not destroy significant archeological remains or landscape features; does not encroach on any historic buildings; and does not introduce incompatible new features to the site.

Regrading should be limited to areas away from the historic property or at the rear of the historic building. You should avoid changes in the ground level near the historic building. New plantings and sidewalks are usually acceptable if the character of the site is not changed. Parking areas should be located at the rear of a site and in most cases should not abut the historic building.



Archaeological remains are any prehistoric or historic archaeological deposits or features that may exist. Significant archeological resources affected by a project must be protected and preserved. If such resources must be disturbed, mitigation measures must be undertaken. If human remains are discovered, cease work at that location and immediately call 800-342-7834

www.wisconsinhistory.org/preserve

October 2024

Page 1 | 6

BUILDING EXTERIOR

A primary facade is one that is visible from public right-of-way and, in most cases, has significant architectural detailing. A secondary facade is one that is generally visible from public view but may not contain as many distinguishing architectural features. A rear facade is one that is usually not seen by the public and contains little architectural detailing. As a rule, primary facades should be left intact, while rear facades may sometimes be altered more substantially.



REPAIR OF ORIGINAL FEATURES

Repair, rather than replacement, of any features such as railings, storefronts, column capitals, a dormer or a parapet, is always strongly encouraged. If replacement is necessary, documentation of the deteriorated condition of the feature must be submitted. Only those portions of any feature that are deteriorated should be replaced.



EXTERIOR BUILDING CLEANING

Removal of dirt or paint from exterior brick or stone is appropriate if the method does not harm the building materials. Because every method of exterior cleaning carries some risk of damage to masonry materials, you should consider carefully whether to clean the building at all. In most cases, removal of dirt or paint is unnecessary to preserve a building.

The Standards specifically prohibit sandblasting in any form (except to clean cast iron, as discussed below). Other forms of blasting are equally damaging and therefore also prohibited such as soda blasting, corn cob blasting and nutshell blasting. High pressure water blasting is equally damaging. Water pressures above 1000 psi can damage most building materials. Water pressure can be used safely at 1000 psi with the spray wand a minimum of 12" away from the surface.



Building materials vary widely in composition. Chemicals that may be applied safely to one building can result in severe damage to another. NPS requires that a cleaning test panel be applied to an inconspicuous part of the building prior to cleaning the entire building. The owner and/or architect should inspect the test panel for possible damage to the building materials, including mortar joints in masonry walls. The approved test area should be used as a standard by which the rest of the cleaning is evaluated.

Before cleaning metal elements, you need to determine if the metals are ferric or non-ferric. If exterior metal elements are ferric (iron-based) you need to determine if those elements are cast iron or coated metal. Generally, cast iron is used in storefront columns and trim; otherwise, metal trim is likely to beterne or zinc coated steel. Cast iron may be sandblasted to remove dirt or paint but coated steel should be hand-scraped. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting. We recommend that non-ferric metals simply be

REPOINTING

Repointing refers to the replacement of deteriorated mortar in brick and stone walls. Only deteriorated mortar joints should be repointed. If done properly, the repointed joints will closely match the existing joints and should last for 30 years.



Hand chiseling is the mortar removal method least likely to cause damage to the brick or stone.

Removing mortar with saws, grinders,

or power chisels must be done carefully and by an experienced mason. For example, if the mason is not experienced using a circular saw, it is quite easy to cut into the brick or stone at the head joint. Damaging the brick or stone during repointing is not acceptable.

The composition of the new mortar must match the existing mortar. New mortar should contain enough hydrated lime to make it softer than the brick or stone. Unless examination reveals that the original mortar is unusually hard, the building should be repointed using mortar that is no harder than ASTM Type N, which consists of 1-part Portland cement, 1-part hydrated lime and 6 parts sand. ASTM Type O is a slightly softer mortar consisting of 1-part Portland cement, 2- parts hydrated lime and 9-parts sand.

The appearance of the new joints should match those of the rest of the building.



Example of mismatched mortar

Mismatched mortar joints can result in a "patchwork quilt" appearance. The primary concerns are the color of the replacement mortar and the tooling. White Portland cement can be used along with appropriate coloring agents to match existing mortar color. Using standard, gray Portland cement usually results in joints that do not match the original color. In addition, if the tooling of the new mortar joints does not match the original, they may appear to be wider than the rest.

We recommend that the mason complete a test panel (a sample area of repointed joints). Once the test panel is inspected to determine that the masonry has not been damaged, and the mortar matches the appearance of the existing, the remainder of the building can be repointed.

REMOVAL OF BUILDING ADDITIONS

Demolition of an existing building on or adjacent to the site of a historic building may be allowable if it does not contribute to the significance of the historic building or its context. On the other hand, just because a building or addition is not original to a property does not always mean that it can be demolished; it may be historically significant.

A determination of whether a building is considered historically significant may be found in a National Register of Historic Places nomination for the property or district. Contact the State Historic Preservation Office at askshpo@wisconsinhistory.org for a determination of significance for any building proposed for demolition.

CONSTRUCTION OF NEW ADDITIONS

Building additions should be designed so that the character-defining features of the historic building are not changed, obscured, damaged, or destroyed. The appropriateness of a new addition to a historic building is determined largely by its size and location. An addition should be constructed on the least visible side, such that the historic building remains the most prominent element from the public view.

New design should always be clearly differentiated, so that the addition does not appear to match the historic building. Existing materials and detailing may inspire the new design, but the addition should also stand as a contemporary design.

The physical connection between the historic building and the addition should be made as small and least physically disruptive as possible. The original massing of the historic building should be retained; meaning any addition should be offset at the corner. Both the link and offsetting the addition makes the process reversible. If, at some point, a future owner wanted to remove the addition, it would allow them to do so with minimal damage to the historic building.

www.wisconsinhistory.org/preserve

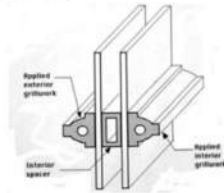
October 2024

Page 3 | 6

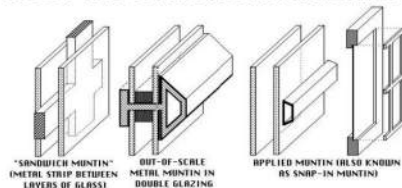
WINDOW REPLACEMENT

Historic features, such as windows, must be repaired before replaced whenever possible. To request to replace windows, you must demonstrate that the existing windows have deteriorated beyond repair. This requires photographing all windows of a small building or a representative sample for each elevation of a large commercial building. Both the interior and exterior conditions must be photographed. These photos must be keyed to building elevation drawings.

If windows are determined to be deteriorated beyond repair, their replacements must duplicate the appearance of the original windows, including the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, and the material and finishes.



ACCEPTABLE REPLACEMENT MUNTIN



UNACCEPTABLE REPLACEMENT MUNTINS

Accurately recreating the muntins (window dividers) is an important detail of replacement windows. Muntins that are sandwiched between the glass, placed on just one side or the other, or that don't match the historic profile are unacceptable. Muntins must be permanently attached to the exterior, the interior, and have a spacer bar between the 2 panes of glass. In doing so, the depth of the original shadow lines is recreated.

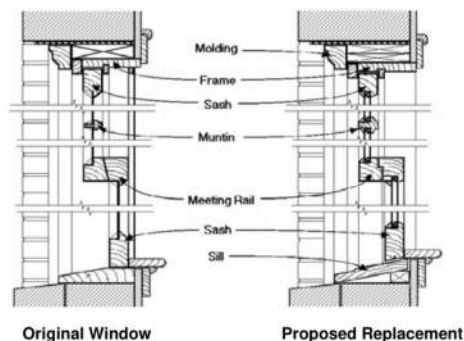
The use of tinted and reflective glass is not allowed. Low-E glass is allowable as long as the Visual Light Transmittance or VLT is 72 or higher.

Generally, in buildings that are 1-3 stories in height, wood windows are required to be replaced with wood windows. Buildings taller than 3-stories that have windows deteriorated beyond repair can replace the wood windows with wood or aluminum. It is acceptable to have wood replacement windows with metal clad at the exterior if the metal conforms in shape to the existing window moldings. The metal clad or aluminum cannot have an anodized finish but rather must have a powder-coated paint or baked on finish.

When aluminum windows are used as substitutes for wooden windows, the glass must be set back from the faces of the frames by approximately the same distance as in wooden windows which, typically, would have a putty line. To illustrate this concept, the glazing in wooden windows is held in place with either putty or wooden stops which set the glass approximately 1/2" back from the face of the window frame. On the other hand, the glazing in many aluminum windows is held in place by a metal flange. The result is that the glass is set back from the frame by only about 1/8" which causes the window sashes to look "flat" and out-of-character with most historic buildings.

To change window materials, you must be able to demonstrate that using the historic material would not be technically or financially feasible.

To demonstrate that the proposed replacement windows match the originals, you must submit comparative window section drawings, showing the head, sill, jamb, and muntin sections of the old and the new windows.



COMPARATIVE WINDOW SECTIONS

www.wisconsinhistory.org/preserve

October 2024

Page 4 | 6

STORM WINDOWS

To improve the energy efficiency of the historic windows, you may wish to install interior or exterior storm windows. New storm windows can be either wood or aluminum. Aluminum combination windows are acceptable if the window tracks are mounted flush with the face of window openings and the proportions of the storm windows match those of the original windows. Aluminum storm windows must have a painted or baked-on finish, rather than an anodized finish.

CHANGES TO WINDOWS

Original window patterns should not be changed on primary facades. On secondary facades, minor changes may be made, but these must be in keeping with the overall window patterns of those sides of the building. On rear facades with limited public visibility, more significant changes can usually be made; however, they must be in character with the rest of the building.



On masonry buildings, when original windows are closed-in, the infill material should match that of the wall and should be inset from the face of the wall at least two inches. Non-original windows can usually be closed flush to the wall surfaces with

materials to match the adjacent wall.

For new windows, the application should contain drawings like those specified in the window replacement section.

ROOF REPLACEMENT

Generally flat roofs that are not visible from the street can be replaced with modern roofing materials.

MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS

In most cases, mechanical, electrical and plumbing work will have no effect on the historic qualities of a rehabilitated building; however, these items must be addressed in the application. Installation of new mechanical systems should be described in the most detail, since it is likely to affect significant spaces.

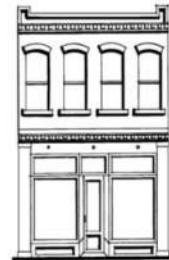
STOREFRONT

Rehabilitation of storefronts, either historic storefronts or those that have been altered, requires careful consideration. The first step is to uncover features of the storefront that still exist. Often, when storefronts were altered, original features were simply covered rather than removed.



You may find, through selective demolition, enough of the original storefront design to continue its restoration. If, little or no original features remain, the next step is to locate any historic photos of the building.

Historic photos can be very helpful in recreating a lost storefront. If historic photos do not exist of the building, a new design will be needed. While considering the age and style of the building is important, there are common elements found on many commercial buildings such as sign boards, transom windows, and recessed entries. Storefront designs that vary from this traditional storefront design should be avoided unless you have historical documentation that supports the design.



INTERIOR TRIM ALTERATIONS

The Standards consider both highly decorated features (such as grand staircases) and characteristic features (such as original window trim) to be significant and should remain intact. If original features must be removed during construction, they should be reinstalled (or, if this is impossible, reproduced) in their original locations. Avoid moving original decorative elements to new locations as this can create an interior that looks to be original but is actually a collection of original building artifacts applied in non-original locations over new construction. Likewise, interior trim for new walls should be generally of the same type and proportion as the original trim but should not duplicate it exactly.

INTERIOR WALL ALTERATIONS

Significant interior spaces must be preserved. The Standards do not allow total gutting of a building, unless the interior has been completely altered in the past and possesses no significant features or spaces. Significant interior spaces include both those that are highly decorated and original (such as hotel lobbies) and those that are characteristic of the buildings in which they are contained (such as school auditoriums and corridors).

In evaluating which spaces can be changed in an interior, you should determine which spaces are primary and which are secondary. Primary spaces are those that are important to the character of a building and should always be preserved. Because there are a wide variety of historic buildings, each with its own type of significance, there are no absolute rules for identifying primary spaces.

In general, public spaces are primary spaces and should be preserved largely intact whereas non-public spaces may be more altered. For example, the public spaces in a school building would include the corridors, entrance lobbies, stairwells, and auditoriums. These should be left intact. On the other hand, the non-public spaces, such as



classrooms and offices, can be altered, if there are no highly significant features present. In office buildings, the public spaces would include the hallways, lobbies, and any decorative stairways. Public spaces in churches would include most of the interior features. On the other hand, there may be few or no public spaces in many warehouses and factories.

When interior walls are proposed to be changed, you will be required to submit both an existing and proposed floor plan. The existing floor plan should also document any walls that are planned to be removed as part of the project.

CHANGES IN ROOM FINISHES

Covering original finishes (e.g. stenciling), removal of plaster or wooden elements (e.g. cornices or wainscoting), or



the application of textured wall paints on original plaster is not appropriate and should be avoided. Similarly, the removal of plaster to expose brick or stone is not appropriate. Historically, brick would be left exposed only in utilitarian structures such as mills, factories, or warehouses. Typical commercial buildings and residences would have usually had finished plaster walls.

Avoid removing or permanently damaging decorative flooring, such as tile, marble or wood.

Lowering ceilings, particularly those in public spaces, should be avoided. If you propose to lower ceilings, they should not be dropped below the level of the tops of the windows unless they are revealed upward at the windows for a distance of at least five feet from the outside walls. Installing plywood panels, spandrel panels, or opaque glazing in the upper portions of windows to hide suspended ceilings is not allowed. In spaces where ceilings are to be lowered or repaired, and the original ceiling was plastered, you should install suspended gypsum drywall (or plaster) in lieu of suspended acoustical tile.

FOR FURTHER INFORMATION

Additional information regarding common historic building projects is published by the National Park Service.

The Standards for Rehabilitation:

<https://www.nps.gov/subjects/taxincentives/secretary-s-standards-rehabilitation.htm>

The NPS Preservation Briefs:

<https://www.nps.gov/orgs/1739/preservation-briefs.htm>



WISCONSIN
HISTORICAL
SOCIETY

Contractor Standards for Typical Tax Credit Projects

HISTORIC HOMEOWNERS INCOME TAX CREDIT PROGRAM

All work, including work that may not qualify for tax credits, must meet the Secretary of the Interior's Standards for Rehabilitation (or, simply, the Standards). The following describes common tax credit projects with recommendations on appropriate ways in which to carry out the work. Please refer to the Application Instructions for additional information on project eligibility.

REPAIR OF ORIGINAL FEATURES

The Standards state: *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.* Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence. Sound, original materials are part of the history of the house and should be left in-place while the deteriorated sections are repaired or replicated.

EXTERIOR



A primary facade is one that is visible from public rights-of-way and, in most cases, has significant architectural detailing. A secondary facade is one that is generally visible from public rights-of-way, but may not contain as many distinguishing architectural features. A rear facade is one that is usually not seen by the public and contains little architectural detailing. As a rule, primary facades should be left intact, while rear facades may sometimes be altered more substantially.

A primary facade is one that is visible from public rights-of-way and, in most cases, has significant

REPLACEMENT SIDING

Removal of the original siding and replacing the material with new siding on a historic house is not appropriate. Examples of replacement include aluminum, vinyl, cement board and steel siding, and may also include synthetic stucco (EIFS). Repair and partial replacement of damaged siding is the proper treatment.

EXTERIOR PAINTING

Painting the building's exterior is appropriate when the building was historically painted. Painting unpainted brick or masonry does not meet the Standards. Usually the proposed color or colors is not a factor in determining the appropriateness as paint is looked upon as temporary. Several paint removal methods are usually acceptable, including wet or dry scraping, chemical paint removal, and use of a high pressure water spray, if the water pressure is carefully controlled so that it does not damage the wood. Sandblasting and similar abrasive blasting techniques, wet or dry, are not acceptable. Please note that, because premature paint failure is usually the result of poor preparation or use of improper paint, we suggest that you hire experienced contractors or consult with a paint dealer or specialist before undertaking the job.



ROOF REPLACEMENT



If a roof was originally wood shingled (typical if constructed prior to 1920), the shingles may be replaced with wood shingles,

standard 3-tab shingles or architectural shingles in a shade of gray or brown that resembles weathered wood. Architectural shingles with heavy, fake shadow lines or un-even bottom edges are not appropriate. Wood shakes are usually not appropriate due to their thick, irregular appearance.



Above, left is a good example of an architectural shingle. Above middle and right are examples of shingles that would not be approved. Slate or tile roofs should be repaired, if possible rather than replaced. If the slate or tile roofs are deteriorated beyond repair, ideally these roofs be replaced in-kind; however, because of the economic feasibility, architectural shingles may be an appropriate substitute. In finding a suitable match, it is important to find shingles that convey the original shape, dimensions and color. If you propose to use substitute materials, you should discuss your plans with Society staff before placing any order.

Using shingle-over ridge vents is an appropriate way to vent the roof as long as the ridge vent continues all the way to the roof edge. Soffit vents are another appropriate means of venting the roof. Mushroom vents can be used if installed to portions of the roof not visible from public rights-of-way. These vents should be painted to match the roof color.

EXTERIOR MASONRY CLEANING

Removal of dirt or paint from exterior brick or stone is appropriate as long as it does not harm the building materials. (Because every method of exterior cleaning carries with it some risk of damage to masonry materials, you should consider carefully whether to clean the building at all.) In most cases, removal of dirt or paint is unnecessary in order to preserve a building; in fact, the dirt may serve as a protective layer that shields the surfaces of a building from the elements.

The Standards specifically prohibit sandblasting in any form (except to clean cast iron, as discussed below). Other forms of blasting are equally damaging and therefore also prohibited such as soda blasting, corn cob blasting and nut shell blasting. Equally damaging is high-pressure water blasting. Water pressures above 1000 psi can be damaging to most building materials. Water pressure can be used safely at 1,000 psi with the spray wand a minimum of 12" away from the surface.

Building materials vary widely in composition. Chemicals that may be applied safely to one building can result in severe damage to another. It is a requirement that a cleaning test patch be applied to an inconspicuous part of the building prior to cleaning the entire building. The owner should inspect the test patch for possible damage to the building materials, including mortar joints in masonry walls. The test area should be used as a standard by which the rest of the cleaning is evaluated.



In cleaning metal elements, you should determine whether the metals are ferric or non-ferric. If exterior metal elements are ferric (iron-based) it should be determined whether those elements are cast iron or coated metal. Generally, cast iron is used in storefront columns and trim; otherwise, metal trim is likely to beterne or zinc coated steel. Cast iron may be sandblasted to remove dirt or paint but coated steel should be hand-scraped. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting. We recommend strongly that non-ferric metals not be cleaned.

TUCKPOINTING

Tuckpointing (also referred to as "repointing") refers to the replacement of deteriorated mortar in brick and stone walls. Only deteriorated mortar joints should be repointed. If done properly, the repointed joints will closely match the existing joints.



To remove deteriorated mortar properly, hand chiseling is the method least likely to cause damage to the

brick or stone. Removing mortar with saws, grinders, or power chisels must be done carefully and by an experienced mason. It is important when using mechanical removal methods that the bricks or stones not be cut into or corners chipped away.

The composition of the new mortar must match the existing mortar. New mortar should contain enough hydrated lime to make it softer than the bricks. Unless examination reveals that the original mortar is unusually hard, the building should be repointed using mortar that is no harder than ASTM, Type N, which consists of 1 part Portland cement, 1 part hydrated lime and 6 parts sand. ASTM, Type O, is a slightly softer mortar consisting of 1 part Portland cement, 2 parts hydrated lime and 9 parts sand.

The appearance of the new joints should match those of the rest of



the building. Mismatched mortar joints can result in the building taking on a "patchwork quilt" appearance. (Above is an example of unacceptable tuckpointing.) The primary concerns are the color of the replacement mortar and the tooling. With respect to color, white Portland cement can be used along with appropriate coloring agents. (Using standard, gray Portland cement usually results in joints that do not match the original color.) In addition, if the tooling of the new mortar joints does not match the original, they may appear to be wider than the rest.

We recommend that the mason complete a test patch (a sample area of repointed joints). Once the test patch is inspected to determine that the masonry has

not been damaged and the mortar matches the appearance of the existing; the remainder of the house can be repointed. The repointing contract should specify that all of the repointed joints will match the appearance of the approved test patch.

STORM WINDOWS

Exterior storm windows can be made of wood or metal. Aluminum combination windows are acceptable as long as 1) the line dividing the upper and lower panes of movable sash lines up with the meeting rails of the original windows 2) the frames are painted or factory finished and 3) the storm window has a flush mount. Flush mount storms have an expander that goes around the window, bringing the outside surface of the storm window flush with the prime window casing. Storm window glass should be clear with a Visual Light Transmittance of 72 or higher.

SKYLIGHTS

The addition of a skylight is viewed as a new addition to the historic house. For this reason, skylights should be installed on parts of a roof not visible from the public right-of-way. Skylights should always be kept to a minimum and should be flat, rather than domed. Their curbs should also be low.

CLOSING WINDOW OPENINGS

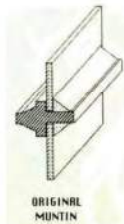
Original window patterns should not be changed on primary facades. On secondary facades, minor changes may be made, but these must be in keeping with the overall window patterns of those sides of the building. On rear facades with limited public visibility, more significant changes can usually be made; however, they must be in character with the rest of the building. On masonry buildings, when original windows are closed-in, the infill material

should match those of the wall and should be inset from the face of the wall at least two inches. Non-original windows can usually be closed flush to the wall surfaces with matching materials.

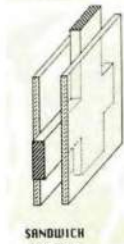


WINDOW REPLACEMENT

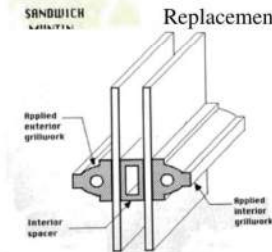
The Standards state that historic features (such as windows) must be repaired when possible. Where the feature is deteriorated beyond repair it must be replaced to match the original in design and material. You must obtain pre-approval before proceeding with window replacement.



If windows require replacement, the replacements must duplicate the appearance of the original windows, including the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, the window material and finishes.



Accurately recreating the muntins (window dividers) is an important detail with replacement windows. Muntins that are sandwiched between the glass; placed on just one side or the other or that don't match the historic profile are unacceptable.



Replacement windows that incorporate true muntins (that actually divide the panes of glass) are acceptable if the appearances of the new muntins substantially replicate those of the original windows. The new muntins must accurately replicate the originals and must be permanent parts of the windows.

The use of tinted and reflective glass is not allowed. Low-E glass is allowable as long as the Visual Light Transmittance or VLT is 72 or higher.

It is acceptable to have wood replacement windows with metal clad at the exterior as long as the metal conforms in shape to the existing window moldings. The metal clad cannot have an anodized finish but rather a powder coated paint or a baked on finish.

NEW ADDITIONS

New additions should be designed and constructed so that the character-defining features of the historic building are not changed, obscured, damaged, or destroyed. The appropriateness of a new addition to a historic building is determined largely by its size and location. An addition should be constructed on the least visible side, such that the historic building remains the most prominent element from the public right-of-way.

New design should always be clearly differentiated so that the addition does not appear to be part of the historic



building. New additions should be sympathetic to the historic house but not mimic the original design. The addition may incorporate existing materials and detailing for example, but the new design should also stand as a contemporary design.

The physical connection between the historic building and the addition should be made as small and least physically disruptive as possible. This creates a visual break between the historic building and the addition. The original massing of the historic house should be retained; meaning any addition should be offset at the corner. Both the link and offsetting the addition makes the process reversible. If, at some point, a future owner wanted to remove the addition, it would allow them to do so with minimal damage to the historic building.

BUILDING DEMOLITION

Buildings attached, or adjacent to a historic building may be demolished if they do not contribute to the significance of the historic building or its context. On the other hand if a building or addition is not original to a property doesn't mean that it can be removed; it may still be historically significant. You must contact Society staff for a determination of significance of any feature proposed for removal.

INTERIOR FEATURES & FINISHES



Significant interior features should be respected and preserved. This is especially true in primary spaces. Those spaces are important to the character of a building and should always be preserved. Generally, walls should not be inserted in, or removed from, primary spaces. Secondary spaces may usually be altered. In single family houses, primary spaces usually include living rooms, dining rooms, foyers, main stairways, corridors, and parlors. Secondary spaces may include bathrooms, bedrooms, kitchens, rear stairways, basements, and other spaces normally used only by family members. The Standards do not allow total gutting of a building unless the interior has been completely altered in the past and possesses no significant features or spaces.

Whether interior trim or features can be removed depends on the significance of those features. The Standards consider both highly-decorated features (such as grand staircases) and characteristic features (such as original window trim) to be significant and these should remain intact. If original features have to be replaced during construction, they should be re-installed (or, if this is impossible, reproduced) in their original locations. Avoid moving original decorative elements to new locations. Creating a new, "historic" interior -- that is, an interior that looks to be original, but is actually a collection of building artifacts applied in non-original locations over new construction is not appropriate. Likewise, interior trim for new walls



should generally be the same type and proportion as the original trim, but should not duplicate it exactly, unless the original trim is relatively plain.

Most types of wall treatments are acceptable. In primary spaces it is not appropriate to cover original painted decoration (such as stenciling), remove plaster or decorative features (such as cornices or wainscoting), install wood paneling, or apply texture wall paints on original plaster. Avoid removing or permanently damaging decorative flooring or hardwood floors in good condition. Suspended ceilings are unacceptable.

STRUCTURAL

If features of the structural system were historically visible, such as loadbearing brick walls, cast iron columns, roof trusses, posts and beams, or stone



foundation walls, they may be important in defining the building's overall historic character. Any repairs, sistering or partial replacements must be planned carefully on

these exposed structural members so that there is no adverse effect. Unexposed structural features that are not character-defining may be altered.

INSULATION

Blowing insulation into cavity walls is discouraged because it can lead to moisture damage (in the absence of a vapor barrier). Insulation applied to the inside surfaces of exterior walls is not appropriate as any significant interior trim, plaster and finish would be lost. Application of insulation over exterior wall surfaces does not meet the Standards except in cases such as installation below ground. Installing insulation on flat roofs is acceptable if it does not substantially change the dimensions of the cornice. Typically, rigid roof-top insulation is tapered at the cornice to avoid any changes in dimensions. Roof-top insulation on sloped roofs is also acceptable as long as it does not increase the dimensions of the cornice, particularly at the roof gable ends.

MECHANICAL, ELECTRICAL & PLUMBING



The visible features of historic heating, lighting, air conditioning and plumbing systems may sometimes help define the overall historic character of the building and should be retained and repaired whenever possible. The systems themselves (the compressors, boilers, generators and their ductwork, wiring and pipes) will generally either need to be upgraded, augmented, or entirely replaced in order to accommodate the new use and to meet code requirements. In most cases furnace or boiler replacement will have no adverse effect on the historic integrity. However, if for example, the house is switching from radiant heat to a forced air system – duct work will be needed. When this is the case care must be taken to integrate the ductwork within existing walls or chases without disrupting primary spaces and historic detailing and finishes.

Any new exterior equipment (such as a condenser or vent piping) must not be visible from the public right-of-way. Locating these new additions at the rear of the house is preferred. If a side elevation is required, the equipment or venting must be screened with landscaping or another element.

The Standards do not allow sleeve holes to be cut into walls for unit air conditioners. Similarly, windows on visible facades may not be blocked in to receive air conditioner sleeves.



Wisconsin Tax Credit Districts

Western
District

Claire Bushemi
608.264.6490
claire.bushemi@wisconsinhistory.org

Eastern
District

Paul Porter
608.264.6491
paul.porter@wisconsinhistory.org

SITE WORK

The relationship between a historic building or buildings and landscape features within a property's boundaries – or the building site – helps to define the historic character and should be considered when planning for rehabilitation project work. Drastically changing the ground level near your house (except smaller changes to promote better drainage) is inappropriate. Regrading away from the house is usually allowed unless it: 1) changes the historic character of the site; or 2) creates chronic water drainage problems that may affect other buildings.

Removal of plantings is not a problem unless the historic character of the site will be affected. (e.g., clear-cutting a historically wooded site.)

New parking areas are usually acceptable if they are located at the rear of the site and out of public view. In most cases, parking areas should not abut historic buildings, for reasons of historical integrity and to prevent potential water drainage problems. Where driveways exist and are important site features, they should be maintained in their original locations.

Sidewalks and walkways in visible locations, such as the front of a house, should maintain traditional shapes and paving materials. For example, a curving, brick-paved front walkway would likely not be appropriate for a Prairie-style house. A greater variety of non-traditional paving materials and designs can usually be used at the rear of a property.

FOR FURTHER INFORMATION

For additional information regarding the appropriate treatments for historic materials, the National Park Service has published a series called Preservation Briefs. Each of these briefs is available at the following website:

nps.gov/tps/how-to-preserve/briefs.htm

The Wisconsin State Historic Preservation Office has over 100 articles written by preservation professionals with recommendations for how to preserve and restore historic buildings on our website:

wisconsinhistory.org/preserve-your-building

For questions about the Homeowner Income Tax Credit Program, contact the tax credit reviewer for your community and visit our website:

wisconsinhistory.org/taxcredits