



## **AMENDED OFFICIAL NOTICE AND AGENDA**

Notice is hereby given that the Landmarks Commission of the City of Stoughton, Wisconsin, will hold a regular or special virtual meeting as indicated on the date and at the time and location given below.

Meeting of: **LANDMARKS COMMISSION OF THE CITY OF STOUGHTON**  
Date//Time: Thursday November 12, 2020 @ 6:30 p.m.  
Location: Please join my meeting from your computer, tablet or smartphone.  
<https://global.gotomeeting.com/join/263195301>

Virtual

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- One-touch: <tel:+18773092073,263195301#>

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Access Code: 263-195-301

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### **AGENDA**

1. Call to Order
2. Consider approval of the Landmarks Commission meeting minutes of October 8, 2020.
- Discussion/Potential Action.**
3. **2020 Mini-grant: Request by Kerriann Murphy for approval of completed work: 201 S. Franklin Street.**
4. Discuss local downtown district planning.
5. Discuss potential CLG grants
- Communications/Updates.**
6. Discuss the Landmark website.
7. Commission reports/calendar.
8. Future agenda items.
9. Adjournment.

10/30/20mps

### **COMMISSIONERS:**

Peggy Veregin	Jean Ligocki (Council Rep)	Kimberly Cook
Alan Hedstrom	Greg Pigarelli	Todd Hubing

### **EMAIL NOTICES:**

Desi Weum	Council Members	Receptionists
Matt Dregne, City Attorney	Leadership Team	Joe DeRose

smonette@stolib.org  
mackenzie.krumme@wcinet.com

stoughtoneditor@wcinet.com  
stoughtonreporter@wcinet.com

Chamber of Commerce  
**Keriann Murphy**

**Any person wishing to attend the meeting, whom because of a disability, requires special accommodation, should contact the City Clerk's Office at (608) 873-6692 at least 24 hours before the scheduled meeting time so appropriate arrangements can be made. In addition, any person wishing to speak or have their comments heard but does not have access to the internet should also contact the City Clerk's Office at the number above at least 24 hours before the scheduled meeting so appropriate arrangements can be made.**

**Landmarks Commission Meeting Minutes**  
**Thursday October 8, 2020 – 6:30 pm**  
**Virtual**

**Members Present:** Peggy Veregin, Chair; Todd Hubing; Greg Pigarelli, Secretary; Kimberly Cook; and Alan Hedstrom, Vice-Chair

**Staff:** Michael Stacey, Zoning Administrator

**Absent:** Kristi Panthofer and Jean Ligocki

**Guests:** Derek Westby

**Press:** None

1. **Call to order.** Veregin called the meeting to order at 6:30 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of September 10, 2020.**  
Motion by **Hubing** to approve the minutes as presented, 2<sup>nd</sup> by **Hedstrom**. Motion carried 5 - 0.
3. **Discuss future of Landmarks website with Derek Westby.**  
Veregin discussed the need to update the Landmarks Commission website.

Hedstrom stated a CLG Grant was acquired to help create the current website: stoughtonlandmarks.com Hedstrom stated the site should have been .org since .com is typical for a business.

Veregin stated a CLG Grant is not likely viable in the future.

Derek Westby, Stoughton Media Services, does not recommend using the City website, rather he suggests using Square Space similar to other departments. The cost is \$250 per year.

The Commission discussed how Square Space can meet Landmarks needs including adding an interactive map for historic districts and local landmarks. Square Space provides a lot of functionality that any Commissioner can learn to use and update information.

Derek Westby stated stoughtonlandmarks.org is available for use which would cost \$10 per year.

Motion by **Hubing** to purchase the stoughtonlandmarks.org domain name, 2<sup>nd</sup> by **Hedstrom**. Motion carried unanimously.

Veregin suggested a subcommittee to explore how to move the data over to Square Space. Hedstrom and Hubing expressed interest. Veregin will check with Panthofer to see if she can help. Derek Westby stated he can help too.

Hubing explained how he put together the historicstoughton.org site and noted it was a lot of work.

Veregin and Hedstrom plan to discuss how to proceed after the meeting.

**4. Discuss Local Downtown District Planning.**

Veregin contacted Nick from Lakota Group who stated he would be happy to assist with a virtual meeting to wrap up the project.

Veregin stated the need to decide when to have the meeting and suggested the presentation be before the Committee of the Whole (COW) similar to the recent RDA presentation. Hubing likes the idea of having the presentation before the COW.

Veregin to contact Mayor Swadley to discuss having a presentation before the COW.

**5. Discuss potential grant(s) funding for walking tour brochures and website updates.**

Veregin stated the website is now off the table for funding, right now given the context of the previous discussion.

Hedstrom stated he tried to find grants available through Dane Arts but did not find anything on their website.

Stacey stated the residential and downtown design guidelines could use an update.

Veregin stated we'll focus on the website for now and the printed materials later.

**6. Discuss purchasing plaques where needed for Local Landmarks.**

Veregin contacted some fabricators to get estimates to create the plaques. Veregin noted we should have enough funds for the more recent local landmark approvals.

Veregin stated a plaque presentation at the property is something to consider.

**7. Discuss potential Tower Times articles. (Oct 15<sup>th</sup> Deadline)**

Stacey provided an article for the Tower Times and will send Veregin a previous article used for tax credit information that needs some updates.

**8. Commission Reports/Calendar.** Nothing discussed.

**9. Future agenda items.** Nothing discussed.

**10. Adjournment.** Motion by Hedstrom to adjourn at 7:46 pm, 2<sup>nd</sup> by Pigarelli. Motion carried unanimously.

Respectfully Submitted,

*Michael P. Stacey*

# Stoughton Landmarks Mini Grant Application – 2020

Deadline for submittal is March 5, 2020

The Stoughton Landmarks Commission serves to recognize and preserve the historic and cultural resources within the City of Stoughton, as prescribed by the Stoughton Landmarks Ordinance.

- For 2020, we have a total budget of \$10,000 and this is a matching grant program.
- We will award one or more projects until our \$10,000 budget is spent.
- Exterior work is prioritized for grant awards, although other projects may be considered.
- Work must be reviewed and approved by the Landmarks Commission (COA process) before work starts.
- New construction is not eligible.

Name of Applicant Ryan + Kerianne Murphy

Full Address 201 S. Franklin Street, Stoughton, WI 53589

E-Mail kmprokop@uwalumni.com Phone Number 773-573-8479

Property Owner Name (if different) \_\_\_\_\_

Address of property \_\_\_\_\_

Proposed Project (please be specific; attach additional sheets as necessary)

Restore picture windows with stained glass transoms; we are starting with (2) windows

Amount of grant request \$ 3,800.00

### Attachments (REQUIRED)

- Current photographs of building and proposed project area.
- Proposed project budget.

**Terms and Conditions:** If awarded a grant from the Stoughton Landmarks Commission, the applicant agrees to complete the project within one year of grant notification. A one year extension may be granted if a written request is received prior to the original grant expiration, otherwise the grant amount will be recaptured and applied to another grant project. Any construction work toward which grant money is applied must be pre-approved by the Landmarks Commission and meet the Secretary of the Interior's Standards for Treatment of Historic Properties. The Standards are available on the National Park Service website: [www.nps.gov/history/hps/tps/standguide/index](http://www.nps.gov/history/hps/tps/standguide/index).

Award recipients may schedule an on-site pre-construction walk-through with members of the Stoughton Landmarks Commission who will visit the project site once prior to commencement of project activities.

Applicants who have been awarded grants must provide the Stoughton Landmarks Commission with photos of the finished work, together with proof of expenditure, before any reimbursement can be made.

The Stoughton Landmarks Commission reserves the right to publicize the names and locations of the grant recipients as well as publicize photographs of the properties.

Signed <u>Kerianne M. Murphy</u>	Date <u>03/04/20</u>
Print Name <u>KERIANNA MURPHY</u>	
Property Owner Signature (if different) _____	Date _____
Mail completed form to: Michael Stacey, Zoning Administrator City Hall, 207 S Forrest Street, Stoughton, WI 53589	
Form revised January 2020	





## Hellenbrand Glass

211 Moravian Valley Rd  
Waukegan, WI 53597

Office 608-849-8675  
Fax 608-849-8678

1/5/2020

### **201 S. Franklin St. Stoughton, WI** **Window restoration**

#### **Window sashes:**

- *Remove sashes from openings, Label*
- *Remove exterior paint and all glazing*
- *Disassemble and re-glue Sashes as needed*
- *Component repair (splice or replace)*
- *Prime glazing ledge and ext. of sash*
- *Install stain glass and clear glass*
- *Install glazing compound*

#### **Window frames:**

- *Remove loose paint and strip area's to be repaired*
- *Consolidate frame components as needed, (Paraloyd 72)*
- *Splice, replace or epoxy damaged areas as needed*

**Install window sashes:**

- Install sashes
- Caulk ext. sash to frame
- Install Interior wood glazing stops

**exclusions:**

- Stain glass repair is not included in price
- Vinery repair cost
- Finish coat of paint

**Price for one picture window: \$3,539.00**

**All four full restoration per description: \$14,156.00**

**Note: Not all picture windows will need this extent of repairs.**



**Hellenbrand Glass LLC.**

## **Material List:**

### **Metal Weather-strip, Wooden Windows, for Lower Sash Jambs**

These metal weather-strips are compatible with double-hung wooden windows. When installed along the jambs of the lower sash, the protruding design corresponds with a cut out in the window frame and interlocks to create a barrier, which prevents rattling due to faulty installation and draft infiltration.

### **Replacement Lumber**

Eastern White Pine (Pinus Strobus)

### **Consolidation**

Paraloid 72

Borate wood treatment

### **Glues**

Titebond II & III

Hide glue

### **Not structural repairs:**

Abatron WoodEpoxy





Keri Murphy &lt;kmprokop@uwalumni.com&gt;

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**201 S. Franklin, Stoughton**

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**Denny Berkery/The Vinery** <vinery@vineryglass.com>  
To: Keriann Murphy <keriannmmurphy@gmail.com>

Wed, Jan 8, 2020 at 2:41 PM

Hi Keri,

We can certainly restore your windows. As stained glass windows age, it is natural for them to sag. Solder joints break and the vertical reinforcement bars become unattached. There is also a putty/glazing between the glass and the lead came that dries out and no longer supports the window.

If Kent can bring the worst window in, this is what I would do. First I would remove the window from the frame. Then I would flatten the window by laying it on our work table, remove any r-bar from the face of the window, resolder any broken joints, re-glaze the putty between the glass and the lead, reattach the r-bar and fit the window back into the frame. At this point, Ken could reinstall the window. Your cost for the work described above would be-\$300 per window.

Good talking to you,

Denny Berkery

The Vinery

[Quoted text hidden]

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Denny Berkery

The Vinery, Inc.

1422 MacArthur Rd

Madison, WI 53714

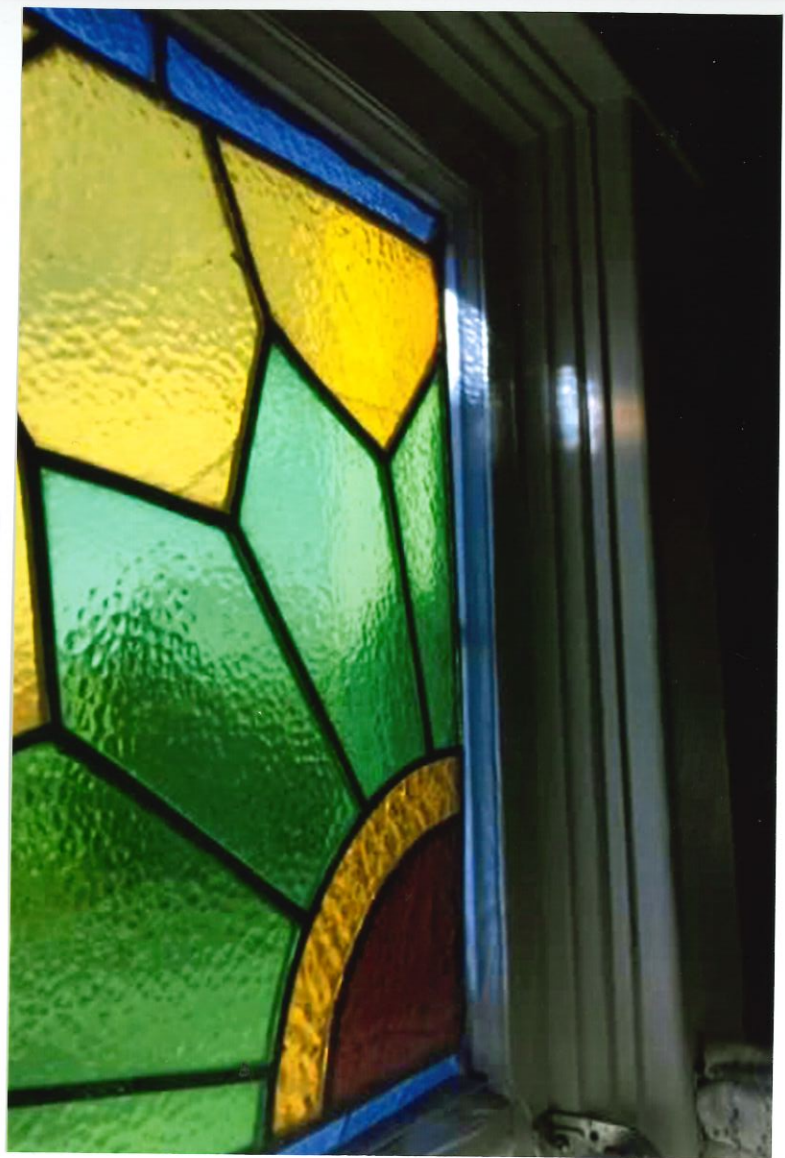
608-244-9900

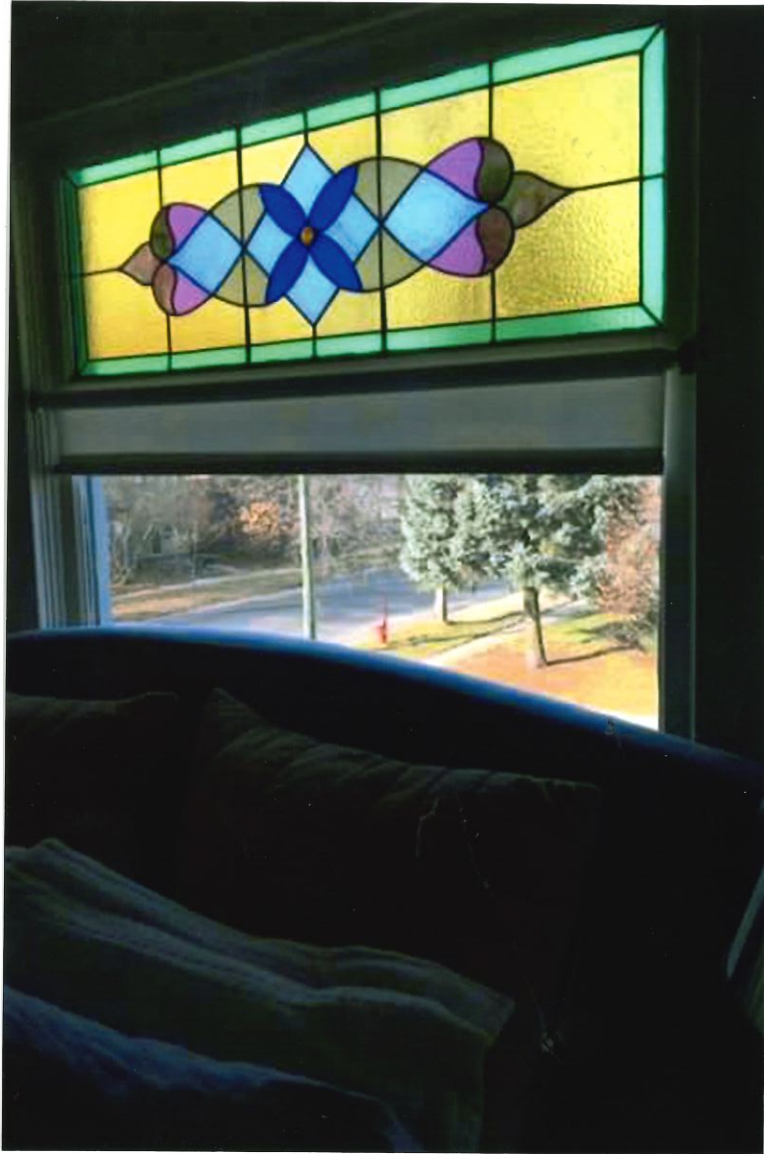




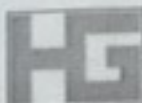












**Hellenbrand Glass, LLC**  
 211 Moravian Valley Rd.  
 Waunakee, WI 53597  
 Bus. 608-849-8675  
 Fax. 608-849-8678

# Invoice 70980

Date  
 Terms  
 Project

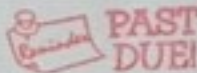
7/1/2020  
 Net 30  
 20-0897

**Customer** **Ship/Project Location**

Murphy, Keriann  
 201 S Franklin St  
 Stoughton, WI 53589

201 S Franklin St,  
 Stoughton, WI 53589

Phone 773-573-8479  
 Fax



**Contact**

Name Cell  
 Work Phone Fax

**Project**

Status	Invoiced	Enter Date	5/7/2020
Rep	Rosenthal, Kent R.	Schedule	
Contractor		End Date	
Division	KRD	Description	Picture window restoration
Customer PO			

**Notes/Specifications**

**Project Compatible Units**

Description:	Quantity:	Width:	Length:	Instructions:	Price:
Lump Sum				Labor and materials to repair two picture windows per proposal description.	\$5,500.00 T

check # 420  
 paid 8/27



**Project Totals**

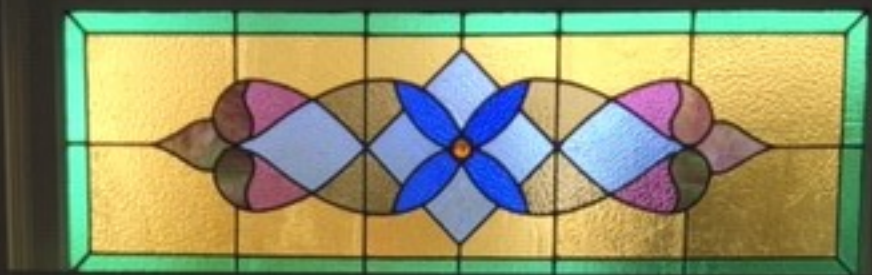
Sub Total	\$5,500.00
Sales Tax 5.5 %	\$302.50
<b>Total</b>	<b>\$5,802.50</b>





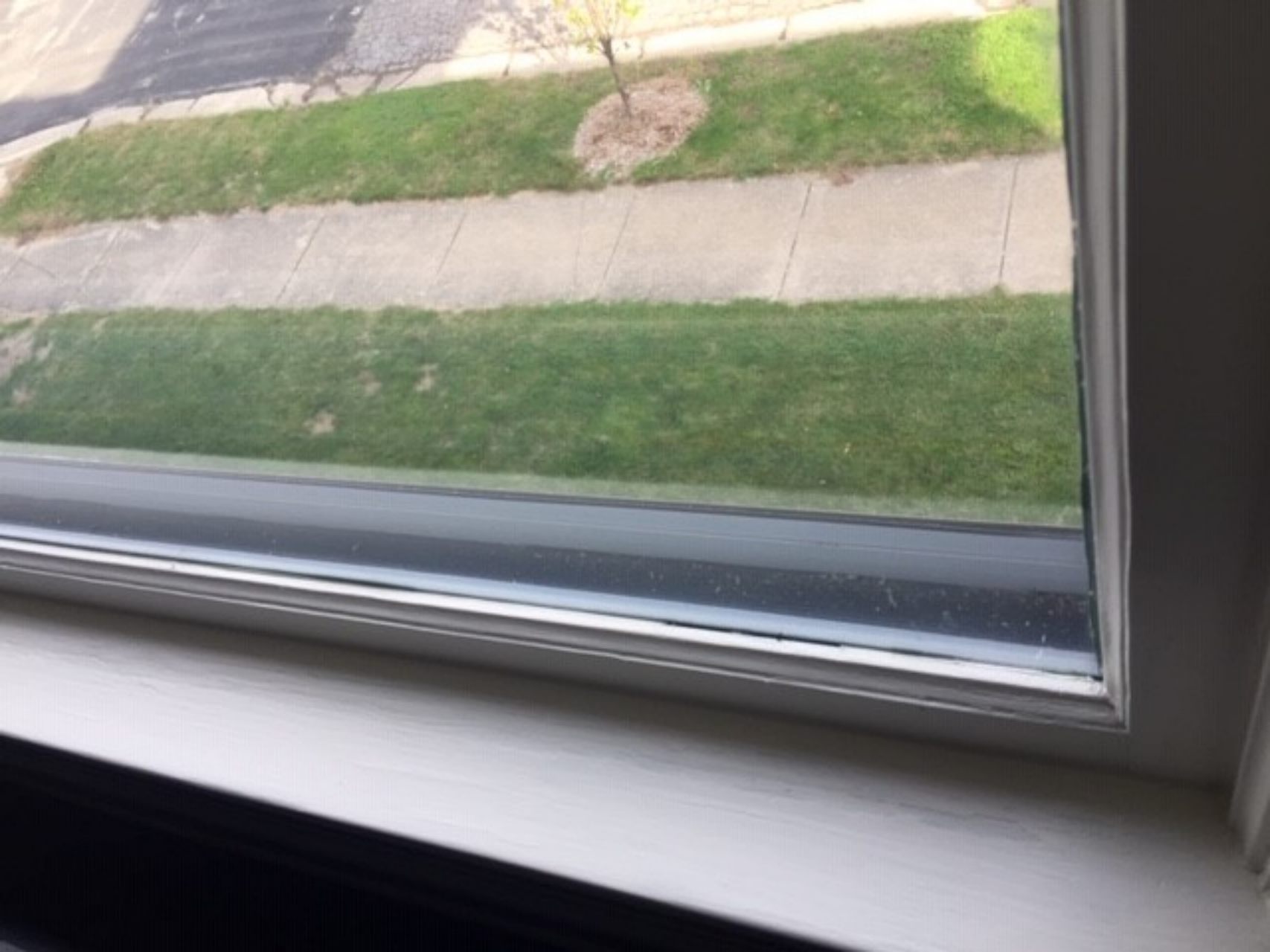
















## Landmarks Commission Meeting Minutes

Thursday March 12, 2020 – 6:30 pm

Opera House, Hall of Fame Room, Lower Level, 381 E. Main Street, Stoughton, WI.

**Members Present:** Peggy Veregin, Chair; Todd Hubing; Greg Pigarelli, Secretary; Jean Ligocki; and Kimberly Cook.

**Absent:** Alan Hedstrom and Kristi Panthofer

**Guests:** Trina Keller

**Press:** None

1. **Call to order.** Veregin called the meeting to order at 6:30 pm.
2. **Public Comment (each speaker allowed 3 minutes).**  
No one spoke.
3. **Consider approval of the Landmarks Commission meeting minutes of February 13, 2020.**  
Motion by **Cook** to approve the minutes as presented, 2<sup>nd</sup> by **Ligocki**. Motion carried 5 – 0.
4. **2020 mini-grants Applications.**
  - Bill Weber – 429 E. Main Street
  - Elisabeth Mensink – 400 Garfield Street
  - Keriann Murphy – 201 S. Franklin Street
  - Erin Wilson – 101 S. Fifth Street
  - Trina Keller – 154 E. Main Street

Veregin gave a summary of the applications and the Commission reviewed the applications as follows:

Application #5 – 154 E. Main Street – Trina Keller, Owner/Applicant summarized the request. The request was amended to \$2,500. The group discussed the probable age of the tile and the wood around the windows and door. Pigarelli offered to stop by the property to inspect the tile for age. The Commission agreed this is a good application.

Application #1 – 529 E. Main Street – The Commission discussed the tuck-point and wood replacement project. Veregin stated the proposed sealing of the brick is not recommended. The Commission agreed this is a good application.

Application #2 – 400 Garfield Street – The Commission discussed the tuck-point project and agreed this project meets the requirements.

Application #3 – 201 S. Franklin Street – The Commission discussed the window restoration project. Veregin stated they will need to know what windows they are referring to. The Commission agreed this is a favorable project.

Application #4 – 101 S. Fifth Street – The Commission discussed the exterior painting project. Veregin questioned the use of “Peel Stop Triple Thick Bonding Sealer” which will be discussed further during the COA review. The Commission agreed this is an appropriate application.

Motion by **Cook** to award \$2,000 to each grant request contingent on Certificate of Appropriateness approval, 2<sup>nd</sup> by **Ligocki**. Motion carried 5 – 0.

Veregin will email Mack Krumme at the HUB about a press release. Veregin will prepare and send out letters to all applicants.

**5. Local downtown district planning.**

Veregin stated a presentation regarding the Preserve Downtown Project with the Lakota Group is planned for the EMS Building, Hanson Room, March 18, 2020 at 5:30 pm.

Veregin is planning to provide a presentation at the Common Council on March 24, 2020 regarding the Preserve Downtown Project.

The group discussed use of the existing Downtown Design Overlay Zoning District Requirements for non-contributing building within the district.

The group also discussed Local Districts in other communities.

Cook left at 8:15pm

Veregin asked the Commissioners to look for pictures of buildings for examples to add to the presentations.

**6. Update: Linderud photo collection.**

Hubing stated there is now a new display at the Library with 17 (8x10) pictures that are yet to be identified. Hubing plans to contact Panthofer about adding information on Facebook.

Hubing stated he found all 38 missing photos from within the collection and plans to scan them and return the photos to the collection.

**7. Update: Community outreach.**

No update to report.

**8. UW Madison Engineering Study of the Power Plant.**

Due to the Coronavirus, the students are not in school.

**9. Update: RDA subcommittee.**

The consultant will be giving a presentation on May 5<sup>th</sup> regarding results of the survey and recommendations.

Ligocki will contact Denise Duranczyk to discuss findings of the survey.

**10. Discuss 2020 Historic Preservation Award.**

The Commission discussed a potential award recipient.

**11. Commission Reports/Calendar.**

Nothing to report.



