

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, February 13, 2014, at 7:00 pm** in the **Hall of Fame Room, Lower Level, City Hall, 381 E. Main Street, Stoughton, WI.**

AGENDA:

1. Call to order.
2. Consider approval of the Landmarks Commission meeting minutes of January 9, 2014.
3. Certificate of Appropriateness for the roof repair at the Power Plant Building.
4. Discuss reducing the commission to 7 members.
5. Commission Reports.
6. Discuss projects and grants.
7. Future agenda items.
8. Adjournment.

2/4/14mps

COMMISSIONERS:

Alan Hedstrom, Chair

Peggy Veregin, Vice-Chair

Andrea Rainka, Secretary

Michael Engelberger (Council Rep)

Connie Kraus

Kathleen Kelly

Anna Stracener

EMAIL NOTICES:

Art Wendt

Council Members

DERickson@madison.com

Receptionist

Matt Dregne, City Attorney

Stoughton Hub

Leadership Team

Note: For security reasons, the front door of City Hall will be locked after 4:30 P.M. (including the elevator door). Please use the east employee entrance.

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 873-6677 PRIOR TO THE MEETING.

NOTE: AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.

Landmarks Commission Meeting Minutes

Thursday, January 9, 2014 – 7:00 p.m.

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

Members Present: Alan Hedstrom, Chair; Peggy Veregin, Vice-Chair; Connie Kraus; Michael Engelberger; and Andrea Rainka

Absent and Excused: Anna Stracener; Ryszard Borys and Kathleen Kelly.

Staff: Zoning Administrator, Michael Stacey

Guests: None

1. **Call to order.** Alan Hedstrom, Chair called the meeting to order at 7:04 pm.

2. **Consider approval of the Landmarks Commission meeting minutes of December 12, 2013.**
Motion by **Peggy** to approve the December 12, 2013 minutes as presented, 2nd by **Connie**.
Motion carried 4 – 0.

3. **City of Stoughton request for Certificate of Appropriateness (COA) approval to replace the gutters at the Depot, 532 E. Main Street.**
Michael Stacey explained the request and presented an example of the new proposed gutter.

There was a short group discussion related to the type and location of gutters on the Depot building. The commission would rather have the gutter replaced with the same ½ round style but realize the cost is 3 times as much.

Motion by **Connie** to approve the COA as presented with a recommendation that the whole building have gutters installed, 2nd by **Peggy**. Motion carried 4 – 0.

4. **Calendar Review.**
Peggy provided a 2014 calendar of commission tasks for discussion and inclusion in the landmarks handbook. Connie suggested the calendar be used to set the monthly agenda. The group agreed.

Michael Engelberger arrived at 7:17 pm.

The group reviewed/discussed the proposed 2014 calendar.

5. **Discuss/brainstorm possible 2014 projects.**
The commission decided to wait on this agenda item until next month when more members are present.

6. **Commission Reports.**

The commission discussed website costs related to hosting and a comprehensive upgrade. At this time the commission will likely continue having the website hosted by Web-Net and request small monthly updates which are included in the hosting fee.

There was a brief discussion about the request to repair the Power Plant building roof which is going to the Finance Committee next week Tuesday. Peggy and Alan plan to attend.

7. Future agenda items.

Discuss projects and grants

Discuss the result of the request for Power Plant roof funding

8. Adjournment. Motion by Andrea to adjourn at 8:03 pm, 2nd by Connie. Motion carried 5
- 0

City of Stoughton Certificate of Appropriateness

Definition and Procedure

Any plans to alter or reconstruct the exterior of any locally designed landmark or landmark site, and interior work that may impact exterior features, must be approved by the Landmarks Commission before a building permit can be issued. The Commission will conduct a design review and issue a Certificate of Appropriateness (COA) to indicate that the proposed alterations have been approved.

The application form for the COA can be obtained from the Zoning Administrator along with the request for a building permit. When completed, the application form must contain all pertinent information concerning any alteration or reconstruction of a landmark or landmark site. This information will be needed for the Landmarks Commission to evaluate the impact of the proposed work on the landmark and the surrounding area. In order to expedite the evaluation process, please fill out the form completely and accurately, and include drawings and photographs. The completed form should be submitted to the Zoning Administrator at Stoughton City Hall, 381 E. Main Street.

The Commission shall have up to 60 days to approve the application and return the COA to the Zoning Administrator with permission to issue the building permit. If the Commission determines that the request does not meet the guidelines of city ordinance 12.135 (6)(c)(1-2), it shall inform the Zoning Administrator to deny the issuance of the permit. The Commission shall, at the request of the applicant, cooperate and work with the applicant in an attempt to obtain approval within the guidelines of the ordinance. Review of denial of permits shall lie to the City Council pursuant to chapter 2, article V and statute.

Certificate of Appropriateness Application Instructions

To receive a Certificate of Appropriateness (COA) from the Stoughton Landmarks Commission, it is necessary for the applicant to complete a COA application form and return it with copies of supplemental materials as appropriate to further describe the proposed project. Supplemental materials include photographs, plans, drawings and specifications. A complete application is to be filed with the Zoning Administrator for the City of Stoughton at least two weeks before the regularly scheduled Commission meeting at which the application and design is to be reviewed. Generally, supplemental materials submitted with the application are not returnable, with the exception of historic photographs, etchings, lithographs or original blueprints and drawings.

1. Name of Property

Provide the name given to the property when it was designated, if you know it. Give the full address of the property. If located in a local historic district, give the name by which the district was designated.

2. Name and Mailing Address of Property Owner

Provide the name, address, and telephone number of the property owner. If there are multiple owners of the property, include all parties using a separate sheet of paper if necessary. Provide the name, address and telephone number of applicants, if different from the owner.

3. Attachments

Provide supplemental materials including current photographs of the property, photographs of existing conditions at the location of the building where the work is to occur, a copy of the plans and drawings and written specifications of the proposed project. To supplement your application and to help clarify the scope of work you may also submit material samples, site plans, sketches, historical documentation, or anything else that will illustrate to the Commission and staff the effect of the proposed project.

4. Description of Proposed Project

Complete a separate description for each exterior architectural feature affected, such as windows, roof, porch(es), cornice, or masonry. Briefly describe the feature and give the approximate date it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many pages as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Key work items to accompanying drawings or photographs.

5. Signature of Applicant

All applications must be signed and dated.

If you have questions or need assistance in completing this form, please contact the Zoning Administrator at Stoughton City Hall (608) 646-0421.

City of Stoughton Certificate of Appropriateness

Application Form

1. Name of Property: Stoughton Power PLANT #1

Address of Property: 601 S. Fourth ST.

Name of historic district in which property is located: N/A

2. Owner & Applicant Information

Owner Name: City of Stoughton

Street Address: 381 E MAIN ST.

City: Stoughton State: WI Zip: 53589

Daytime Phone, including Area Code: 608-646-0421

Applicant (if different from owner): _____

Applicant's Daytime Phone, including Area Code: _____

3. Attachments. The following information is enclosed:

- Photographs
- Sketches, elevation drawings
- Plan drawings
- Site plan showing relative location of adjoining buildings, if located within a Historic
- Specifications
- Other (describe)
Prelim. Cond. Report + roof repair proposal

4. Description of Proposed Project (on next page)

Roof REPAIR

5. Signature of Applicant

Signed: Michael P. Stacey Date: 2-3-14

Printed: MICHAEL P. STACEY

Return To: Zoning Administrator, Stoughton City Hall, 381 E. Main Street

-----Roofing Proposal-----

Renaissance Roofing

I N C O R P O R A T E D

Tile & Slate Roof Systems

www.claytileroof.com

1-800-699-5695

BELVIDERE/CHICAGO OFFICE

P.O. Box 5024 Rockford, IL 61125-0024
2231 Hawkey Dr., Belvidere, IL 61008
815/547-1725 Fax 815/547-1425

ST. LOUIS OFFICE

2306 Lemp Ave.
St. Louis, MO. 63104
314/772-6222 Fax 314/772-6224

November 25, 2013

City Of Stoughton

381 E. Main St.

Stoughton WI. 53589

Attn: Michael Stacey - Zoning Admin. /Asst. Planner

P) 608-646-0421

C) 608-209-7768

Project Site: Stoughton Power Plant #1

601 S. 4th St.

Stoughton WI. 53589

Email: mstacey@ci.stoughton.wi.us

Part I – Repair Roof on Federal Tile Roof.

- A) Provide a safe work environment to perform work.
- B) Inspect for leaks on roof tile, built in gutters, roof penetrations, flashings, and counter flashings.
- C) Repair existing leaks to roof tile, built in gutters, roof penetrations, flashings, and counter flashings as necessary to stabilize roof area. (Note: there is no warranty to this work. This is just a temporary fix to stabilize and keep water from further infiltration and damage to the current structure.)
- J) Clean up and remove all debris created by our work from the job site.
(Note: Renaissance Roofing Inc. can provide a written proposal for restoration upon request.)

*The above work to be completed for sum of \$3,000.00 payable as follows:

\$1,500.00 payable upon acceptance of this proposal.

\$1,500.00 payable upon completion of work.

*Acceptance of: (\$3,000.00) _____

(Signature Required)

Date: _____

Respectfully submitted,



David Cronebaugh

Roof Specialist

Price(s) are valid for thirty (30) days from the date of the proposal.

Document - R13

STOUGHTON POWER PLANT NO. 1 – PRELIMINARY CONDITION REPORT



Please find below our findings and recommendations regarding the Stoughton City Power Plant #1.

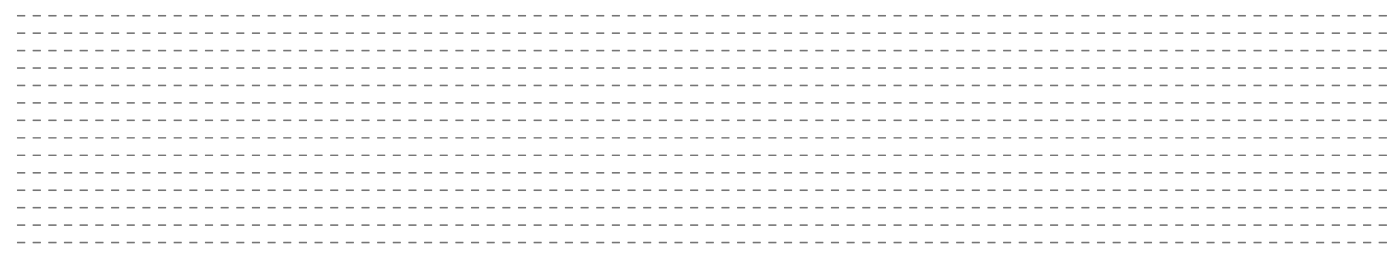
Background:

The first commercial hydro-electric in the nation was installed in 1887 on the Fox River in Appleton, WI. In 1911 the City of Stoughton constructed the City Power Plant #1 which was designed as a “run of river” conventional hydro-electric generating station. Despite the modern/technical nature of the project the designer chose to incorporate Romanesque Revival elements in to the design. Currently the facility is not in use but its condition is good overall with a few notable exceptions (see below). In fact, the Power Station’s license to operate is still active but the holder is not actively planning its use.

Observable Physical Conditions:

The building was constructed utilizing load-bearing brick masonry walls with steel roof framing covered with Federal Tile. Federal Tile is a product that was commonly used in an industrial context that provided both a structural deck and a roof covering. The condition of the structure is fair to good overall; however, substantial roof repair work is required at penetrations, terminations, and transitions. These conditions typically require the use of flashings which have failed in most cases at this building. Overall masonry restoration is required that can be considered normal with the following exceptions: 1.) at the northeast corner there has been some substantial settlement cracks that will require complete restoration, 2.) the retaining wall work along the Yahara River should be restored in its entirety for both historic and bank stabling purposes. The restoration of original steel sash windows is highly recommended. Wherever restoration is not possible, replacement with new steel sash windows matching the existing is required.

The building should be cleaned of all non-historic elements and contents in preparation for a full restoration of the interior architecture which includes the office and several other interior spaces. Finally, we would recommend that, as much as possible, that the building be prepared for new use.



Cost to Restore: \$500,000 to \$750,000 (variable dependent on restoration goals and site scope)

Cost to Demolish: \$600,000 to \$800,000 (variable dependent on abatement, permits, bank stabilization and other unforeseen costs)

- Remove building
- Reserve materials for historic materials “brokers”
- Substantial abatement required
- Remove foundations and abate as required
- Restore river bank to stable and/or historic condition
- Coordinate with the DNR, etc.
- Erosion Control
- Bank stabilization required (temporary and final)

Based on 1) the cost to properly demolish as compared to the cost of restoration and 2) based on the building’s and site’s unique and important place in Stoughton’s history.

Restoration to its period of significance is recommended as funds allow.

This of course is a preliminary report. A more comprehensive report would allow us to fully develop potential costs. We would be happy to assist in this as well.

Thank you,

A handwritten signature in black ink, appearing to read 'SMP', with a horizontal line extending to the left.

Stephen E. Mar-Pohl, AIA, NCARB
President
InSite Consulting Architects



Photo 1 - Overall View



Photo 2 - North and West Facades



Photo 11 - View of interior arched window



Photo 12 - View of interior condition (lay-in ceiling and existing steel sash windows)



Photo 15 - View of original steel sash window



Photo 16 - View of precast concrete infill panel