

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, March 14, 2019 at 6:30 pm** in the **Hall of Fame Room, Lower Level, City Hall, 381 E. Main Street**, Stoughton, Wisconsin, 53589.

AGENDA:

1. Call to order.
2. Consider approval of the Landmarks Commission meeting minutes of February 13, 2019.
3. Status of 2017 & 2018 local landmark mini-grants
4. Discuss 2019 local landmark mini-grants.
5. Status update for the Power Plant building.
6. Status update for the 1892 High School.
7. Local landmark status update for 148/154 E. Main St, 118 N. Page St and 515 E. Main St.
8. Discuss Linderud photo collection.
9. Discuss 2019 preservation award.
10. Discuss local downtown district planning.
11. Discuss community outreach.
12. Approve Participation at the Earth Day Fundraiser on Saturday, April 27th at the Lagaret, 515 E. Main Street from 10:00 am – 5:00 pm.
13. Discuss WAHPC State Conference and WHS – Camp Event.
14. Commission reports/calendar.
15. Future agenda items.
16. Adjournment.

3/5/19mps

COMMISSIONERS:

Peggy Veregin, Chair

Alan Hedstrom, Vice-Chair

Kristi Panthofer

Tom Majewski (Council Rep)

Greg Pigarelli, Secretary

Kimberly Cook

Todd Hubing

EMAIL NOTICES:

Art Wendt

Council Members

Receptionists

Desi Weum

Matt Dregne, City Attorney

smonette@stolib.org

Stoughton Hub

Leadership Team

Joe DeRose

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

Wednesday February 13, 2019 – 6:30 pm

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

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

Absent: Tom Majewski

Staff: Michael Stacey

Guests: Roger Springman

- 1. Call to order.** Veregin called the meeting to order at 6:37 pm.
- 2. Consider approval of the Landmarks Commission meeting minutes of January 10, 2019.**
Motion by **Pigarelli** to approve the minutes as presented, 2nd by **Hedstrom**. Motion carried 5 – 0.
- 3. Status of 2017 and 2018 local landmark grants.**
Veregin sent out letters to remind the 2 remaining grant recipients that their deadline for completion is coming up soon. The remaining recipients that have not completed their projects are Eric Francksen, 327 E. Washington Street and Joseph Cabibbo, 404 S. Fifth Street.
- 4. Discuss 2019 local landmark grants.**
Veregin provided updated letters which have been sent out to Local Landmark owners. The deadline for submittals is April 5, 2019.

Panthofer arrived at 7:42 pm
- 5. Status update for Power Plant Building.**
Veregin stated the RDA is seeking control of the power plant building.

Veregin questioned if the commission is in favor of Landmarks Commission involvement with the RDA relative to the power plant building. The commission is in favor of being at the table.

Veregin plans to reach out to Mayor Swadley about a commissioner participating in the discussions related to the power plant building.
- 6. Discuss status of 1892 High School.**
Veregin stated the coalition recently met with the School Board to try to get things back on track. Nothing further to report.
- 7. Local landmark status update for 148/154 E. Main Street, 118 N. Page Street and 515 E. Main Street.**
The commission reviewed a draft letter provided by Stacey which will be sent to the 3 property owners. A public hearing is being planned for April 11, 2019.

8. Discuss Linderud photo collection.

Hubing stated all Linderud photos have been entered on the website: historicstoughton.org

Hubing is working out some minor issues and the site is currently live.

At some point, a link will be added at the City and Landmarks websites.

The commission plans to show the website during a May (Preservation Month) Common Council meeting.

9. Discuss 2018 Preservation Award.

Veregin talked to Tony Hill about presentation of the award at a Common Council meeting. They are very excited about the award.

The group discussed if the award will be a picture of the building as in the past. Getting a good photo may be a challenge. Stacey will try to get a picture of the building tomorrow.

The commission decided this will be the 2019 Preservation Award and is planned to be presented at the April 9, 2019 Common Council meeting.

10. Discuss local downtown district planning.

Veregin stated she will need some time to find a good consultant that has experience in creating design guidelines.

The Commission would like to meet with the RDA about their plans for downtown revitalization.

Hedstrom would like the commission to start some outreach and education before hiring a consultant.

Veregin questioned using a consultant vs the commission doing their own outreach/education. Veregin would be willing to give a presentation to the public and has plans to contact Todd Barman who is also a Plan Commissioner to assist.

Veregin stated the consultant could help create the request for proposals (RFP).

Roger Springman joined the meeting to discuss the RDA downtown revitalization planning. Roger stated that Denise Duranczyk and Sharon Mason-Boersma have been spearheading this initiative. They are planning their first meeting with the sub-committee on March 5th with RDA consultant Gary Becker. The sub-committee also consists of 4 business members including Lucas Trow from McFarland State Bank.

Finance Director, Jamin Friedl is the first point of contact for the revolving loan fund (RLF). There was a discussion about potential missed opportunities for owners that could seek tax incentives instead. Veregin plans to reach out to those involved in the RLF.

Veregin plans to contact Denise Duranczyk about a joint meeting to discuss how we can all work together as there appears to be some overlap with some to the goals the RDA and Landmarks Commission are trying to achieve.

11. Discuss Community Outreach.

Cook explained the updates she created on the Landmarks Facebook page which will be ready to go live soon. Cook has a list of topics but needs another picture from Panthofer.

Stacey to check if the City has approved a social media policy yet.

Panthofer stated Sustainable Stoughton will be having their annual fundraiser for Earth Day on April 27th at the Lagaret from 10:00 am – 5:00 pm. Panthofer asked if the commission is interested in having a booth at the fundraiser. The commission is interested in having a booth inside the building with commissioners taking turns in the booth.

12. Commission Reports/Calendar.

Nothing to report.

13. Future agenda items.

Earth Day booth approval

14. Adjournment. Motion by Hedstrom to adjourn at 9:00 pm, 2nd by Hubing. Motion carried 6 - 0.

Respectfully Submitted,

Michael Stacey

2017 GRANT FUNDING

APPLICANT	PROPERTY	PROJECT SUMMARY	GRANT AMOUNT	AWARD DATE	COA APPROVAL	PROJECT APPROVAL	DEADLINE	FUNDS PAID	NOTES
TONY HILL	BADGER THEATER, 255 E. MAIN ST	FIX CRUMBLING CONCRETE FAÇADE	\$2,500.00	6/22/2017	4/12/2018	8/9/2018	6/22/2018	8/10/2018	Completed
M. ENGELBERGER	SOUTH SCHOOL, 1009 SUMMIT AVE	FOUNDATION REPAIR	\$875.00	6/22/2017	2/8/2018	7/5/2018	6/22/2018	7/9/2018	Completed
ERIC FRANCKSEN	327 E. WASHINGTON ST	FOUNDATION REPAIR	\$625.00	6/22/2017	9/20/2018		5/10/2019		1 YR EXTENSION APPROVED 5/10/18
		TOTAL 2017 FUNDING:	\$4,000.00						

2018 GRANT FUNDING

APPLICANT	PROPERTY		GRANT AMOUNT	AWARD DATE	COA APPROVAL	PROJECT APPROVAL	DEADLINE	FUNDS PAID	NOTES
STO. SCHOOLS	1892 HIGH SCHOOL, 320 NORTH ST	TUCKPOINTING	\$1,000.00	6/14/2018	3/8/2018	7/12/2018	6/14/2019	7/25/2018	Completed
BILL WEBER	RR DEPOT, 529 E. MAIN ST	TUCKPOINTING	\$1,500.00	6/14/2018	8/9/2018	1/10/2019	6/14/2019	1/18/2019	Completed
JOSEPH CABIBBO	404 S. FIFTH ST	FR. PORCH REPAIRS	\$2,500.00	6/14/2018	9/20/2018		6/14/2019		
		TOTAL 2018 FUNDING:	\$5,000.00						

2019 GRANT FUNDING

APPLICANT	PROPERTY		GRANT AMOUNT	AWARD DATE	COA APPROVAL	PROJECT APPROVAL	DEADLINE	FUNDS PAID	NOTES
		TOTAL 2019 FUNDING:	\$5,000.00						

Stoughton Landmarks Mini Grant Application – 2019

Deadline for submittal is April 5, 2019

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 2019, we have a total award budget of \$5,000 and this is a matching grant program.
- We will award one or more projects until our \$5,000 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 JUDY LYNCH
Applicant Address (full) 130 E. MAIN ST Stoughton, WI 53589
Applicant E-Mail jannlynch@aol.com Applicant Phone Number 608 873-9469
Property Owner Name (if different) _____
Address of property 130 E MAIN ST Stoughton, WI 53589

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

Go Gutter repair / Heat tape on back of BLDG.

Amount of grant request: 1,000

Attachments (REQUIRED)

- ☒ Current photographs of building and proposed project area.
- ☒ Proposed project budget. \$ 2,200 - 2500

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.

Award winners will 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 Judy Lynch Date 2/19/19
Print Name JUDY LYNCH
Property Owner Signature (if different) _____ Date _____







2019 WAHPC State Conference and WHS - CAMP Event

Best Western Premiere Waterfront Hotel, 1 North Main Street, Oshkosh, WI

Friday, April 12, 2019

**For information about the National Alliance of Preservation Commissions
CAMP Workshop, see the letter below from Wisconsin Historical Society**

**CAMP and WAHPC Registration must be made by March 28, 2019
using the WAHPC Website**

<https://wisconsinahpc.org/2019-state-conference-info/>

There is No CAMP Event Registration Fee
thanks to a generous grant from the Jeffris Family Foundation

*Hotel Room Reservations for overnight stay: Call: (920) 230-1900
Request WAHPC special rate \$82.00 by March 11, 2019.*

All CAMP Sessions will take place in the Hotel, Athearn Room (A)

8:00 – 8:15 WAHPC and City of Oshkosh Welcome

8:15 – 8:30 CAMP Introduction

8:30 – 9:30 Legal Basics: A fundamental background of preservation law as it relates to local preservation commissions: local ordinance, local codes, and federal and state laws.

Ramona Bartos

9:30 – 9:45 Break

9:45 – 10:45 Standards and Guidelines for Design Review: Reviewing the Federal Standards and Guidelines and learning to apply them to real world cases.

Friederike Mittner

10:45 – 11:45 Preservation Planning: Planning for the resource, the commission, and the community.

Amber Stimpson

11:45 – 12:45 Lunch Athearn Room (A)

During Lunch, WHS Staff will present a brief report on the 2018 WI Historic Tax Credit Program.

12:30-12:45 WAHPC Members Annual Meeting - Election of Board Members and new Officers. Meeting in Athearn Room (B)

12:45 – 1:45 Ethics and the Role of the Commissioner: Best practices and preparation strategies for before, during, and after a public hearing.
Ramona Bartos

1:45 – 2:30 Public Outreach/Working with City Officials: Gain the tools needed to be an effective spokesman for historic preservation in the community.
Amber Stimpson

2:30 – 2:45 Break

2:45 – 3:45 Design Review Exercise **Friederike Mittner**

3:45 – 4:00 Wrap up

4:30 – 5:30 "Awards Presentations"

**WAHPC and Wisconsin Trust for Historic Preservation
Oshkosh Public Library, 106 Washington Avenue, the Dome**

(3 blocks – north on Main St., right on Washington Avenue. The parking lot is between Jefferson and Mount Vernon Streets. The entrance door is through the new addition).



WISCONSIN TRUST
for
HISTORIC PRESERVATION

The Great Hall, Rotunda and Dome

William Waters, architect

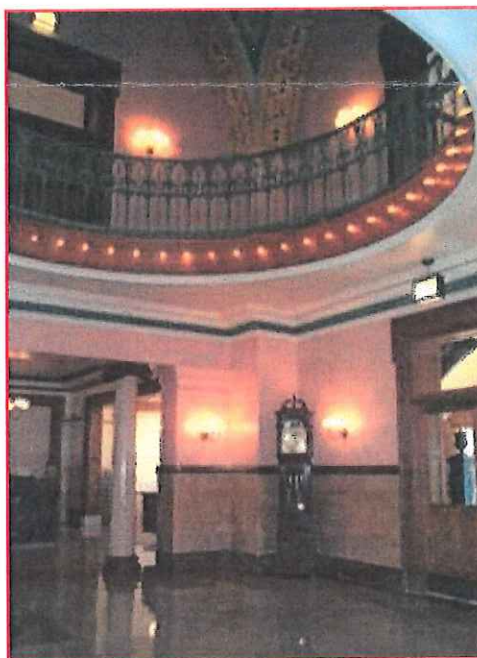
**Oshkosh Public Library
106 Washington Avenue
Oshkosh, WI 54901**

**Washington Avenue Neoclassical
National Historic District (2017)**

Interior View of Dome!

**Nominations are due March 22. Get your
Nomination in for Awards in five categories!**

<https://wisconsinahpc.org/award-nomination-form/>



Site for

WAHPC

and

Wisconsin
Trust for
Historic
PreservationAwards
Presentation4:30-5:30 pm
April 12, 2019

The **Oshkosh Public Library**, designed by architect, William Waters, opened on September 3, 1900. The Neo-classical style building was constructed with a smooth cut-stone façade and copper fascia. A large colonnade of six two-story ionic columns along the main entrance portico support the pediment above the columns. The stone stairs leading from the street are flanked by large stone pediments supporting the bronze lions, "Sawyer" and "Harris". The low-pitched clay tile roof is adorned with a dome visible from most vantage points. The library's original interior features painted plaster archways, hardwood floors, original light fixtures, ceramic tiles, and intricate iron railings.

Expansion and Restoration Project (1993)

A large addition surrounding the original William Waters building on three sides, was carefully designed to complement the original building in symmetry. A view of the original stone exterior wall is visible in the new interior on the first and second floors. The entire second floor, new construction in 1993, boasts structural columns sunk into the 1967 foundation and the overall footprint of the building increased to the north. The second-floor skylight, a signature of Lonn Frye, is centered on the dome of the Wm Waters building, forty-six feet above the floor. The project architect, firm of Howard, Needles, Tammen & Bergendorff of Milwaukee associated with Frye Gillan Mollinaro Architects of Chicago, known for sensitive additions to historic library structures.

The **Washington Avenue Neoclassical Historic District** was established in 2017.

The six contributing buildings are in a two-block area:

- Oshkosh Public Library (1900, Neoclassical, architect, William Waters),
- Fraternal Reserve Association – NRHP (1914, Georgian Revival, architect, Henry Auler) (Washington Place Historical Flats),
- Oshkosh Masonic Temple (1925, Neoclassical, architect, Henry Auler)
- The Goettmann Printing Company (1924, Neoclassical).
- Wisconsin National Life Insurance Building – NRHP (1925, Neoclassical, architectural firm of Auler, Jensen & Brown) (Winnebago County Human Services),
- U.S. Post Office (1929, Neoclassical, Acting Supervising Architect, James A. Wetmore, opened 1931), (office building)



2019 Presenters:

Ramona Bartos is Deputy State Historic Preservation Officer and Administrator of the State Historic Preservation Office for the State of North Carolina. She is an alumna of the joint Juris Doctor / Master of Historic Preservation Program at the University of Georgia, and Emory University (BA History and International Studies). Prior to her position in state public service, Ramona practiced law for nearly a decade in Georgia as an attorney in private practice for both private and local government clients, and served as a city attorney. Ramona is now Vice-President of the National Conference of State Historic Preservation Officers. Contact: Ramona Bartos, Email: rmbartos@gmail.com.

Friederike Mittner is the Historic Preservation Planner and CLG coordinator for the City of West Palm Beach with over 5,000 cultural resources. Ms. Mittner has worked on the resurvey of the City's existing historic districts, designation of new districts and sites on both the local and National Register, completed Section 106 reviews and coordinated the regulations for building size, scale, and mass within the City's historic neighborhoods. This process included an intensive public outreach component. Ms. Mittner is also a member of the Palm Beach County Historic Resources Review Board, which is responsible for the cultural resources in unincorporated Palm Beach County. On the State level, Ms. Mittner is a Board Member of the Florida Trust for Historic Preservation. She holds a Master of Science in Architectural Studies from the University of Florida with a historic preservation track. She meets the Secretary of the Interior's Professional Qualification Standards in Architectural History. Ms. Mittner has over 20 years of planning, preservation and construction experience. She is also a member of the American Institute of Certified Planners (AICP), the American Planning Association (APA), the National and Florida Trust's for Historic Preservation. Contact: Friederike Mittner, fhmittner@yahoo.com.

Amber E. Stimpson holds a Bachelor of Arts in Socio-Cultural Anthropology and a Minor in Native American Studies from Brigham Young University and a Master of Arts from The George Washington University in American Studies/Historic Preservation. After completing her graduate studies, Amber worked as a preservation consultant for Dewberry in Fairfax, Virginia and was deployed to work for the Federal Emergency Management Agency (FEMA) in Biloxi, Mississippi following Hurricane Katrina and in Birmingham, Alabama from May to November 2011. From 2014-2016, Amber was the Environmental Review Specialist for the North Carolina State Historic Preservation Office. Since November 2016, Amber has served as the Local Preservation Commission/Certified Local Government Coordinator for North Carolina. In her current role, Amber offers technical guidance and training to staff and commissions throughout the State. Contact: Amber Stimpson, amber.stimpson@ncdcr.gov



WISCONSIN
HISTORICAL
SOCIETY

February 7, 2019

Dear Historic Preservation Commission members and staff:

Through the generous support of the Jeffris Family Foundation and in association with the Wisconsin Association of Historic Preservation Commissions (WAHPC), the Wisconsin State Historic Preservation Office is pleased to provide training through CAMP. CAMP is the commission assistance and mentoring program of the National Alliance of Preservation Commissions (NAPC). CAMP provides professional instructors for in-depth commission training.

The planned full day workshop will feature units on Building Public Support, Ethics and the Role of the Commissioner, Preservation Planning, and a Design Review Exercise. These units were chosen to build on the recently conducted surveys of Wisconsin's Certified Local Government commissions and of Certificate of Appropriateness (COA) applicants. We thank all those who participated in this important project to collect data and feedback regarding the work of commissions.

This one day CAMP workshop will be part of this year's WAHPC annual meeting in Oshkosh and will be held on Friday, April 12th at the Best Western Hotel, 1 North Main Street. The grant will cover the cost of bringing the subject matter expert trainers to Oshkosh, as well as the costs associated with the workshop (including refreshments and lunch). The grant will also provide a small stipend to each attending Certified Local Government commission to help defray the cost of travel. CAMP will provide training materials and a one-year complimentary membership to NAPC for all CAMP participants.

We have been able to secure a special room rate of \$82 for a single occupancy room at the Best Western for Thursday and Friday nights. Doubles are \$99, and there is a \$10 charge for each additional person. Those interested in reserving a room should call the hotel at 920-230-1900 and request the WAHPC room rate. This rate is good until March 11, 2019. All attendees are responsible for making and covering the cost of their reservations.

We hope that as many communities as possible will be able to take advantage of this training opportunity. Because of the room size and configuration, attendance is limited to 100 participants.

I look forward to seeing you in Oshkosh!

Daina Penkiunas
Deputy State Historic Preservation Officer
Wisconsin Historical Society

Collecting, Preserving, and Sharing Stories since 1846
816 State Street Madison, Wisconsin 53706

wisconsinhistory.org



Wisconsin Association of Historic Preservation Commissions Membership Form

The Wisconsin Association of Historic Preservation Commissions connects the work of local historic preservation commissions with broader preservation trends. By serving as a clearinghouse, WAHPC also provides relevant and timely information to organizations, communities, and individuals that engage in local preservation efforts.

Commission or Individual name _____

2nd Individual name _____

Commission contact person name _____

Please email a list of commission members with their mailing and email addresses to wisconsinahpc@gmail.com

Email _____

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____

We have several ways to join and start enjoying your membership. Newsletter included in membership.

- Mail form and check payment to: WAHPC, Attn: Lisa Lefebber, 57 N. Kayser Street, Fond du Lac, WI 54935
- Email form to: wisconsinahpc@gmail.com and mail check or call Lisa Lefebber 920-904-1682 for credit card payment.
- Credit card payments are accepted in person or by phone with an additional \$2 convenience fee.
- Cash payments may be made in person.

Commission membership \$40 \$ _____

Individual membership \$25 _____ members x \$25 \$ _____

Credit Card Option Convenience Fee \$2 \$ _____

TOTAL \$ _____

For more information www.wisconsinahpc.org or follow us on Facebook