

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, March 8, 2018 at 7:00 pm** in the **Ed Overland 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 8, 2018.
3. Request to designate the former South School building at 1009 Summit Avenue a local landmark building.
 - Public Hearing
 - Recommendation to Council
4. Request by Calvin Merath, Building and Grounds Supervisor, SASD for certificate of appropriateness approval to repair the mortar joints on the 1892 High School, 211 N. Forrest Street.
5. Discuss marketing Stoughton with Susan Liimatta, Stoughton Chamber of Commerce.
6. Discuss the process to create a Local District for the Main Street Commercial Historic District.
7. Discuss local landmark status of 148/154 E. Main Street, 118 N. Page Street and 515 E. Main Street.
8. Discuss ordinances related to exterior building maintenance standards.
9. Status update for Highway Trailer / Moline Plow building redevelopment.
10. Discuss 2017 & 2018 local landmark grants.
11. Discuss the Wisconsin Association of Historic Preservation Commissions (WAHPC) 33rd Annual Meeting and Conference to be held in Platteville on April 27 – 28, 2018.
12. Discuss Seeking a New Commission Member.
13. Commission Reports/Calendar.
14. Future agenda items.
15. Adjournment.

3/1/18mps

COMMISSIONERS:

Peggy Veregin, Chair
Alan Hedstrom, Vice-Chair

Tim Swadley (Council Rep)
Greg Pigarelli, Secretary

Kimberly Cook
Todd Hubing

EMAIL NOTICES:

Art Wendt
Council Members
Receptionists
Joe DeRose
Susan Liimatta

Desi Weum
Matt Dregne, City Attorney
smonette@stolib.org
Michael Engelberger

Stoughton Hub
Leadership Team
Steve Kittelson
Calvin Merath

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 February 8, 2017 – 7:00 pm

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

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

Absent: None

Staff: Michael Stacey, Zoning Administrator

Guests: Richard MacDonald, Greg Jenson and Abby Abramovich

1. **Call to order.** Veregin called the meeting to order at 7:08 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of January 4, 2018.**
Motion by **Swadley** to approve the minutes as presented, 2nd by **Cook**. Motion carried 6 – 0.
3. **Request by Michael Engelberger for a certificate of appropriateness to allow repairs associated with the redirection of stormwater away from the foundation at South School, 1009 Summit Avenue.**

Veregin summarized the request. Michael Engelberger was available for questions.

Veregin is working on the nomination form for the local landmark designation and plans to be ready for a public hearing at the next Landmarks meeting on March 8th. The Common Council would likely make their decision on March 27th.

Motion by **Swadley** to approved the COA request contingent on the building being approved as a local landmark, 2nd **Hedstrom**. Motion carried 6 – 0.

4. **Review proposed ordinance amendments related to the request by the Common Council to develop an ordinance for consideration by the council that would amend existing City ordinances such that no building in a historic district listed on the National Register of Historic Places may be demolished without review and recommendation by Landmarks Commission and a decision by the Common Council based on appropriate and lawful standards.**

Veregin stated the Planning Commission recommended a couple changes to the Chapter 38 amendment.

The Commission discussed changes offered by the Planning Commission and Michael Stacey.

Changes were made to definitions and other areas of the code and included in the draft that will go to Council on February 27th.

Motion by **Hubing** to recommend the Common Council approve the chapter 38 ordinance amendment as amended at the meeting of February 8, 2018, 2nd by **Hedstrom**. Motion carried 6 – 0.

5. **Discuss prospective new Commissioner.**

Veregin stated we are still looking for a replacement Commissioner, preferably someone with an architectural or engineering background.

6. Discuss request to update the Linderud photo display at the Public Library for the upcoming 110 year anniversary.

Richard MacDonald, Library Director stated he has interest in making a nice display of Linderud pictures for the 110 year anniversary and for the future. Richard stated he has volunteers that would like to help with the exhibit.

Veregin stated it would be great to partner with the Library especially since the Commission has lacked the time to update the display.

Hubing stated he would be interested in helping with the display.

Richard MacDonald and Hubing will contact Michael Stacey in the future to gain access to the Linderud photos and work to update the display prior to March.

7. Status update for Highway Trailer / Moline Plow building redevelopment.

Swadley gave a status update and stated the City is planning to create a new tax incremental district in this area to essentially restart the clock for the 20-27 year payback.

8. Status update for 2017 local landmark grants.

Veregin sent reminder letters out a while ago and to date there has only been one out of four that have responded. The South School is working towards gaining grant funding for their project. The excess funds may just be used for 2018 Grant funding if they are not claimed.

Stacey noted the new owner of the freight depot is very interested in gaining grant funding for an exterior project that will include a new roof and brick repair.

Veregin and Cook plan to update the grant application for 2018.

9. Commission Reports/Calendar.

The Wisconsin Association of Historic Preservation Commissions (WAHPC) is planning a meeting on April 27th in Platteville.

10. Future agenda items.

Public hearing for the South School local landmark status.

Discuss exterior building maintenance standards including discussion what committee should review these standards.

Discuss the other properties that need to be brought into local landmark status.

Discuss process to create a local district for the Main Street Commercial Historic District.

11. Adjournment. Motion by Hedstrom to adjourn at 8:45 pm, 2nd by Cook. Motion carried 6 - 0.

Respectfully Submitted,

Michael P. Stacey

RESOLUTION OF THE COMMON COUNCIL

Officially designating the building historically known as the South School at 1009 Summit Avenue as a Local Landmark in the City of Stoughton, WI.

Committee Action: Landmarks Commission recommends Common Council approval - 0.

Fiscal Impact: None

File Number: R - - 18

Date Introduced:

WHEREAS, the Landmarks Commission received a request from Michael Engelberger, part owner of property at 1009 Summit Avenue to designate the South School building as a Local Landmark; and

WHEREAS, the Landmarks Commission held a public hearing on March 8, 2018 and recommend approval of designating the South School building as a Local Landmark; and

WHEREAS, the South School building was originally built to be an elementary school; and

WHEREAS, the South School building exemplifies the cultural, political, economic, or social history of the city; and

WHEREAS, the property is identified with important historic or prehistoric persons or events in the community; and

WHEREAS, the property is a unique and irreplaceable asset to its neighborhood and the city; and

WHEREAS, the property provides an example of the physical surroundings in which past generations lived; now therefore

BE IT RESOLVED, the City of Stoughton Common Council approves the Local Landmark designation for the South School building at 1009 Summit Avenue.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

Donna Olson, Mayor _____ Date _____

Council Action: _____ ☐ **Override** **Vote** _____

Landmark Nomination Form, City of Stoughton, WI

1. Name of Building or Site

Historic: South School

Common: South School Condominiums

2. Location

Address: 1009 Summit Avenue

Aldermanic District: 2

County: Dane

3. Classification

Type of Property	Ownership	Historic Use	Present Use	
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building(s) <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private Status <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied	(if different from present use) School	<input type="checkbox"/> Agriculture <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment <input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military	<input type="checkbox"/> Museum <input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific <input type="checkbox"/> Transportation <input type="checkbox"/> Other:

4. Current Owner of Property

Name: Multiple - condominiums

Street Address: 1009 Summit Avenue

5. Legal Description (in County Courthouse / City Assessor's Office)

Parcel Number:

Legal Description:

6. Description

Condition:

<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair <input type="checkbox"/> Poor	<input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Altered	<input checked="" type="checkbox"/> Original Site <input type="checkbox"/> Moved, Date:
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Original Owner: Stoughton School District

Original Use: School

Architect or Builder: Allan D. Conover

Architectural Style: Queen Anne

Date of Construction: 1900

Indigenous Materials Used:

6a. Describe the present and original physical appearance (attach on separate sheets)

Landmark Nomination Form, City of Stoughton, WI (cont.)

7. Significance

Area(s) of Significance – check all that apply and justify in section 7a below

☒ Architecture

☒ Cultural or Social History

☐ Associative Significance

7a. Significance of Nominated Property & Conformance to Designation Criteria
(attach on separate sheets)

8. Major Bibliographical References

City and State Archives:

Periodicals, pamphlets, and websites:

Books:

Other:

9. Form Prepared By

Name/Title: Peggy Veregin

Organization:

Date: February 2018

Street & Number: 225 N. Monroe Street

Phone: 847.323.1622

City, State, Zip: Stoughton, WI 53589

Email: peggyveregin.hp@gmail.com

10. Commission Actions

Hearing Approved:

Hearing Date Set: March 08, 2018

Designated a Landmark (Date):

Landmark Number:

Certified By:

Commission Chairman Name

Date

Signature:

Landmark Nomination Form, City of Stoughton, WI (cont.)

6a. Describe the present and original physical appearance

Setting

The South School is located on the east side of Summit Avenue, a residential street in a quiet neighborhood in south central Stoughton. The street is lined with modest homes dating from the 1880s to early 1900s; a paved sidewalk separates front yards from the tree lawn where shade trees are lightly interspersed. The school building is sited on a rectangular lot which slopes down toward the east, is set back from the street and surrounded by a paved flat parking lot at the front which continues around to the south side. The school is sited close to the north property line, leaving only enough space for a walking path and a narrow strip of lawn. A wide lawn of mown grass is at the rear of the building. Located on the parcel and to the south of the historic school are two, small, stand-alone condominium buildings – new construction added to the site when the property was redeveloped for residential use. The area around the school retains its historically residential character.

Exterior Description

The South School, constructed in 1900 in the Queen Anne style, was designed by Madison architect Allan Darst Conover. The building is roughly square and is two and a half stories on a raised basement. The foundation is of large blocks of ashlar limestone, while the walls are of cream brick, except at the third story. The third story originally had wood shingles, but those were covered with synthetic shingles (mimicking the appearance of wood shingles) when the building was rehabilitated to residential use. The roof is cross-gabled and covered with standing seam metal. Although doors and windows were replaced when the building was converted to residential use, the new units are set into original openings, preserving the historic decorative masonry surrounds, the limestone window sills, and the wide, brick arched opening at the front door. The fenestration was preserved; windows retain the historic configuration of one-over-one sash, while taller windows reflect the one-over-one sash with transom above, configuration. There is a brick chimney located on the roof ridge at approximately the center of the building. The Queen Anne style was a unique choice in Stoughton for school design and the building's massing and proportions help minimize its size, allowing it to conform to the residential character of the surrounding neighborhood.

The Queen Anne style is characterized by variety in wall materials, asymmetrical composition, variation in window height and placement, and cross-gabled or compound roof forms, whose purpose is to break up flat wall planes and create visual interest.

Landmark Nomination Form, City of Stoughton, WI (cont.)

Primary (West) Façade

The front of the building is composed of two structural bays of approximate equal width; the left bay is a large front-gabled section while the right bay is slightly recessed and side-gabled. The roof ridges intersect at the same height. In addition to the cross-gable, variety at the roof is provided on the right bay by a shed-roofed wall dormer. The basement foundation is raised about five feet above grade and terminated by a slightly projecting stone beltcourse. The walls of the first and second stories are of cream brick with a narrow beltcourse of brick, slightly projecting from the wall, demarcating the division of the first and second floors.

At the left bay, basement level, four windows are regularly spaced across the façade. These windows are shorter than those above, and are one-over-one, double-hung sash. Stacked directly above at the first floor level are four, taller, one-over-one, double-hung windows, and stacked above at the second floor are four more, similar windows. These windows have stone sills and flush-brick surrounds. This left bay has a half-story at the third floor, under the gable. The wall is of synthetic shingles (not original). The gable has a slightly projecting eave while the gable-end returns are much broader. Centered in the gable is a pair of windows, one-over-one, double-hung sash, separated by a window mullion. Shutters flank the window pair.

At the right bay, the wall is recessed and subtle use of asymmetry in its composition contributes to the visual interest. The main entrance is centered and located at grade. Originally, the entrance had a wood door, sidelights, and a large, arched transom within the arched brick surround. While the arched surround is intact, the door has been replaced and the transom area infilled with horizontal siding material. At the first floor level, above and to the left of the door arch, there is a single window. This window matches the others at the left bay, described above. At the second floor level and centered over the arched door opening, there is wall dormer having a grouping of three tall windows within one opening, separated by brick mullions but unified by a single stone sill. The windows are one-over-one, double-hung but are much taller than the others on this façade, each having a tall transom window above. To the left of this window grouping (and stacked directly above the single, first-floor window) is a single, shorter window. Just as with the left bay, the projecting brick beltcourse between the first and second stories continues across the right bay. To the right of the dormer, the sloped roof of the side gable extends down, almost meeting the brick beltcourse.

Side (South) Façade

The south side of the building is dominated by a broad gable whose slope encompasses both the second and third stories. The sweeping gable has relatively narrow eaves but here again, the gable-

Landmark Nomination Form, City of Stoughton, WI (cont.)

end returns are very broad. The basement story is demarcated by the stone beltcourse but on this side there is only a single window, which is actually the location of a former door. When the door was removed, the wall space was infilled with matching cream brick and the stone lintel that marked the top of the door, was left in place and is noticeable directly below one of the first floor windows. The first and second floors are unornamented and have a uniform wall plane. Centered on the wall is a row of five window bays. Above the first floor windows, the projecting brick beltcourse continues around the building, and centered at the second floor is another row of five window bays. All of these windows are short, are located high on the wall for their respective stories, have slider windows (side-by-side sash configuration) and stone sills. The only variation is in the center window position: at the first floor, instead of a single window, there are two, narrower, side-by-side sash; and at the second floor, the center sash is a very large picture window, the bottom of which drops far below the others. Within the third story gable, the wall is of synthetic shingles and there is one centered window.

Rear (East) Façade

At first glance, one might think the rear façade is a mirror view of the front façade: a front facing gabled bay – this time on the right – and a recessed side gabled bay to the left. But upon closer observation, the right bay is much wider than the left bay, there is no shed-roofed wall dormer in the left bay, and the gable of the right bay is clipped at the top so that the roof is flat across the apex of the gable. The materials stay consistent at the back of the school. There is a limestone ashlar foundation and beltcourse, cream brick walls, a brick projecting beltcourse, synthetic shingles under the gable at the third story, and the same variety of narrow sloped eaves and wide gable end returns. This side; however, does not have an entrance. At the left, recessed, bay there is a single window at the basement level and a pair of tall windows at the first story. At the right bay, there are five basement level windows that are single sash, pivot style; at the first floor there are five tall windows regularly spaced across the wall; and stacked above, five windows again at the second story. The wall terminates with a pair of double-hung sash centered in the gable at the third story. All of the first and second story windows are the same configuration: tall masonry openings with stone sills, one-over-one, double-hung sash and tall transom windows above. The southeast corner of the building is perhaps the best vantage point to see the interior chimney. The chimney is large, of the same cream brick, and has a decorative corbelled brick detail at the top.

Side (North) Façade

The composition of the north side is again, different than all the other three. The wall is symmetrical, having eight windows regularly spaced across the wall on all three levels (basement, first and second). The basement windows are double-hung like others on the building and the first and second floor

Landmark Nomination Form, City of Stoughton, WI (cont.)

windows are the tall, three-part windows matching those on the rear façade. There is a door----- accessed by a concrete ramp which wraps from the front of the building.

Interior

The interior was sensitively converted to apartments in the early 1980s, and which are now condominiums. Most of the southwest corner of the building is dedicated to the main entrance hall and staircase, and large classrooms that originally occupied the northwest and northeast corners of the building on each floor have been converted to living space. The apartments retain the tall volume of space original to the classrooms as well as many original finishes including maple floors, plaster walls, fir trim and wainscoting, and wood five-panel doors. Ceilings on the first floor are pressed, decorated metal; at the second floor ceilings are of acoustic tile.

The original entry hall retains its large open volume and its winding, wide, oak wood staircase. The stained wood railings and carved newel posts are striking original features. An abundance of windows allows light to flood this space, creating a welcoming approach to the homes now within.

The basement has mechanical rooms, and shared laundry and social rooms.

Site: Ramp

When the building was converted to residential use, a concrete ramp with metal railings was installed. The ramp begins at grade at the front of the building, ascends and turns right, and continues along the north side. The ramp terminates at a second entrance on the north façade.

Site: New Construction

When the South School was converted to residential use, two additional stand-alone buildings were constructed on site and to the south and west of the historic school; these buildings each contain additional housing units. Each building is two stories, side gabled, and sided with synthetic siding. They also have main entrances under projecting front gables, borrowing design influences from both the historic school and the neighboring homes. The buildings are slightly larger but comparable in scale to the surrounding homes and are not of a scale to overwhelm the historic school. The buildings are also placed at the south edge of the parcel, providing space between them and the South School building.

Integrity

The South School has good integrity and despite having been converted to residential use, is still clearly identifiable as an historic school. The building was designed in the Queen Anne style and retains

Landmark Nomination Form, City of Stoughton, WI (cont.)

historic materials and features. Historic features that were replaced were exchanged with new materials to mimic the appearance of the original, including the shakes in the gables, and windows. Windows were replaced by new units to match the original in scale and configuration. While windows are a character-defining feature of historic buildings, it is notable that none of the tall window openings were infilled to reduce the window height. The tall windows therefore still provide abundant natural light, and by retaining that height, preserve a design feature that was so important in historic schools. While the ramp begins at the front façade, the low slope and the relatively open metal railings allows transparency so the front of the school is minimally obscured. These changes do not adversely impact the eligibility of the South School.

Landmark Nomination Form, City of Stoughton, WI (cont.)

7a. Significance of Nominated Property & Conformance to Designation Criteria

Summary

The South School is eligible for local landmark designation as an interesting example of the Queen Anne style with added stylistic influences of the Romanesque Revival style, and as the work of an important Madison architect, Allan D. Conover. The period of significance for architecture is 1900, its year of construction. The South School is also eligible for local landmark designation for its association with the history of education in Stoughton. The building is one of Stoughton's historic period schools and remained in service as such until 1983. If we borrow the fifty year rule established by the National Park Service for National Register designation, the period of significance for history is 1900-1968.¹

Contextual History

The city of Stoughton can trace its founding to 1847 when Luke Stoughton, a native of Vermont, arrived from the Janesville area. Stoughton and his wife Eliza had spent about ten years in the Janesville area, farming at first, before moving into town and operating a store. Stoughton also speculated in real estate.

The history of Stoughton owes its existence to its proximity to water power and its prosperity to the coming of the railroad. Luke Stoughton, the community's founder, was attracted to the site because of its location between the cities of Madison to the north, and Janesville to the south; however, the site's most important attribute was its location on the Yahara (then Catfish) River. The river's potential to supply water power was instrumental in Stoughton's decision to buy land here. In 1847, Luke Stoughton purchased 800 acres and in the same year platted the village, straddling the river bend. Stoughton erected a dam and a sawmill (since demolished) at the foot of Fourth Street. The first building constructed was a public inn, constructed by Alvin West, which was followed by the village's first general store, constructed by Stoughton on the northwest corner of Main and Division streets in 1848. These buildings stood opposite each other on the northwest and southwest corners of Main and Division streets (these buildings have been demolished).²

By 1850, the surrounding countryside was a patchwork of farms, most of them planted in wheat. To serve area farmers, DeWitt Davis built a grist mill adjacent to the sawmill. By 1853, Stoughton included

¹ In 1985, contextual information about this school was researched for the preparation of a National Register of Historic Places nomination. The following contextual history as it relates to the history of education was taken from this existing documentation.

² Ferd Homme, *Oak Opening: the Story of Stoughton*, (Stoughton: The Stoughton Centennial History Committee, 1947), p. 20; and *History of Dane County*, (Chicago: Western Historical Company, 1880), p. 842.

Landmark Nomination Form, City of Stoughton, WI (cont.)

the sawmill, the gristmill, several stores, a blacksmith shop, and a public school. When representatives of the Milwaukee and Mississippi Railroad (later a part of the Chicago, Milwaukee & St. Paul system) came looking for a route through the area, Luke Stoughton donated a large parcel of land at the base of the ridge east of Seventh Street, then the east edge of town. The rail line reached Stoughton from Milwaukee in December 1853, and was extended to Madison in May 1854. Rail connections brightened the community's future prospects, inducing Luke Stoughton to plat an addition in 1855.³

The community of Stoughton continued to develop as an agricultural support community through the 1860s, incorporating as a village in 1868 and became a center of trade for the surrounding farms and its population began to grow accordingly..⁴ In 1870, the village had a population of 965, about two-thirds of whom were Yankees from New York and New England, and most of the rest were European immigrants. An 1871 bird's eye view shows that Stoughton had not yet extended beyond its original and 1855 plats. The commercial area was concentrated between Forest and East Water streets, but growing east toward the railroad tracks; residences were widely scattered on both the east and west sides of the river; and small industrial areas had sprung up on Main Street just west of the railroad tracks, and along South Street north of the dam.⁵

Stoughton's expanding industrial sector spurred the village's growth during the late nineteenth and early twentieth centuries, and transformed it from a Yankee enclave into a city with a decidedly Norwegian concentration. The community was evolving and growing in large part due to the T. G. Mandt Wagon Works company. Established in 1865, the wagon manufacturing company struggled through its first ten years. Through Mandt's determination to succeed, by 1882 the year in which Stoughton incorporated as a city, he was operating a thriving factory with 225 employees. During this period, wagons were the primary method of transportation as well as vital machinery on area farms. The concentration of farms in the area provided a market and wagon manufacturing grew as the city's leading industry. Although Mandt left the company in 1889, the factory continued as the Stoughton Wagon Company. Mandt opened another, separate, wagon factory in Stoughton in 1896. That business was sold to the Moline Plow Company in 1902. The Stoughton Wagon Company and the Moline Plow Company prospered until the very early 1920s, when motorized vehicles permanently displaced wagons as everyday transportation. Stoughton's wagon factories flourished between 1880 and 1920, coinciding with a period of intense Norwegian immigration to the area. Many Norwegians settled in the city, initially drawn by the presence of family or native countrymen who had been

³ Homme, pp. 29-30.

⁴ Ibid., p. 33.

⁵ H. H. Bailey, *Stoughton, Wisconsin*, (Chicago: Chicago Lithographing Co., 1871).

Landmark Nomination Form, City of Stoughton, WI (cont.)

farming in the area since the 1840s. Those newcomers who didn't farm, often filled the wagon factory jobs, which provided steady work at a decent wage.⁶

The second leading industrial enterprise in Stoughton during the late nineteenth and early twentieth centuries was tobacco processing and shipment. Tobacco cultivation had succeeded wheat farming as the principal agricultural crop in a small area of southern Dane and northern Rock counties during the 1870s. The City's access to the railroad network made it a perfect location for this industry. The first tobacco warehouse in the community was built on the west side of the railroad tracks in 1877. By 1898, Stoughton had 17 tobacco warehouses, concentrated along the railroad corridor. After World War I, tobacco production in the area dropped due to soil depletion and steep reductions in the price of tobacco. By the early 1920s, most of Stoughton's tobacco warehouses had closed.⁷

Stoughton's population had reached 5,101 in 1920, but the decline of the wagon manufacturing industry and tobacco shipment sent the city into economic recession in the 1920s. The population fell to 4,497 in 1930. During the late 1930s, the city acquired the land and buildings of both the Stoughton Wagon Company and the Moline Plow Company, and brought in two new businesses to take over the plants. The Highway Trailer Company (later, Stoughton Trailer Company) and the Stoughton Cab and Body Company employed many local people in the manufacture of trailers and car parts, products that were in great demand during World War II and the post-war years. Tobacco cultivation rebounded following World War II. By 1950, Stoughton numbered 4,833 residents.⁸

Stoughton continued to expand through the latter half of the twentieth century. Since 1980, new development has concentrated west of the Yahara River adjacent to USH 51, the route to Madison, attracting residents who work in the capital city but prefer to live in a smaller community. Stoughton remains a lively community with healthy commercial and industrial sectors, and takes great pride in its Norwegian heritage.

⁶ Homme, pp. 44-49.

⁷ Ibid., p. 63; and *Map of Stoughton, Wisconsin*, (1898).

⁸ Rebecca Sample Bernstein, "City of Stoughton, Wisconsin, Intensive Survey Report: Commercial Architectural and Historical Survey," report for the Stoughton Landmarks Commission and Downtown Revitalization Association, July 1991, p. 9; *Wisconsin Blue Book*, (Madison: Wisconsin Legislative Reference Bureau, 1891; 1921; 1940; and 1952).

Landmark Nomination Form, City of Stoughton, WI (cont.)

Significance for Architecture

Queen Anne Style

The South School is significant in the city of Stoughton as an interesting example of the Queen Anne style, executed in masonry and is further unique, being the only example of a Queen Anne style school in the community. The Queen Anne style was popular in Stoughton between 1884 and 1915, currently there are over two hundred and forty examples of the style in the city.

The Queen Anne style, variously referred to as Neo-Jacobean or Free Classic in England, was initiated by British architects in the 1870s, reached Wisconsin by the 1880s and remained popular here through the 1910s. The American Queen Anne style is characterized by an irregularity of plan and massing and a variety of surface textures, roofs, and wall projections. Shingle or clapboard siding sometimes appears above a brick ground story. Roofs are steeply pitched, usually with a dominant front-facing gable; and cutaway bay windows are frequently employed, as are round or polygonal turrets. The asymmetrical facades often display wrap-around porches or verandas. While commercial or institutional examples of the Queen Anne style can have a main entry set apart by a porch-like feature, porches or verandas are more commonly found on residential buildings. Architectural details are normally of a classical nature and tend to be small in scale, subservient to the overall scale of the rest of the building.

The overall effect of complexity and irregularity distinguishes the Queen Anne from all preceding American styles. The influence of the Queen Anne style on American architecture survived well into the first decade of the twentieth century, although ornamentation became more classical and restrained and the style more rectilinear in shape.

In England, the Queen Anne style was developed by a group of architects who were reacting against the extreme didacticism of those who believed that the Gothic Revival was the only proper style. Architects such as Norman Shaw found the traditions of English domestic vernacular architecture to be equally admirable and more suitable to contemporary needs than the Gothic Revival. As such, the Queen Anne movement revived tile hanging, weather boarding, and half-timbering. The American expression of the Queen Anne style evolved from the intense interest in colonial forms that began sweeping the country during the 1870s. As the noted Boston architect, R. S. Peabody, stated in 1877 in reference to the Queen Anne, the "beautiful work of Colonial days" was perceived to be the American architects' "legitimate field for imitation".⁹ While this interest ultimately gave rise to the

⁹ Girouard, Mark. *Sweetness and Light: The Queen Anne Movement 1860-1900* (Gloucestershire, England: Clarendon Press, 1977) pg 209.

Landmark Nomination Form, City of Stoughton, WI (cont.)

Colonial Revival style, neo-colonial detailing distinguished the Queen Anne in the United States from the British version. Additionally, the American Queen Anne was most often clad in wood rather than brick.

The popularity of the Queen Anne style in Wisconsin coincides directly with the expansive population boom in Stoughton and accounts, in part, for the community's large concentration of the style. The Queen Anne was the predominant style for residential designs between about 1880 and 1910. Queen Anne buildings are typically frame, with an asymmetrical composition and an irregular silhouette that may include a tower or a turret. Polygonal bays and a dominant, front-facing gable with wood shingles in the gable end are common features, as is (in residential examples) a one-story, front porch, which may be partial width, full width, or wrap around. Masonry examples of the style are much less common. The masonry block is generally unembellished, and the Queen Anne ornamentation given full play in the wooden elements, especially the porch and gable ends.¹⁰

The South School is an interesting example of the Queen Anne style given that Romanesque Revival style elements are also incorporated in the design. While Romanesque design elements are few, they are prominent, particularly the boldly arched main entrance surround. It is also notable that the exterior is almost totally constructed of masonry. While brick and stone were certainly used in Queen Anne style designs, wood clapboards were more common. It was not uncommon for architects to incorporate design features and construction materials that inspired them, borrowing and combining these features from different styles. Other features of the Queen Anne style exhibited in the school include the complex roof form with multiple levels of rooflines, the asymmetrical front façade, the contrasting wall materials, the wall dormer, and the tall windows.

Conover is considered a master architect in Wisconsin. He was highly skilled at the design and execution of numerous architectural styles, and was influential both for his architectural practice and for his impact on up and coming architects who learned from him. While this school can't really be considered a masterful interpretation of the Queen Anne style, it is nonetheless, interesting and well designed with great care taken to incorporate modern school design features into a building that would harmonize with the surrounding residential neighborhood. Conover designed the school to conform to best practices for school design of the period. It had large, sunlight-filled classrooms off large central halls, prominent entrances, and expanses of tall windows to maximize sunlight into the building. It is notable that such a prominent architect designed a school for the small city of

¹⁰ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1984), pp. 262-68; and Barbara L. Wyatt, editor, *Cultural Resource Management in Wisconsin*, (Madison: State Historical Society of Wisconsin, 1986), II:2-15.

Landmark Nomination Form, City of Stoughton, WI (cont.)

Stoughton in 1900, providing a considerate design that provided the best of modern school design. It is also without peers as the only Queen Anne style school in Stoughton.

Allan D. Conover

Allan Darst Conover was born in 1854 in Madison, Wisconsin. His mother was Julia Darst Conover and his father, Obadiah Milton Conover, was a faculty member at the University of Wisconsin. Allan spent his childhood in Madison, eventually attending the University to study civil engineering. Conover graduated in 1874 with a degree in civil engineering and soon after graduating, joined the faculty in 1875 as an instructor. Conover's career advanced and by 1878 was an assistant professor in mathematics and by 1879 was a Professor of Civil Engineering. Conover continued teaching until 1890. While at the University of Wisconsin, Conover established his own private practice. Between 1885 and 1887 (the historic record has conflicting dates), Conover established a partnership with former student Lew F. Porter. Conover and Porter were awarded many prominent commissions in south-central Wisconsin and expanded their practice to Ashland, Wisconsin where they maintained a branch office. The designs of the firm were considered to be of high quality and they had a special interest in designing in the Romanesque Revival style.

Madison, Wisconsin has numerous exceptional buildings associated with Conover. Conover partnered with Milwaukee architect H.C. Koch on the design of Science Hall (built 1888) on the University of Wisconsin-Madison campus. The firm of Conover and Porter designed the University Armory and Gymnasium (now known simply as The Red Gym) in 1894. Both Science Hall and the Red Gym are designated National Historic Landmarks by the National Park Service. By 1899 when the partnership dissolved they had to their credit many residences and schools, along with commercial buildings, banks, churches, and hotels. After 1899, Conover continued a solo practice and in his later career served on the State Board of Control of Wisconsin Reformatory, Charitable and Penal Institutions, and consulted to the Wisconsin Railroad Commission. Conover's most well-known designs tend toward the Romanesque style. Conover's comfort with this style possibly sheds light on why the South School has Romanesque characteristics incorporated into the Queen Anne design.

Conover's professional reach is felt beyond the buildings he designed. Through his teaching, and by mentoring young architects who worked at his firm, he influenced these architects who would go on to have exceptional careers in their own right. Architects Conover mentored who would go on to have influential careers themselves include Alvan Small, Louis W. Claude, Frank Lloyd Wright, and John Flad.

Landmark Nomination Form, City of Stoughton, WI (cont.)

Significance for History of Education

Early History of Education in Wisconsin

Prior to 1836 fewer than ten private elementary schools had been established in the area of present-day Wisconsin. These schools were supported entirely by private subscription. The territorial legislature exercised no control over them. They were community organized, maintained, and controlled. Among Yankee settlers, schools were commonly supported by informal cooperation before a district was organized. Organization often grew out of a desire to construct a schoolhouse, although this was frequently accomplished without formal taxation.¹¹

Fully tax-supported schools were not created by the territorial legislature, but the concept of free public education did begin to gain supporters during the territorial period. A generous attitude toward public education was evident at both state constitutional conventions. It was felt that the public schools would be the most effective single instrument for the assimilation of immigrant children. The state constitution provided for a system of free public schools, to be supported by local taxes, interest from a school fund created by the sale of public lands, and income from fines and forfeitures. School districts were created as the basic administrative units and a state superintendent of public instruction would supervise the system.

The school system created by the new state government was not much stronger than the territorial system it replaced. The 1848 school statute was such a jumble that the legislature, recognizing serious deficiencies, selected a three-man commission to codify and rationalize school law. Michael Frank, an important figure in Wisconsin educational history, chaired the revision commission, but was unable to achieve the reforms he considered necessary. In spite of Frank's efforts, individual school districts and boards retained their independence, fostering a spirit of localism and partisanship in school matters. In 1862 a new law forced these individual districts and boards to relinquish their authority to county superintendents.¹²

Prior to the Civil War, the quality of Wisconsin's primary schools was generally poor. The independent districts went their own ways, and there were very few individuals involved in school affairs who could be considered professional, including teachers and administrators. Only a few communities like Southport (Kenosha) and Racine had schools comparable to those in the east.

¹¹ Conrad Patzer, *Public Education in Wisconsin*. (Madison, Wisconsin) 1924, p 5; Robert Nesbit, *Wisconsin, A History*. (Madison: University of Wisconsin Press) 1973. p. 174.

¹² Robert Nesbit, *Wisconsin, A History*. (Madison: University of Wisconsin Press) 1973. p. 229-230.

Landmark Nomination Form, City of Stoughton, WI (cont.)

During the early nineteenth century many private schools were established by particular immigrant groups, particularly the Germans and Scandinavians, and religious organizations, such as the Catholics and Lutherans. The Catholics, wherever possible, operated a complete school program through the grades. By 1893, they claimed 279 schools throughout the state, with over 44,000 students. The German Lutherans maintained a stronger commitment to parochial education than the Scandinavian Lutherans. The Wisconsin Synod (German) maintained 149 schools with over 9,000 students by 1893. The Missouri Synod (German) operated 107 schools with nearly 8,500 students, and seven other synods, including the Scandinavians, another 63 schools with a combined enrollment of approximately 2,500 students. The figures on the Lutheran schools are rather ambiguous since many of them were only weekend or summer schools.¹³

The late nineteenth century witnessed an improvement in Wisconsin's educational system and the gradual expansion of state authority over education. This increasing state control did not go unchallenged by groups who preferred, for one reason or another, to keep control in the community or private hands.

Once the state government recognized the fact that education was essential to the well-being and progress of the state, it began to provide greater tax support and special aid for the public schools. It also recognized its duty to compel children to attend a school, either public or private, a specific number of days each year. To that end, compulsory attendance laws were placed in the statute books beginning in 1879¹⁴

That year, the legislature passed a very modest law that required at least 12 weeks of schooling for all children between the ages of seven and fifteen. But the law was too weak to be effective, excusing non-attendance on the flimsiest of pretexts. Enforcement was left in the hands of each district board as well, making it virtually meaningless. There was no effective compulsory school law until the controversial Bennett Law of 1889. The Bennett Law required children between the ages of seven and fourteen to attend some public or private school for at least 12 weeks in each school year, but also added that a school, in order to be legal within the terms prescribed, was required to give instruction in reading, writing, arithmetic, and American history in the English language. This added requirement was hotly protested by both Catholic and Lutheran Germans and Lutheran Scandinavians. Ultimately the Bennett Law was repealed, only two years after its passage.¹⁵ Later, less controversial compulsory attendance laws gradually increased the length of the school year to its present level.

¹³ Robert Nesbit, *Wisconsin, A History*. (Madison: University of Wisconsin Press) 1973. p. 354.

¹⁴ Conrad Patzer, *Public Education in Wisconsin*. (Madison, Wisconsin) 1924, p vii.

¹⁵ Robert Nesbit, *Wisconsin, A History*. (Madison: University of Wisconsin Press) 1973. p. 377-378.

Landmark Nomination Form, City of Stoughton, WI (cont.)

The Development of Primary School Education

A groundswell of support for education emerged in Wisconsin in the late 1860s and early 1870s. State Superintendent Edward Searing spearheaded the drive for a comprehensive system of public secondary education. To the traditional arguments favoring secondary education as preparation for college-bound students as training for well-rounded citizens, Searing made an additional argument claiming that probably half the money spent on primary education in the state was wasted because of inadequately trained teachers. A widespread system of public high schools, he argued, would supply Wisconsin with an almost unlimited number of qualified teachers for the primary system. Searing was thus able to add an argument for economy to the other reasons for supporting public high schools.¹⁶

Searing was instrumental in convincing the state legislature to pass the Free High School Law of 1875, the first law to provide state aid to fund high schools. This law permitted districts to operate their own high school if they could afford it. In general, the law was extremely flexible in the administrative arrangements that districts could use. But the real force behind the law was the financial incentive it offered districts that organized free high schools. According to the law, the state offered to pay one-half of the cost of educational instruction in the high schools, up to a limit of \$500 per school. Stoughton's educational history mirrors statewide trends.

Stoughton's first school was built in 1850 and was a one-room building having two teachers who taught all the children in and around the community. In 1862, a high school was built, the second in Dane County, to relieve the overcrowding in the first school. Shortly after completion of the high school the first school was torn down and all the students then attended this new three-story school, which was more centrally located.¹⁷ Stoughton's population continued to increase over the next two decades and as the village expanded, it became increasingly evident that the school facilities were not sufficient to handle the growth of the student population.

The last three decades of the nineteenth century witnessed a tremendous influx of immigrants into Stoughton and the state as a whole, the majority of it Norwegian. The growing number of new students and the lack of adequate facilities motivated the community to consider the construction of several new school buildings. This was the period when the city transitioned from a small town to a burgeoning city. Stoughton sponsored the construction of three new elementary school buildings

¹⁶ Joseph Schafer, "Genesis of Wisconsin's Free High School System," *Wisconsin Magazine of History*, p. 145, 1926.

¹⁷ The Dane County League of Women Voters. Stoughton Public Schools. Madison, Wisconsin, January 1974.

Landmark Nomination Form, City of Stoughton, WI (cont.)

between 1886 and 1908, and a single high school.¹⁸ In 1886, West School was built on its present site as the first primary school in Stoughton with two rooms on the first floor and one on the second floor.

At the same time the school population was increasing, its existing facilities were starting to fail. In January 1890 for example, the first high school was forced to close its doors and send students home for two days because the furnace failed and it was too cold to continue with classes.¹⁹

In July 1890, participants in the Annual School Meeting for District No. 3 proposed the construction of two new school buildings.²⁰ Soon thereafter 150 of the local townspeople gathered to express their opinions about the need for additional school space. In conclusion the meeting “declared favorably for the erection of a two-department building on the east side to cost \$4,000 and a high school building elsewhere to cost furnished \$12,000.” The future of these recommendations was to be decided at the next school meeting.²¹ On March 4, 1892, 400 people gathered in the opera house. There they decided to raise and spend \$15,000 in building the two schoolhouses and to establish a three-man building committee to consist of L.K. Luse, M.A. Johnson and O.C. Lee.²² By April 1892, the East School was under construction in the southern part of the city where Mandt’s Wagon Works was a major employment center.²³ By 1892, Stoughton’s population totaled approximately 3000 people, up fifty per cent from just eight years before.²⁴ The school district was forced to implement a half-day system in order to allow each eligible student a chance for an education. It was this year that the school district constructed a high school.

By 1897 overcrowding was once again a problem at all of the schools, especially the two elementary schools. In 1899, the School Board voted to construct South School which would take over some of the students from East School. This would give Stoughton three primary schools, each with four classrooms, and a high school that was one of the largest in Dane County.²⁵

South School

According to the documentation to nominate the building to the National Register of Historic Places: In July 1899, the school board received voter authorization for a two-room building be erected on the

¹⁸ West School – constructed in 1886, enlarged 1899, 1905. East School – constructed 1891. South School – constructed in 1900.

¹⁹ Stoughton Courier, p. 5:1.

²⁰ Proceedings – School District No 3: 1878, pp. 58-9. (On file at School District Administration Building).

²¹ February 12, 1892, Stoughton Hub, p. 4:1.

²² March 4, 1892, Courier, p. 5:2

²³ April 29, 1892, Stoughton Hub, p. 5:2.

²⁴ Population figures were taken from the Sanborn-Perris Maps.

²⁵ Stoughton School Board Minutes, August 5, 1905.

Landmark Nomination Form, City of Stoughton, WI (cont.)

south side known as Mandtville. At its meeting of July 17, the school board invited Conover to submit plans for the building. Conover completed the design by October, but his plans now called for a building to contain four classrooms. Faced with a probable budget overrun the board decided to postpone the project until the following year. By the spring of 1900, the school board was ready to move forward pending budget approval. A special school district meeting of voters in July 1900 authorized construction of the four-room building with a budget of five thousand dollars. The construction contract was confirmed in August and work moved ahead rapidly. The new building opened for grades one through four, in January 1901.

Stoughton's growth continued to out-pace its educational facilities, since it was not long before another high school building, this time designed by Madison architects Claude and Stark, was designed and constructed. This Neoclassical style school was constructed in 1907. Throughout the first half of the twentieth century East, West and South schools were used for primary grades only.

The South School, interestingly, had two periods of vacancy. During the 1911-1912 school year the building was unused for unknown reasons. In 1943 the school closed due to wartime budget hardships. It reopened in 1954 after receiving its only updating including a new heating plant, lighting, and acoustic ceilings at the second floor. The South School continued to be used as an elementary school until January 1983.²⁶

South School represents the progression in education from small one and two room schools to large, centralized, graded schools, each building having multiple classrooms. The school was constructed during a period of strong growth in Stoughton and therefore, had an important role in increasing literacy, assimilation of immigrants and educating immigrant children so that they would have the knowledge and skills to negotiate an increasingly complex society. Stoughton, as a small city, was fortunate to have been able to commission an important Madison architect for the design of South School.

²⁶ Jodi Rubin. South School National Register Nomination. (Washington D.C.: National Park Service) 1985.

Landmark Nomination Form, City of Stoughton, WI (cont.)

8. Bibliography

The history of public education in Wisconsin was compiled from a multitude of narrative sources including: National Register nominations for the South School, West School, and the High School. These documents provided much of the contextual background about school history in this nomination.

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Landmark Nomination Form, City of Stoughton, WI (cont.)

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Landmark Nomination Form, City of Stoughton, WI (cont.)

Photographs

Primary (West) and Side (South) Facades



Landmark Nomination Form, City of Stoughton, WI (cont.)

Side (South) and Rear (East) Facades



Landmark Nomination Form, City of Stoughton, WI (cont.)

Interior Entry Hall



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: 1892 High School
Address of Property: N. Forrest St.
Name of historic district in which property is located: _____

2. Owner & Applicant Information

Owner Name: Stoughton Area School District
Street Address: 320 N. St. B
City: Stoughton State: WI Zip: 53534
Daytime Phone, including Area Code: 608-877-5071
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) _____

4. Description of Proposed Project (on next page)

5. Signature of Applicant

Signed: Calvin Merath Date: 2/14/18
Printed: Calvin Merath

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

Description of Proposed Project

(attach additional sheets as necessary)

Architectural Feature: Tuckpointing. Description attached.

Approximate date of feature: 1892

Describe existing feature: Masonry Repair

Describe proposed work, materials to be used and impact to existing feature:

Description attached. Return to original condition.

Photograph No. 1 Drawing No. 1

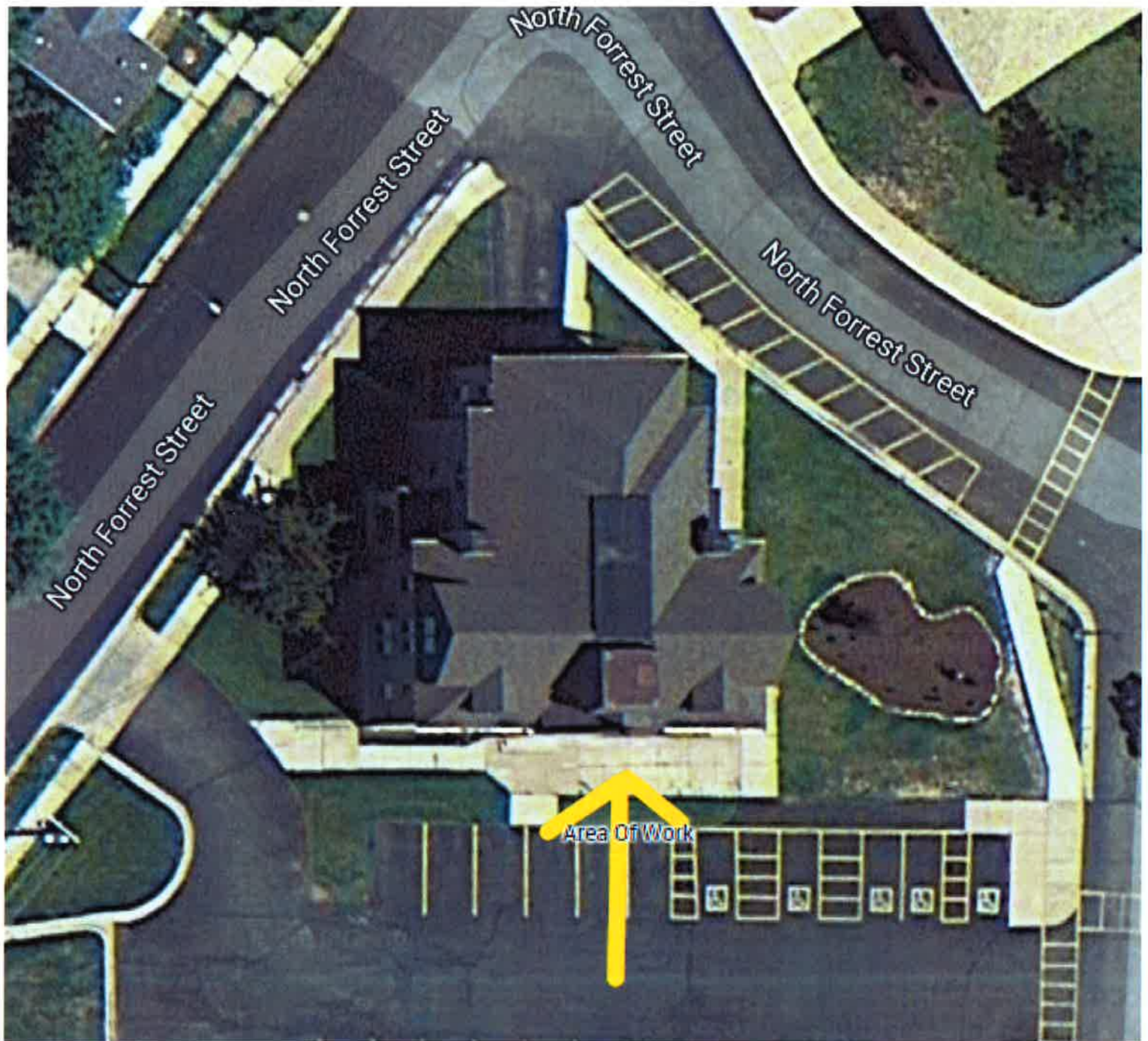
Architectural Feature:

Approximate date of feature: _____

Describe existing feature: _____

Describe proposed work, materials to be used and impact to existing feature:

Photograph No. _____ Drawing No. _____



The Main Entry will Be The Only Area Worked on. All work will Be Exterior Only.



Area of Work

Photo: 1
Drawing: 1



**Masonry Repair
Historic Restoration
Tuck Pointing
Sealants**

•2456 Hwy MM Fitchburg WI 53575 •Phone: (608) 347-8014 •Fax: (608) 807-1400 • www.bbrest.com

February 7th 2018
Stoughton Area School District
320 North St.
Stoughton WI. 53589

Attn: Mr. Calvin Merath

RE: Historic Masonry Restoration
1892 High School
211 N. Forrest St. Stoughton WI.

As we disused we are pleased to submit a proposal to complete the following exterior masonry repairs, including labor, materials, equipment and insurance for the sum of; **THREE THOUSAND SEVEN HUNDRED SEVENTY-FIVE DOLLARS (\$3,775.00).**

This bid is intended to address all know masonry deficiencies on the main entrance (south elevation) from grade to limestone rail located at the second-floor window sills approximately 30l.f. wide. Including on the exterior tuckpointing, masonry replacements and structural repairs. We. Have included a list below of the work that we have specifically included, work specifically excluded and the assumption/clarification we mad in the preparation of this proposal.

TUCKPOINTING:

All cracks and defective mortar joints shall be the full width of the joint to a minimum depth of $\frac{3}{4}$ " or where firm mortar is encountered. Any mortar joint that when viewed from a distance of 10 feet away, within the defined area and appears to be loose, porous, crumbled, cracked, badly weathered, unbounded to adjacent masonry units or a potential source of leakage shall be deemed defective. Previous repair mortars (Cementous mortars) will also be consider defective and listed for replacement. Using the center cut method, use a thin round diamond-tipped blade on a small electric grinder to cut through the center of the mortar joint. Care will be taken not to widen joints. Remaining Mortar should be removed using a hammer and chisel with a blade about half the width of the joint. After cleaning the joints, which have been cut out, all voids will be filled with Natural Hydraulic Lime mortar. Completed joints shall have a tooled surface and colored to match the existing as closely as possible. Completed work shall be wet down to insure proper curing of the mortar. Note: hairline cracks in mortar shall not be deemed defective and are not included in the quote. 25sqft of tuckpointing figured in base bid.

BRICK REPLACEMENT

All exterior bricks shall be inspected for defects. All badly cracked brick and spalled brick of 20% or more of the face, shall be removed. New bricks will match existing as closely as possible in color, texture and size. We have figured that 20 bricks need to be replaced. If the total of bricks go over 20 replacements there will be additional cost of \$32.00 per brick and if there is less than 20 there will be a credit given for \$32.00 per unit. Owner will be contacted before the start of any extra brick replacement of allotted amount

CRACK-STITCHING

Locations to Have crack-stitching done

1. At the base of the arch in return both sides crack-stitching will be performed.
2. Above arch up to second floor window repair structural crack.

PROCESS

1. Rake or cut slots into the horizontal mortar joint to specified depth and vertically at every 4 to 5 courses at repair.
2. Vacuum out the slots and thoroughly flush with water.
3. Mix the grout as per the instructions and use a grout gun to insert a bead of grout into the back of the slot.
4. Push the helical bar into the grout so that it is about a third away from the back of the slot.
5. Pump a bead of grout over the bar and trowel the grout to ensure good coverage.
6. Re-point and make good the slot to match the surrounding masonry as required.

Boom lift will be used to access work.

Work will be performed under the National Park Service Preservation Brief #2 of Repointing mortar joints in historic masonry.

We have included procedures that comply with the implementation of the new OSHA Silica Ruling. This include, wet cutting when possible, dust shrouds on cutting, chipping equipment, with vacuums and the use of appropriate respirators, jobsite signage and barricades, etc.

All Labor and Materials is guaranteed for one year as specified. All work to be completed in workmanlike manner per standard practices. Any alteration or deviation from above specification's involving extra costs will be executed upon written and or verbal orders, and will become an extra charge over and above the estimate. This agreement is contingent upon strikes, accidents or delay beyond our control.

Very Truly Yours,

Daniel R Forler



President

Accepted By: _____ Date: _____
(Owners or owner's representative)

TERMS: Net 30 Days, with progress, 1-1/2% interest per month charged thereafter. This proposal signed by you and returned to us shall constitute a contract. Any change in contract must be agreed upon in writing. All agreements are contingent upon strikes, accidents, delays of carriers and other contingencies unavoidable beyond our control.

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
BUILDING/ZONING PERMIT APPLICATION

Date of Application

2/14/18

Applicant Name

Calvin Merath

Phone

608-877-5071

Applicant Email

calvin.merath@stoughton.wi.us

Owners Name (if different than applicant)

SASD

Phone

608-877-5071

Subject Property Address

1892 Building N. Forrest St.

Permit for

Masonry Repair

Proposed use(s)

Ø

Project area for new structures and additions (sq. ft.)

Ø

Estimated building construction cost including labor

\$3,775.00

Estimated electric construction cost including labor

Estimated plumbing construction cost including labor

Estimated hvac construction cost including labor

*Do not include costs related to flooring, carpeting or painting.

Permit fee

Contractor Information:

Construction

B&B

Phone#

608-347-8014

Lic#

Electrical

Phone#

Lic#

Plumbing

Phone#

Lic#

HVAC

Phone#

Lic#

Cautionary Statement to Owners Obtaining Building Permits

Section 101.65 (1r) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under Section 101.654(2)(a), the following consequences might occur:

The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under this building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under this building permit.

The owner may not be able to collect from the contractor, damages for any loss sustained by the owner because of a violation by the contractor of the one and two-family dwelling code or an ordinance enacted under sub.

(1)(a), because of any bodily injury to or death of others or damage to property of others that arises out of the work performed under this building permit or because of any bodily injury to or death of others or damage to

property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under this building permit.

Cautionary Statement to Contractors for Projects Involving Buildings Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of Chapter DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)266-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRule.htm>

Wetlands Notice to Permit Applicants

"You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page: (<http://dnr.wi.gov/wetlands/delineation.html>) or contact a department of Natural Resources service center."

Additional Responsibilities for Owners with Projects Disturbing One or More Acres of Soil

I understand that this project is subject to Chapter NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

IF APPLICABLE, A PLAN MUST BE SUBMITTED SHOWING LOT LINES AND ALL DIMENSIONS OF THE PROJECT. NO WORK SHALL BEGIN WITHOUT A BUILDING PERMIT. ANY QUESTIONS, CALL THE DEPARTMENT OF PLANNING & DEVELOPMENT AT 608-873-6677. THERE IS ADDITIONAL INFORMATION AT WWW.CITYOFSTOUGHTON.COM/PLANNING

Owner/Contractor Signature



Date

2/14/18

Archived: Thursday, March 01, 2018 8:31:44 AM
From: Calvin Merath
Sent: Fri, 16 Feb 2018 08:58:12
To: Michael Stacey
Subject: Re: 1892
Importance: Normal

Here is the answer that I received:

I was figuring Natural Hydraulic Lime mortar (NHL) I can do type "O" as well for that number. We use both for these type of buildings. They both below the PSI of the brick which is good the Type "O" will hold up a little better to the salt from the steps if you salt them.

TYPE "O" 375 PSI

NHL 400 PSI

A few pros and cons but both a perfect for this application.

Hope that helps let me know if you have any more questions.

Sincerley,

Daniel R. Forler

President



2456 HWY MM Fitchburg WI 53575 [608-347-8014](tel:608-347-8014) Office:|[608-807-1400](tel:608-807-1400) Fax:|www.bbrest.com

Thank You
Calvin Merath

Buildings And Grounds Supervisor

Safety Coordinator
Stoughton Area School District
320 North St, Stoughton, WI 53589
Office: 608-877-5071
Cell: 608-322-7119

On Thu, Feb 15, 2018 at 10:24 AM, <mstacey@ci.stoughton.wi.us> wrote:

Calvin,

Do you know what type of mortar is planned to be used? Type "O" possibly?

Thanks,

Michael P. Stacey

City of Stoughton

Zoning Administrator/Assistant Planner

[381 E. Main Street](#)

[Stoughton, WI. 53589](#)

p - [608-646-0421](tel:608-646-0421)

f - [608-873-5519](tel:608-873-5519)

e - mstacey@ci.stoughton.wi.us

Hours M-F 7:30 am - 4:30 pm

Website: www.cityofstoughton.com/planning

From: Calvin Merath [mailto:calvin.merath@stoughton.k12.wi.us]

Sent: Wednesday, February 14, 2018 4:07 PM

To: Michael Stacey <mstacey@ci.stoughton.wi.us>

Subject: Re: 1892

Mike,

Attached you will find the permit application and the COA application. This is all going to go to our BOE for final approval, if approved by the city and landmarks commission. I will send money for a permit if it is going to get approved by the BOE.

If you have any questions please feel free to ask.

Thank You

Calvin Merath

Buildings And Grounds Supervisor

Safety Coordinator

Stoughton Area School District

[320 North St, Stoughton, WI 53589](#)

[Office: 608-877-5071](#)

Cell: [608-322-7119](#)

On Wed, Feb 14, 2018 at 3:20 PM, <mstacey@ci.stoughton.wi.us> wrote:

Calvin,

I have attached the COA application and building permit application. A repair permit is necessary once approved.

The next meeting is March 8th so we need materials by Feb 19th for that meeting. They will need to know the type of mortar and methods used to repair etc...

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, January 31, 2018 . 5:30 p.m.

Hall of Fame Room

Present:

Scott Truehl, Roger Springman, Peter Sveum, Regina Hirsch, Ron Christianson, John Kramper, Denise Duranczyk, and Finance Director Tammy LaBorde

Absent and excused:

None

Others Present:

Gary Becker, Mindy Habecker . UW Extension Dane County Natural Resources/Community Development Educator, Mayor Olson, Ald. Jenson, Council President Swadley, Bob McGeever, Dorann Bradford, Franklin James, Phil Caravello, Bill Livik-HUB, Laura Trotter-Chamber, Emily Bahr, and Abby Abramovich

Call to order:

Truehl called the meeting to order at 5:30 p.m.

Discussion and possible action regarding moving the closing for Marathon property from March 1, 2018 to April 1, 2018:

Sveum stated that Mr. Nelson is asking for an additional thirty days. Truehl stated that Mr. Nelson has not yet returned the signed agreement.

Motion by Sveum, to extend the closing date for the Marathon property to April 2, 2018, second by Duranczyk. Motion carried unanimously.

Discussion and possible action regarding plan for Visioning session(s)

Truehl stated that Ms. Habecker was asked to return to this meeting to help the RDA determine where they are going. She sent a series of questions to Truehl and Springman which is included in the document that was sent out for the meeting. Truehl asked Mr. Becker to present information that he had gathered related to the various studies, development plans, and site conditions for the riverfront development area. Mr. Becker noted that there have been a number of public hearings, open houses and visioning sessions and doesn't feel that any more are needed; that the group is spinning its wheels.

Truehl asked what type of documents are needed for the creation of TID 8. Mr. Becker stated that he will need to create a land use map, property improvements, development projections based on density and that a decision needs to be made about the highway trailer building (HTB). Mr. Becker reviewed the various studies, development plans and site conditions for the riverfront development area listed on the spreadsheet with the RDA.

Sveum stated that the RDA has received public input and that is what led them to develop the previous plan. He stated that there is no need to start over but to only move ahead. He stated that Mr. Becker is recognized for his expertise throughout the State even though people at this

table don't. He stated that Mr. Becker can tell the RDA what it needs to do next.

Motion by Sveum to dispense with the visionary process and move ahead with Mr. Becker, second by Christianson.

Duranczyk noted that during the charrette they found issues that needed to be taken care of. She also put forward an action plan and also was told there are items that need to be resolved. She doesn't see why everyone didn't anticipate this. There are new members that have given the RDA new energy and ideas. She has gotten a lot of information and now the RDA needs to sift through it. A decision needs to be made on the HTB, if we will have rental vs. owner property, market rate vs. affordable housing, what are the budget priorities, and what are the goals. Springman noted that Mr. Becker's summary provides a number of items which we need to work through. We need to look at what has changed since last fall and get the information together that is needed to create the new TID. The development should create a sense of place. Springman has been meeting with representatives from Monona who are working on their development. He suggests calling the riverfront development "Mandt Wagon Works" and that there is a need to develop a marketing strategy. Mr. Becker noted that branding for the project is up to the developer.

Truehl asked what was needed to calculate increment for the development. Mr. Becker stated that it's easiest to calculate when there is a developer and a proposal; without a developer you look at the quality of the building, the value of the square footage, and how many buildings in the area, then you make projections. Mr. Becker also noted that most communities are looking for maximum density. Truehl asked if it was possible to work off the last developer's plan. Mr. Becker stated that at this point that would be his best guide. Ald. Jenson noted that the Council has to decide what to do with the HTB before the RDA can move forward. Truehl noted that was correct, previously the RDA had voted 6-1 to remove the building and the Council put a moratorium in place. He also stated that it doesn't make any sense to start until after the April election. Hirsch noted that there needs to be a decision made, that the Council had sent this to the RDA to provide further information. Sveum noted there are issues to work out but Mr. Becker can lead us through the process. He also stated that we can't set rigid parameters for the developer's, that they need a blank canvas and Mr. Becker can lead discussions and get developer's to talk to us. Ms. Habecker noted that she has worked on planning issues not on redevelopment. She would look at the pertinent information and then determine what needs to be focused on and what information needs to be presented to the council in order to help the public process move forward. She would work on facilitation and process design in order to get the information needed in order to move forward.

Discussion took place on what the direction from the Council was to the RDA. Truehl stated that he met with Gorman as requested to see if they were interested in being the master developer, and they were not due to the change in funding for tax credits at the State level. Hirsch noted there was additional cost information that was to be provided. Truehl stated that the RDA has received the information on the cost to demolish the entire HTB at \$740,000 or to demolish only part of the building saving the blacksmith shop which would reduce the amount to \$700,000. Sveum reminded the RDA that they have already voted to demolish the HTB. Springman stated that he contacted Mark Ernst and they are aware of developers who may be interested in this project. Springman stated that the planner from Monona (Sonya) would be happy to provide information on what their process has been on development.

Sveum withdrew his motion, second by Christianson.

Motion by Sveum to have Gary Becker bring forward an outline for a plan to take the next steps and address the major issues in order to move forward, second by Christianson. Motion carried 7-0.

Future Agenda Items:

Truehl suggested that Mr. Becker provide a list of items that need to be completed over the next few months in order to put TID 8 in place. He also asked Springman to see if the planner from Monona was interested in attending a future meeting. Sveum asked if we can stop referring to the housing for Elven Sted as %~~low~~ income+, it is %~~w~~orkforce housing+.

Ald. Jenson introduced Abbey Abramovich who is interested in possibly purchasing the Power House building. Staff will provide her with the necessary contact information.

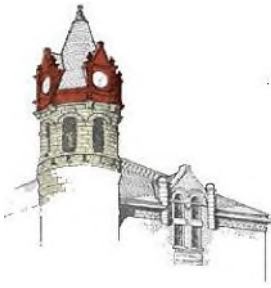
Truehl asked if there were any other items for the next meeting - there were none.

Adjourn:

Motion by Sveum seconded by Christianson to adjourn at 7:18 p.m. Motion carried unanimously.

Respectfully submitted,

Tammy LaBorde
Director of Finance & Economic Development



OFFICIAL NOTICE AND AGENDA

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

Meeting of the:

Redevelopment Authority of the City of Stoughton

Date /Time:

Wednesday, March 14, 2018 @ 5:30 pm.

Location:

Hall of Fame Room, 381 East Main St., Stoughton WI 53589

Members:

Scott Truehl (Chair), Roger Springman (Vice Chair), Peter Sveum, Regina Hirsch, John Kramper, Denise Duranczyk, Ron Christianson and Finance Director Tammy LaBorde

1. Call to Order
2. Communications
3. Approval of RDA Meeting Minutes
 - February 14, 2018
4. RDA Financial Report
5. Presentation from Monona City Planner regarding Monona Development
6. Discussion and possible action regarding Revolving Loan Fund
7. Discussion and possible action regarding TIF restructure
 - a. Discussion of TID boundary changes
 - b. Discussion of future land uses for redevelopment area
 - c. Additional information needed for TIF creation
8. Riverfront Redevelopment Area
 - a. Discussion regarding Powerhouse
 - b. Millfab/Carpet Warehouse demolition update
 - c. Outline for Plan to move forward
 - d. Next steps for RDA/Council
 - e. Budget Summary update
 - f. ~~Duranczyk RDA action plan – draft~~
 - g. ~~Duranczyk Redevelopment – Cost/Benefit Analysis~~
 - h. ~~Moline building initiative~~
10. Discussion regarding rescheduling April meeting date
11. Future agenda items
12. Adjournment

Next RDA meeting is scheduled for Wednesday, April ____, 2018 at 5:30 p.m.

NOTE: An expanded meeting may constitute a quorum of the Council.

If you are disabled and in need of assistance, please call 873-6677 prior to this meeting.