

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, April 11, 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 March 14, 2019.
3. Designation of the building at 148-154 E. Main Street, historically known as the Hans Peterson Building as a Local Landmark Building.
 - Public Hearing
 - Recommendation to Council
4. Designation of the house at 118 N. Page Street historically known as the Era H. and Harriet Grout Gerard House as a Local Landmark Building.
 - Public Hearing
 - Recommendation to Council
5. Designation of the building at 515 E. Main Street (aka 100 S. Seventh Street), historically known as the Turner and Atkinson Tobacco Warehouse as a Local Landmark Building.
 - Public Hearing
 - Recommendation to Council
6. Present proposed local landmark boundary for Power Plant building.
7. Review applications for the 2019 mini-grant program.
8. Future agenda items.
9. Adjournment

4/3/19mps

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

MAIL NOTICES:

Keller Family Capital LLC

Daniel and Sara Lenz

STI Holdings, Inc.

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 March 14, 2019 – 6:30 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; Kristi Panthofer; Tom Majewski and Todd Hubing

Absent: Greg Pigarelli

Staff: Michael Stacey

Guests: Roger Springman

Press: Alex Cramer

- 1. Call to order.** Veregin called the meeting to order at 6:34 pm.
- 2. Consider approval of the Landmarks Commission meeting minutes of February 13, 2019.**
Motion by **Cook** to approve the minutes as presented, 2nd by **Hubing**. Motion carried 5 – 0.
- 3. Status of 2017 and 2018 local landmark grants.**
Letters were previously sent to the 2 remaining recipients. Nothing new to report.
- 4. Discuss 2019 local landmark grants.**
The deadline is April 5, 2019.

Stacey to forward all applications when received to the commission for review.

Stacey will contact Judy Lynch to request more information for the application related to property located at 130 E. Main Street including details regarding the gutter and heat tape location.

5. Status update for Power Plant Building.

Veregin stated the power plant building is on a large parcel that includes part of the old public works facility to the north.

An Ad-Hoc group consisting of Mayor Swadley, RDA representatives, Veregin and others met today to discuss the local landmark boundary for the power plant building.

Veregin stated the local landmark nomination paperwork could not be found. On a separate but related note the building has been previously determined to be eligible for the National Register of Historic Places in 1988; eligibility was confirmed by the State Historic Preservation Office in 2019.

Veregin stated there is a need to define the local landmark boundary for the power plant soon.

The group discussed whether the boundary should mirror the description provided in 1988 for the determination of eligibility (DOE) for National Register of Historic Places. This documentation defined the property as 1-foot from the building foundation. Veregin explained why this is an inappropriate boundary and should not be adopted for the local

landmark boundary. The boundary should be defined based on the historic building, its significance and its setting. The history and significance of the building alone should provide guidance for the boundary. Based on current standards, the DOE boundary would not be accepted as an appropriate boundary in a National Register nomination.

Roger Springman stated the RDA favors the local landmark description being 1-foot from the building foundation similar to the DOE. Roger stated there is a good chance the building will be used commercially and there could be an attached patio area.

Veregin stated the future redevelopment of the building is unrelated to the boundary. Regarding redevelopment and rehabilitation tax credits (for National Register-listed buildings): the tax credits can only be used for the building and the size of the parcel has no bearing.

Majewski arrived at 7:09 pm.

Veregin and Cook provided details about the rules to list a property in the National Register. Veregin stated, it does not matter what the DOE states about a boundary because the DOE establishes eligibility for the National Register; the nominated boundary is ultimately determined through the National Register nomination process. The DOE is from 1988 so it is rather dated.

The commission plans to focus on the local landmark description first.

Motion by **Majewski** to form a sub-committee consisting of Veregin, Hedstrom and Cook to work on the local landmark description, 2nd by **Hubing**. Motion carried 6 - 0.

Veregin stated this process will not impede the progress to remove the public works buildings on the parcel.

Majewski stated the commission should establish the local landmark boundary first then follow that same boundary for the National Registry description. A certified survey map can then be created to match that same boundary.

Stacey questioned the reasoning for the survey to follow the local landmark boundary. Majewski reiterated that was the decision moving forward to keep the description consistent.

6. Discuss status of 1892 High School.

Veregin stated that she met with Roger Springman, Steve Jackson, Stoughton School Board and Luke Butz, Stoughton Schools Building and Grounds Supervisor to discuss the background of the 1892 coalition with the goal of building rehabilitation and reuse.

7. Local landmark status update for 148/154 E. Main Street, 118 N. Page Street and 515 E. Main Street.

Veregin is working on the local landmark nomination forms. The public hearing is scheduled for April 11, 2019.

The group agreed there needs to be better records going forward.

Stacey transferred commission documents to a new file cabinet which is locked in storage.

8. Discuss Linderud photo collection.

Hubing gave an overview of the changes to the Linderud photo collection website at www.historicstoughton.org

All photos have been added and comments can now be added by the public for each photo. The hope is that the public provide comments to identify buildings, people, etc...

9. Discuss 2019 Preservation Award.

The presentation at the Common Council is planned for April 9th, 2019. The awards will be presented to Tony Hill and the Village Players, and Dave Udstuen of Brick Works Masonry.

10. Discuss local downtown district planning.

Veregin spoke with a preservation planner about the process for initial public outreach to create a local district. He explained that he uses various strategies to address questions and concerns early in the process.

The group discussed having multiple meetings with more than one presentation and recording the presentation to be replayed on the local station WSTO.

Veregin stated there is a need to find out how project cost influences the request for proposals (RFP) process. Stacey to check with Rodney Scheel what the cost threshold is before a formal bid process is required.

Motion by **Majewski** to have Veregin develop an RFP for the initial public engagement and have staff find out what the ceiling is before a formal bid process is required and report back at the next meeting, 2nd by **Cook**. Motion carried 6 – 0.

The group discussed the newly created revolving loan fund (RLF) and the tax incremental financing (TIF) programs for the downtown. Denise Duranczyk is chair of the RDA sub-committee overseeing these programs.

Motion by **Hedstrom** to request a joint meeting with the RDA sub-committee to discuss the programs and the commission's plans to create a local downtown district, 2nd by **Hubing**. Stacey to contact Denise Duranczyk to schedule a meeting as soon as possible. Motion carried 6 – 0.

11. Discuss Community Outreach.

Cook and Panthofer discussed updates to the Facebook page including future information related to May Preservation Month; 2019 Preservation Award; Promote drying out a historic building and promoting the Linderud Photo Collection website.

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.

The cost is \$40.00 for an inside booth which can be processed online at www.sustainablestoughton.org

Motion by **Hedstrom** to approve spending \$40.00 to participate in the Earth Day fundraiser, 2nd by **Panthofer**. Motion carried 6 – 0.

Stacey will sign up the commission and pay the fee online if possible.

Majewski left at 8:26 pm

13. Discuss WAHPC State Conference and WHS – CAMP Event on April 12, 2019.

Veregin explained the Commission Assistance and Mentoring Program (CAMP) event which is free for up to 100 attendees.

Stacey will check his schedule to see if he can attend. Veregin plans to attend. There are landmarks public hearings scheduled for the night before on April 11th.

14. Commission Reports/Calendar.

Stacey stated we may need to seek another meeting room in the future as the Opera House expands their use of the building.

15. Future agenda items.

Public hearing for the local landmarks and a potential joint meeting with the RDA sub-committee.

16. Adjournment. Motion by **Hedstrom** to adjourn at 8:50 pm, 2nd by **Hubing**. Motion carried 5 - 0.

Respectfully Submitted,

Michael Stacey

PUBLIC HEARING NOTICE

The City of Stoughton Landmarks Commission will hold a Public Hearing on Thursday, April 11, 2019 at 6:30 p.m., or as soon after as the matter may be heard, in the City Hall, Hall of Fame Room, Lower Level, 381 E. Main Street, Stoughton, Wisconsin, 53589, to consider designating the building at 148-154 E. Main Street, historically known as the Hans Peterson Building as a Local Landmark building.

For questions regarding this notice please contact the City Zoning Administrator at 608-646-0421

For Publication March 14, 2019 Hub

Landmark Nomination

1. Name

historic **Peterson Building**

and/or common

2. Location

street & number **154 East Main Street**

city, town **Stoughton**

congressional district

state **Wisconsin**

code **055**

county **Dane**

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name **BMW Ventures, LLC**

street & number **148 E. Main St.**

city, town **Stoughton**

vicinity of

state **WI**

ZIP **53589**

5. Location of Legal Description (In County Courthouse)

courthouse, registry of deeds, etc. **Stoughton City Hall**

street & number **381 E. Main St.**

city, town **Stoughton**

state **WISCONSIN**

6. Representation in Existing Surveys

title

date

☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town

state

7. Description

Condition

☒ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Peterson Building exhibits Italianate style details. The two story cream brick building has a large main entrance with dome shaped awning and a smaller side entrance. In addition to these entrances, the lower storefront exhibits tall, narrow windows topped with a lintel. The second story features three tall, narrow one-over-one windows with stone sills and ornamental window hoods. A decorative brick entablature tops off the building.

This building was restored in January 2003 using a photograph of the original. The present appearance matches the original exactly, save for a white awning that was not included in the restoration.

8. Significance

(Continue on separate sheets if necessary)

Period	Areas of Significance- Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (Give specific sources for all statements of fact)

The Peterson Building is a significant structure in Stoughton, particularly under criteria 5 and 6.

It is unique and irreplaceable as one of the oldest remaining commercial buildings in the downtown area. Built the year the Civil War ended, this building certainly embodies a part of Stoughton history and is without a doubt irreplaceable.

The building also provides an example of the physical surroundings in which past generations lived and worked. The frequency of Italianate commercial design, popular in Wisconsin from 1850-1900, is an indication of the extent of growth and settlement in the state during this period. Italianate details are typically found in the corbelled cornice, which often rises above a flat or shed roof, and at the windows which are tall and narrow with decorative lintels. The Peterson Building has these distinctive features. Substantial portions of Stoughton's commercial area are composed of Italianate stock but few are as old as this building. The Italianate style is the most common architectural style found on Stoughton's Main Street and thus the Peterson Building is an existing reminder of what the downtown was like in the nineteenth century.

9. Major Bibliographical References

1880 History of Dane County, p. 1202
1906 History of Dane County, pp. 705-706

10. Geographic Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UMT References (Optional)

Verbal boundary description and justification

11. Form Prepared By

name/title **Russell Horton**

organization **Stoughton Landmark Commission**

date **October 2, 2006**

street & number **100 S. Monroe St.**

telephone **877-4732**

city or town **Stoughton**

state **WI**

12. Municipal Data

Zoning District: _____

Aldermanic District: _____

Parcel Number: _____

Commission Actions

Hearing Approved: _____

Hearing Date Set: _____

Landmark Designated (Date): _____

Number: _____

Certified By: _____

Commission Chairman

Date: _____



Edward Jones



NO PARKING
IN FRONT OF
BUILDING
ANYTIME

PUBLIC HEARING NOTICE

The City of Stoughton Landmarks Commission will hold a Public Hearing on Thursday, April 11, 2019 at 6:30 p.m., or as soon after as the matter may be heard, in the City Hall, Hall of Fame Room, Lower Level, 381 E. Main Street, Stoughton, Wisconsin, 53589, to consider designating the building at 118 N. Page Street, historically known as the Era H. and Harriet Grout Gerard House as a Local Landmark building.

For questions regarding this notice please contact the City Zoning Administrator at 608-646-0421

For Publication March 14, 2019 Hub

Landmark Nomination Form, City of Stoughton, WI

1. Name of Building or Site

Historic: Era H. and Harriet Grout Gerard House

Common: Dan and Sara Lenz House

2. Location

Address: 118 N. Page Street

Aldermanic District: 3

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)	<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: Dan and Sara Lenz

Street Address: 118 N. Page Street

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

Parcel Number: 281/0511-053-9826-2

Legal Description: LOT 2 CSM 12192 CS75/182&183-7/11/2007 DESCR AS SEC 5-5-11 PRT SE1/4SW1/4 (0.296 ACRES)

6. Representation in Existing Surveys

Title/Date/Depository of Survey Records: Northwest Side Intensive Survey/1992/Wisconsin Historical Society

7. Description

Condition:

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

Original Owner: Era H. and Harriet Grout Gerard

Original Use: Residential

Architect or Builder: A. E. Ovren

Architectural Style: Queen Anne

Date of Construction: 1886

Indigenous Materials Used: N/A

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

Landmark Nomination Form, City of Stoughton, WI

8. Significance

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

- ☒ Architecture
- ☐ Cultural or Social History
- ☐ Associative Significance

Statement of Significance and Conformance to Designation Criteria

(attach on separate sheets)

9. Major Bibliographical References (attach additional sheets if necessary)

City and State Archives: Wisconsin State Historical Society

Periodicals, pamphlets, and websites: Historic name, date of construction: tax rolls, 1886 Stoughton Courier.
8/9/1895 Stoughton Courier. Northwest side historic district brochure, 2000. Stoughton Courier Hub
5/9/2002

Books:

Other:

10. Form Prepared By

Name/Title:

Organization: Landmarks Commission

Date: February 2019

Street & Number: City Hall

Phone:

City, State, Zip: Stoughton, WI 53589

Email:

11. Commission/Council Actions

Hearing Date: April 11, 2019

Hearing Approved: original: September 7, 2010;
update: April 11, 2019

Council Designated a Landmark (Date):

Landmark Number:

Certified By:

Commission Chairman Name:

Date:

Signature:

Landmark Nomination Form, City of Stoughton, WI

Era H. and Harriet Grout Gerard House

Landmark Nomination Form, City of Stoughton, WI

7. Describe the present and original physical appearance

This two and a half story, Queen Anne style house is located on a large residential parcel, set back and separated from the front sidewalk by an expansive lawn; a driveway to the rear of the house is located along the south edge of the property. A concrete walkway connects the sidewalk to the steps at the front door. The house faces east on a raised foundation, is of frame construction and has wood clapboard siding, wood shingles, and decorative wood trim. A sweeping wrap-around, wood porch extends the entire width of the front façade, and wraps half way around the south side. Where the porch front and side connects, it forms a circular corner which projects from the rest of the porch, resembling a gazebo. Over this curved section there is a broken-pitch roof, the upper portion of which is conical with a definite concave curve and extends to a tall point topped with a ball finial. This porch both exemplifies the Queen Anne style and contributes to the unique character of the house.

The roof form is cross-gabled. The front façade is organized into three bays: the centered, front gabled portion coincides with the main block of the house which projects forward; the first and third bays of the side gabled portions are recessed. The first and second floors are of wood clapboard, above the second floor is a cornice enriched with scalloped trim, and the gabled ends have wood shingles with curved and bracketed bargeboards at the tip of the gable. This variety of wall planes and finishes provides visual interest, another character defining feature of the Queen Anne style. At the first floor, the center bay has a large Queen Anne window centered on the wall, above are two, one-over-one light, double-hung windows, evenly spaced on the wall, and in the third story is a smaller pair of similar wood, one-over-one light, double-hung windows, grouped as a pair. The first bay to the right has the main entrance and a short window placed high on the wall; at the second story is a single window, also double-hung with one-over-one light sash. The third bay to the left is narrow and deeply recessed; at the first floor level there is a secondary door into the house and the wall above has no openings. The open porch has delicately turned posts, a spindlework frieze with short spindles, dentils and brackets, and a lower railing of turned balusters. A wide set of steps ascends from grade to the porch at the main entrance and a second set of steps accesses the porch from the south. A decorative iron rail accents the porch roof and is ornamented with scrollwork. The house used to have similar metal cresting at the peak of the main roof; this cresting was removed at an unknown date.

Era H. and Harriet Grout Gerard House

Landmark Nomination Form, City of Stoughton, WI

8. Significance of Nominated Property & Conformance to Designation Criteria

Summary

The Era H. and Harriet Grout Gerard House is eligible for local landmark designation as an excellent example of the Queen Anne style. As described in the National Register nomination for the Northwest Side Historic District, in which this home is a contributing building: a number of Stoughton's Queen Anne style homes bear the unmistakable stamp of professional design, whether derived from a pattern book or architect-designed. The Gerard House is an example of a classic Queen Anne cottage reflecting a level of sophistication that makes it stand out from its neighbors.

The home was constructed for Era Gerard and his family. Era was born in 1850 and eventually went into the lumber trade. His lumber firm, Gerard and Farrington, moved to Stoughton from Grand Rapids, Michigan. Era and Harriet were married in 1872, and adopted three children; their home was built in 1886. Era was later vice president of Stoughton Light and Fuel. The home remained in the Gerard family for more than 75 years.

Contextual History¹

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 the sawmill,

¹ South School Local Landmark Nomination, Stoughton Landmarks Commission, 2018.

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

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 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

³ Homme, pp. 29-30.

⁴ Ibid., p. 33.

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

⁶ Homme, pp. 44-49.

Landmark Nomination Form, City of Stoughton, WI

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.

Queen Anne Style

The Gerard House is significant in the city of Stoughton as an excellent example of the Queen Anne style. 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

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

display wrap-around porches or verandas. Porches or verandas are 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.

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 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, also coinciding with the abundant availability of wood for house building, and the prevalence of machine cut and scrolled fancy ornamentation. 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. Queen Anne ornamentation is given full play in the wooden elements, especially the porch and gable ends.¹⁰

The Era and Harriet Gerard House incorporates most of the character defining features as described above, making it an excellent example of the Queen Anne style in Stoughton.

Era H. and Harriet Grout Gerard House

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

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



Primary (East) Façade, photograph by Daniel Lenz, current owner.

PUBLIC HEARING NOTICE

The City of Stoughton Landmarks Commission will hold a Public Hearing on Thursday, April 11, 2019 at 6:30 p.m., or as soon after as the matter may be heard, in the City Hall, Hall of Fame Room, Lower Level, 381 E. Main Street, Stoughton, Wisconsin, 53589, to consider designating the building at 515 E. Main Street (100 S. Seventh Street), historically known as the Turner and Atkinson Tobacco Warehouse as a Local Landmark building.

For questions regarding this notice please contact the City Zoning Administrator at 608-646-0421

For Publication March 14, 2019 Hub

STOUGHTON LANDMARKS COMMISSION MEETING MINUTES
June 17, 1993 7:30 p.m. Hall of Fame Room, Stoughton City Hall

Present: Maura Beresky, Sherry Crossley, Alan Hedstrom, and Art Wendt.

The meeting was called to order at 7:35 p.m.

1. PUBLIC HEARING -- Local Designations.

A public hearing was held to discuss the recommendation that the City Council designate two downtown buildings as local landmarks: the present Senior Center, 213 S. Division Street, historical name Our Savior's Lutheran Church; and the tobacco warehouse at c.100 S. Seventh Street, historical name Turner, Dearborn and Atkinson Warehouse. The chairman instructed the people present that the discussion should be limited to the historical and architectural significance of the properties.

a. Tobacco Warehouse, c.100 S. Seventh Street.

Members of the Commission stated that the building represents the importance of tobacco production and the presence of early rail lines to the establishment and growth of the city. Local Designation of this building has been requested by the occupant, who is renovating the building for commercial use.

Appearing to speak in favor of designation of the building:

1. Mr. Don Wahlin, owner of the property. Mr. Wahlin stated that he supports the renovation work now being done and indicated that he is in favor of the designation.

Appearing to speak against:

None.

The secretary of the Commission explained the effects of designation of a building as a local landmark, as follows:

- Landmark designation is considered an honor, a recognition of historically and architecturally significant buildings.
- Designation gives the Landmarks Commission the authority to review and approve or deny permission for alterations to the exterior of the building. This protects the building against alterations that are not in keeping with the style or period of the building.
- The Commission has a 10 month "grace period" to negotiate alternatives to the proposed demolition of a locally designated landmark.

Maura Beresky made the following motion:

"I move to recommend to the Stoughton City Council that the Tobacco Warehouse, c. 100 S. Seventh Street, be designated a local landmark, based on the following criteria as stated in the ordinance 12.135 (4)(a):

1. It exemplifies the cultural and economic history of the City;
5. It is a unique and irreplaceable asset to its neighborhood and the City; and

6. It provides an example of the physical surroundings in which past generations lived."

Second: Art Wendt.

Motion carried on a voice vote, none opposed.

b. Senior Center Building, 213 S. Division Street.

The Commission explained that this building was being considered for landmark designation because it is an important and highly visible part of Stoughton's downtown. The history of the establishment of the congregation and construction of the church building has been documented by consultants Rebecca Sample Bernstein and Richard Bernstein. The research revealed that the building was constructed as a result of "a schism in the First Lutheran Church." The building also represents an architectural style, seen only in churches from a specific period, which is disappearing from the local landscape.

The building is owned by the City of Stoughton.

Appearing to speak in favor of designation of the building:

None.

Appearing to speak against:

1. Mr. Marv Klitzke. Mr. Klitzke stated first that he was not necessarily opposed to the designation, but did have some questions and had come to the hearing looking for information. He was concerned that designation of a (soon-to-be) vacant building would impose restrictions that would prevent proper maintenance and upkeep of the building because of practicalities and cost. Mr. Klitzke occupies an office next door to the Senior Center building.

Sherry Crossley made the following motion:

"I move to recommend to the Stoughton City Council that the Senior Center Building, 213 S. Division Street, be designated a local landmark, based on the following criteria as stated in the ordinance 12.135 (4)(a):

1. It exemplifies the cultural and social history of the City;
3. It embodies the distinguishing characteristics of an architectural type specimen, valuable for study of a period and style;
5. It is a unique and irreplaceable asset to its neighborhood and the City; and
6. It provides an example of the physical surroundings in which past generations lived."

Second: Art Wendt.

Motion carried on a voice vote, none opposed.

Art Wendt made a motion to close the Public Hearing. Maura Beresky seconded the motion. Motion carried on a voice vote.

1a. At this time, Mr. Wahlin indicated that he wanted to bring another item to the Commission's attention. Mr. Wahlin is looking for ideas for the use of a former

Landmark Nomination

1. Name

historic Turner, Dearborn and Atkinson Tobacco Company

and/or common "One of the Tobacco Warehouses."

2. Location

street & number 100 South Seventh Street

city, town Stoughton, Wisconsin

congressional district 2nd

state WISCONSIN

code 055

county

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Donald Wahlin - Stoughton Trailers

street & number 416 Academy Street

city, town Stoughton

vicinity of

state WI

ZIP 53589

5. Location of Legal Description (In County Courthouse)

courthouse, registry of deeds, etc.

street & number

city, town

state Wisconsin

6. Representation in Existing Surveys

title

date federal state county local

depository for survey records

city, town

state

7. Description

Condition

☐ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☐ altered

Check one

☐ original site
☐ moved

date _____

Describe the present and original (if known) physical appearance

Tobacco buyers and manufacturers built large centralized facilities to concentrate a number of small purchases of crops into one large shipment. This representative building is located at the corner of 100 South Seventh Street and the 500 block of East Main Street.

The commercial vernacular building is predominate in the Main Street Transportation District. Italianate styling influences the appearance of these warehouses and other styles are represented in this area. Features such as vertically proportioned windows with sharply defined sills and lintels, and a complex cornice with heavy three dimensional forms or brackets on these buildings are indicative of the Italianate styling of that era.

The building is a rectangular structure with the dimensions of 150' x 64'. The structure has placed load bearing walls which consist of large quarry limerock and the remaining walls above are built with watertown brick masonry.

The load bearing walls, four of which are exterior, and one interior wall that divides the building in half and runs the full length of the building. This wall is called a parapet wall and is solid from the basement all the way to the peak of the roof 46' above grade.

The Italianate style construction has a gabled roof that caps the enormous three floored structure offering 28,800 square feet of floor space. Windows are simple in design, two pane over two pane, and the sash has a crowned top. These windows are found on the first and second floors. Windows in the basement consist of 4' x 5' three pane over three pane windows. The simple in design doors consist of four cargo doors, two of which are at the center of the north and south elevations and two at the east side elevation. There are four single doors in different areas of the building.

8. Significance

(Continue on separate sheets if necessary)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

Builder/Architect

Statement of Significance (Give specific sources for all statements of fact.)

The Main Street Transportation District containing the property located at 100 South Seventh Street is significant under criterion A of the National Register of Historic Places as a representative of a broad transportation history. The district represents the following themes of the Wisconsin Preservation plans:

Agriculture - specialty production tobacco

Commerce - goods and services wholesale

Transportation - early rail lines (arrived 1853).

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UMT References (Optional)

A

Zone Easting Northing

The figure shows three empty bar charts labeled 'Zone', 'Easting', and 'Northing'. Each chart has a horizontal axis with 10 tick marks. The 'Zone' chart has 2 bars of height 1 at positions 1 and 2. The 'Easting' chart has 4 bars of height 1 at positions 1, 3, 5, and 7. The 'Northing' chart has 4 bars of height 1 at positions 1, 3, 5, and 7.

B

The figure shows three bar charts, each representing a different variable: Zone, Easting, and Northing. Each chart has 10 bars, one for each zone. The y-axis for all charts represents the number of individuals, with a scale from 0 to 1000. The 'Zone' chart shows a distribution where the first zone has the highest count (around 800) and the last zone has the lowest (around 100). The 'Easting' chart shows a more uniform distribution, with counts ranging from approximately 200 to 400. The 'Northing' chart shows a distribution where the first zone has the highest count (around 600) and the last zone has the lowest (around 100).

Zone Easting Northing

D

[illegible]

G

H 

Verbal boundary description and justification

11. Form Prepared By

name/title

organization

date

street & number

telephone

city or town

state

12. Municipal Data

Zoning District: _____

Aldermanic District:

Parcel Number: _____

Commission Actions

Hearing Approved: _____

Hearing Date Set:

Landmark Designated (Date): _____ Number: _____

Certified By: _____

Commission Chairman

Date: _____

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 _____

Mike,

Since Main Street Kitchen fixed their roof, we have been having issues after significant snow falls. The melt water now channels down to the back 2nd floor door. This creates a mound of ice on the path and next to door. I did get an estimate from Great Lakes roofing for \$2,500 to repair gutters and place heat tape along gutter system. I have decided not to use a roofing company due to expense. I have a maintenance person who can take care of heat tape placement and light repair of gutters. So now I am estimating @ a \$500.00 cost. This would include tape and time of repair.

Please let me know if you need more info.

Thanks,

Judy Lynch





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 Kristi Panthofer
Applicant Address (full) 201 S. Franklin St, Stoughton WI 53589
Applicant E-Mail Kpanthofer@sbcglobal.net Applicant Phone Number 608 719 7227
Property Owner Name (if different) _____
Address of property _____

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

repair of exterior porch railings and columns, and painting home

Amount of grant request: \$2500⁰⁰ or any amount using custom milled spindles to match. I had extras made the first time around.

Attachments (REQUIRED)

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

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

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 Kristi Panthofer Date 3/11/19
Print Name KRISTI PANTHOFER
Property Owner Signature (if different) _____ Date _____

From: **macsmac** macartisancarpentry@gmail.com
Subject: **MAC Estimate**
Date: March 6, 2019 at 9:38 AM
To: kpanthofer@sbcglobal.net



Kristi, estimate attached. Let me know if you have any questions.

Regards,
Mark

Mark Macaulay
MAC | macaulay artisan carpentry
608 695 0219



ESTIMATE

March 06, 2019
Kristi & Tim
201 S Franklin, Stoughton WI 53589
608-719-7227

Project:
Exterior Wood Repair
Porch Roof

Description

- 1) Replacement of deck rail and stair rail parts with significant wood rot, and repair of those parts and areas where practical. This includes spindles, newel posts, top and bottom rails, columns and "lattice" pieces. Replacement material will be: a) match of existing material (T&B), or b) C&B Better Cedar, or c) a combination of the two materials. Repairs to be handled with actual wood patches and/or a 2-part wood epoxy. Replacement parts and areas of repair will be spot primed.
- 2) Installation of 1/2" fiberboard with .45mm EPDM rubber roofing membrane over 2nd level, front porch deck.

PLEASE NOTE: The following estimate is based on a visual inspection on March 1, 2019, in which snow covered some of the areas needing attention, therefore this should be considered a "minimum" estimate, and is not a firm "bid" for all repair. Any additional work not specified above will be billed time and material, at \$0.00/hr.

Client will provide 34+ replacement spindles. Custom-milled spindles, if necessary, will be additional.

1) Deck/Stair Railings & Columns

Time & Material Estimate	1,600.00
--------------------------	----------

2) EPDM Roof

Material	500.00
Labor	600.00
Estimate	2,700.00

Thank you!

WINGER PAINTING
6860 SPRINGTON DR
WI 53562

Estimate

Date	Estimate #
3/9/2019	169

Name / Address
KRISTI PANTHOFFER 201 S FRANKLIN ST STOUGHTON WI 53589

			Project
Description	Qty	Rate	Total
PRESSURE WASH - REMOVE DIRT,MOLD AND MILDEW, LOOSE AND PEELING PAINT USING PRESSURE WASHER AND CLEANING SOLVENT IF NEEDED	12	50.00	600.00
SOFFIT AND FASCIA - SCRAPE LOOSE AND PEELING PAINT, APPLY *ONE* COAT PRIMER TO BARE WOOD AREAS, APPLY *ONE* COAT SHERWIN WILLIAMS SUPER PAINT	40	50.00	2,000.00
SIDING - SCRAPE LOOSE AND PEELING PAINT, APPLY *ONE* COAT PRIMER TO BARE WOOD AREAS, APPLY *ONE* COAT SHERWIN WILLIAMS SUPER PAINT	110	50.00	5,500.00
WINDOW, DOOR CASING AND TRIM - SCRAPE LOOSE AND PEELING PAINT, APPLY *ONE* COAT PRIMER, APPLY *ONE* COAT SHERWIN WILLIAMS SUPER PAINT	40	50.00	2,000.00
PORCH CEILINGS AND FLOORS - SCRAPE LOOSE AND PEELING PAINT, APPLY *ONE* COAT PRIMER TO BARE WOOD AREAS, APPLY *ONE* COAT SHERWIN WILLIAMS SUPER PAINT	10	50.00	500.00
PORCH PILLARS AND RAILINGS - SCRAPE LOOSE AND PEELING PAINT, APPLY *ONE* COAT PRIMER TO BARE WOOD AREAS, APPLY *ONE* COAT SHERWIN WILLIAMS SUPER PAINT	16	50.00	800.00
LIFT RENTAL - 1 WEEK RENTAL AND DELIVERY BOTH WAYS		2,500.00	2,500.00
MATERIALS - SHERWIN WILLIAMS EXTERIOR SUPER PAINT AND PRIMER IN ONE FLAT	36	52.00	1,872.00
SHERWIN WILLIAMS PORCH N FLOOR ENAMEL	4	55.00	220.00
MATERIALS - TAPE, PLASTIC, ROLLER COVERS AND CAULK		75.00	75.00
GARAGE - GARAGE IS INCLUDED IN THIS PRICE TOTAL			
CAULKING - ALL AREAS WILL BE CAULKED AS NEEDED AND IS INCLUDED IN THE PRICE,NOT TO EXCEED TWO CASES. THERE WILL BE AN EXTRA CHARGE AFTER 2 CASES BUT WILL BE DISCUSSED WITH CLIENT BEFORE PURCHASING		0.00	0.00
		Total	

E-mail
twing11567@yahoo.com

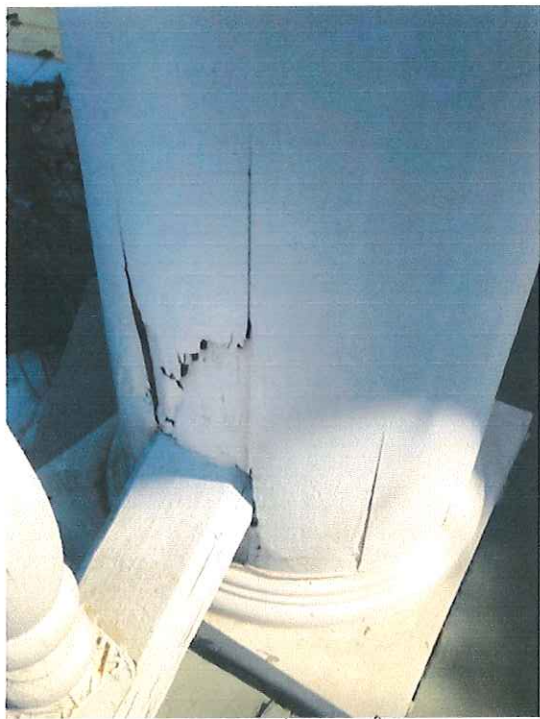
Estimate

Name / Address
KRISTI PANTHOFFER 201 S FRANKLIN ST STOUGHTON WI 53589

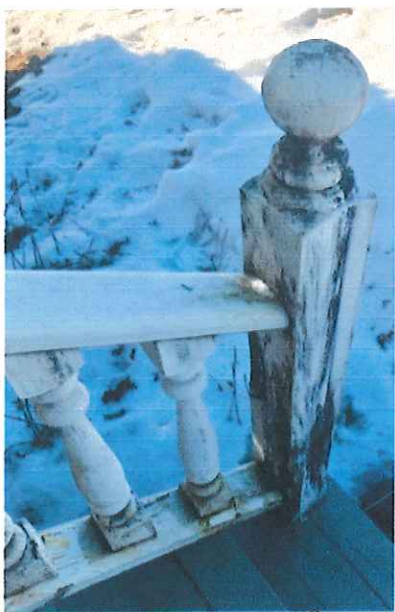
E-mail
twing11567@yahoo.com



First column



second column



right railing



3rd column



left railing

PorCH on Franklin St



left rail



left rail



right rail

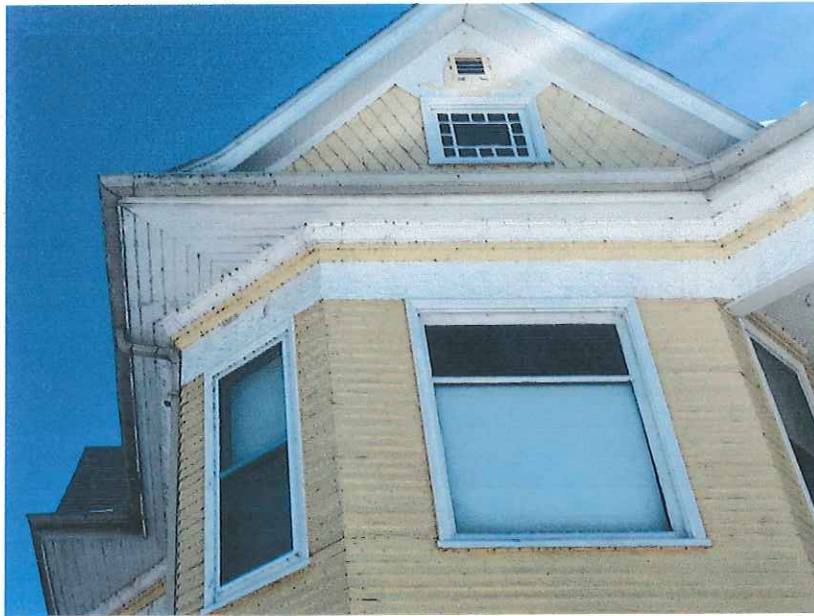


left rail



Lattice rotted

PorCH on Park St



House needs
painting !!

