

## **SECOND AMENDED - OFFICIAL NOTICE AND AGENDA**

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, June 12, 2014, at 7:00 pm** in the **Hall of Fame Room, Lower Level, City Hall, 381 E. Main Street, Stoughton, WI.**

### **AGENDA:**

1. Call to order.
2. Consider approval of the Landmarks Commission meeting minutes of May 8, 2014
3. Certificate of Appropriateness request by Ben and Emily Thompson, 620 S. Prairie Street to reproduce a previously existing railing.
4. Certificate of Appropriateness request by the Stoughton Village Players, 255 E. Main Street to repair brick and concrete on the front façade and repair of roof membrane.
5. Discuss Budgeting for Outcomes Offer
6. Historic Preservation Award
7. Commission Reports.
8. Future agenda items.
9. Adjournment.

6/6/14mps

### **COMMISSIONERS:**

Peggy Veregin, Chair  
Alan Hedstrom, Vice-Chair  
Andrea Rainka, Secretary

Michael Engelberger (Council Rep)  
Connie Kraus

Kathleen Kelly  
Anna Stracener

### **EMAIL NOTICES:**

Art Wendt  
Council Members  
DErickson@madison.com

Receptionist  
Matt Dregne, City Attorney  
Ben & Emily Thompson

Stoughton Hub  
Leadership Team  
Jerry Lapidakis

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

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

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

## **Landmarks Commission Meeting Minutes**

**Thursday, May 8, 2014 – 7:00 p.m.**

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

**Members Present:** Alan Hedstrom, Chair; Peggy Veregin, Vice-Chair; Connie Kraus; Anna Stracener; Andrea Rainka; Kathleen Kelly and Michael Engelberger

**Absent and Excused:**

**Staff:** Zoning Administrator, Michael Stacey

**Guests:** David Kneebone

1. **Call to order.** Alan Hedstrom, Chair called the meeting to order at 7:02 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of April 10, 2014.**  
Motion by **Peggy** to approve the April 10, 2014 minutes as presented, 2<sup>nd</sup> by **Connie**.  
Motion carried 7 – 0.

3. **Elect Chair, Vice-Chair and Secretary.**

Motion by **Connie** to nominate Peggy as Chair, 2<sup>nd</sup> by **Michael E.**

Motion by **Connie** to nominate Alan as Vice-Chair, 2<sup>nd</sup> by **Michael E.**

Motion by **Connie** to nominate Andrea as Secretary, 2<sup>nd</sup> by **Michael E.**  
Motions carried by acclamation.

4. **Discuss visiting Cedarburg and meeting with their Landmarks Commission.**  
Connie explained her interest in Cedarburg's website related to outreach. The group discussed a potential trip to visit Cedarburg and/or meet with Cedarburg's Landmarks Commission. Connie plans to call Cedarburg's Landmark Chair to gain information and report back to the commission.
5. **Historic Preservation Award.**  
Peggy has sent a letter to Art Wendt to let him know of the award, and will call him to discuss what dates he is available for a presentation at a Common Council meeting. Alan drafted a summary of some of Art's accomplishments. This is a service award; the intent is to name the award "The Art Wendt Historic Preservation Service Award" for future individual award designees.
6. **Commission Reports.**  
Anna and Connie will be changing the Linderud display at the Library on Saturday May 10<sup>th</sup> in preparation for the Syttende Mai celebration. Kathleen will pursue having a "sandwich board" sign made. The sign will advertise the Linderud exhibit and be placed on the sidewalk at the Library during Syttende Mai.

The group discussed Budgeting for Outcomes offer submittal for the Landmarks Commission. There was a discussion regarding the value of historic preservation as it relates to economic development. Commission members were asked to bring back ideas for the offer submittal at the next meeting.

**7. Discuss Project and Grants.**

None discussed

**8. Future agenda items.**

None discussed

**9. Adjournment.** Motion by Alan to adjourn at 8:00 pm, 2<sup>nd</sup> by Anna. Motion carried 7 – 0.

## City of Stoughton Certificate of Appropriateness

### Definition and Procedure

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

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

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

## Certificate of Appropriateness Application Instructions

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

### 1. Name of Property

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

### 2. Name and Mailing Address of Property Owner

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

### 3. Attachments

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

### 4. Description of Proposed Project

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

### 5. Signature of Applicant

All applications must be signed and dated.

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

## City of Stoughton Certificate of Appropriateness

### Application Form

1. Name of Property: Martin House

Address of Property: 620 S. Prairie St.

Name of historic district in which property is located: Southwest Side

2. Owner & Applicant Information

Owner Name: Ben & Emily Thompson

Street Address: 620 S. Prairie St.

City: Stoughton State: WI Zip: 53589

Daytime Phone, including Area Code: 608-886-0382

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: Benjamin Thompson Date: 5/29/14

Printed: Benjamin P. Thompson

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

## Description of Proposed Project

(attach additional sheets as necessary)

Architectural Feature: Upper porch railing

Approximate date of feature: Unknown

Describe existing feature: missing

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

Reproduce previously existing railing (See Images 1 & 2). ~~The~~ Proposed railing will reproduce previously existing railing using removed railing (Images 6 & 7) found behind garage <sup>as pattern,</sup> using cedar & pine. Flooring boards will be added to protect roof (see elevation sketch).

Photograph No. 1-7 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. \_\_\_\_\_

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

Date of Application 5/30/2014

Applicant Name Ben & Emily Thompson Phone 608-886-0382

Owners Name (if different than applicant) - Phone -

Subject Property Address 620 S. Prairie St.

Permit for Porch railing construction

Proposed use(s)

Project area for new structures and additions (sq. ft.) 135

Estimated building construction cost including labor \$2200

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. thompsoeben@gmail.com

Permit fee

**Contractor Information:**

Construction Gil Herman Phone# 608-873-6518 Lic# N/A

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.





Image 1 (2011, with upper porch railing)

Source: Google Streetview



Image 2 (2007 – with upper porch railing)

Source: Google Streetview



Image 3 (2014 – existing, with no upper porch railing)



Image 4 (2014 - existing with no upper porch railing)





Image 5 (2014 – existing upper porch area, no railing)



Image 6 (2014 - previous railing to be replicated; removed from upper porch (currently behind garage)).

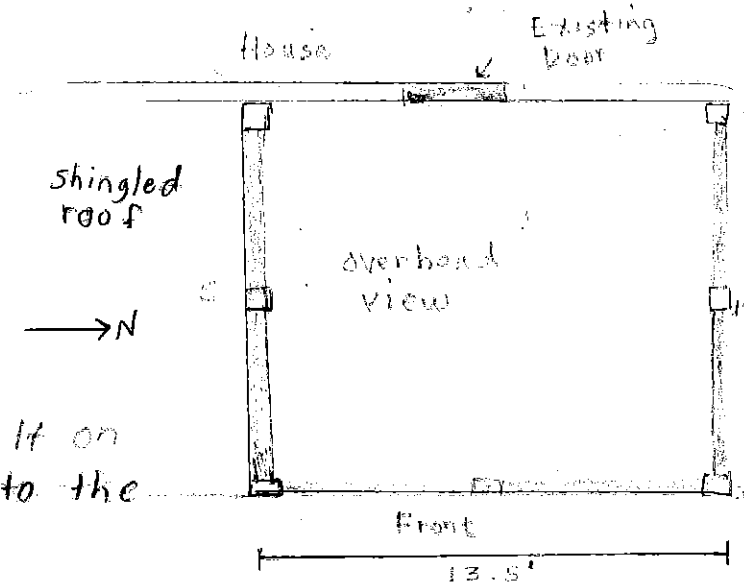


Image 7 ( 2014 - Detail of previous railing to be replicated; removed from upper porch)

620 S. Prairie St. Stoughton

Ben + Emily Thompson

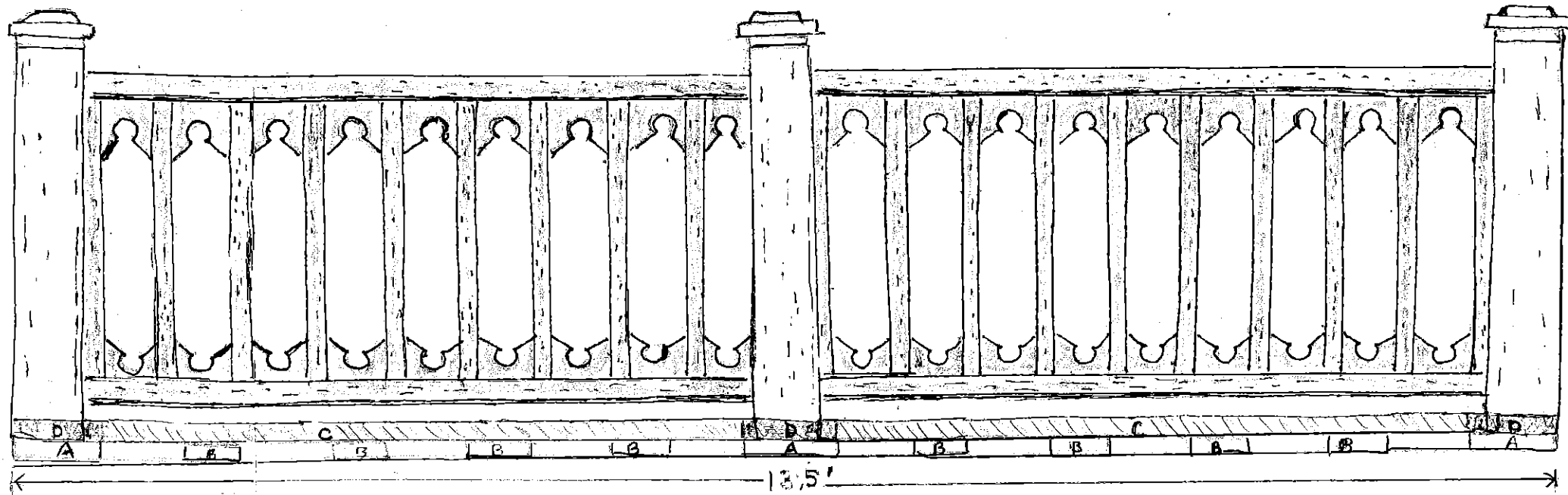
Drawing 1



Front

View of second story deck and rail system proposal built on existing Rubber Floor. Not shown are two side rails that connect to the system and house.

front



Height Top Rail 36"

Height Column 42"

2x8 AC<sup>2</sup> sleepers 10' - A

2x4 AC<sup>2</sup> sleepers 10' - B

Deck Board Flooring - 21 5/8" x 6" x 12' Lengths - C

Posts attached to 2x8 AC<sup>2</sup> sleepers with 1/2" bolts - D

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## PROPERTY RECORD

## 620 S PRAIRIE ST

## Architecture and History Inventory

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## NAMES

Historic Name: **Jennie B. and John A. Martin House**Other Name: **Tom Reinders House**Contributing: **Yes**Reference Number: **5950**

## PROPERTY LOCATION

Location (Address): **620 S PRAIRIE ST**County: **Dane**City: **Stoughton**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

## PROPERTY FEATURES

Year Built: **1903**

Additions:

Survey Date: **1992**Historic Use: **house**Architectural Style: **Queen Anne**Property Type: **Building**

Structural System:

Wall Material: **Clapboard**Architect: **John J. Holmstad (Holmstead)**

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

## DESIGNATIONS

National/State Register Listing Name: **Southwest Side Historic District**National Register Listing Date: **1997-12-22**

State Register Listing Date:

National Register Multiple Property Name:

## RESOURCE DESCRIPTIONS

[About the National Register and State Register of Historic Places](#)

All Wisconsin National Register of Historic Places listings are searchable on our website.

[About Our Wisconsin Architecture and History Inventory \(AHI\)](#)

Contains digital records on more than 133,000 historic buildings, structures and objects throughout Wisconsin.

## RELATED ARTICLES

[Is Your Property Eligible for the National Register or State Register of Historic Places?](#)

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

[Search Tips for Finding Historic Properties](#)

Tips on finding records for urban, rural and unusual properties

**NOTES** ▸

**Additional Information:** Martin was born in Vergennes, Vermont on 10/27/1833. He settled on Wheeler Prairie in 1856. On 8/15/1862 he enlisted in Madison and served during the Civil War with Company A of the 23rd Wisconsin Volunteers. On 4/14/1863, he was sick in the hospital at Milliken Bend, Louisiana. He was transferred to the Invalid Corps. After the war he was a farmer before retiring to this house. He was a member of the Grand Army of the Republic, Kegonsa Lodge #73, and the Old Settlers Club of Wheeler Prairie. He died on 9/17/1904 after suffering from senile dementia for two years. He's buried at Riverside Cemetery in Stoughton. His widow, Jennie, was born in April, 1846, and they had at least two sons and a daughter. At the time of John's death, his son T.W. lived in Madison, WI and the other, J.M., lived in Chicago, IL. The daughter, Alma, was born in July, 1885. John's son-in-law, R.W. Kelly lived in Milton Junction, WI.

Alvin and Hilma Gjertson lived here for many years. Alvin was on the city council in the 1950s and 60s.

**Bibliographic References:** Southwest Side Historic District brochure, 1999.

**RECORD LOCATION** ▸

**Wisconsin Architecture and History Inventory, Division of Historic Preservation-Public History, Wisconsin Historical Society, Madison, Wisconsin**

**Have Questions?**

If you didn't find the record you were looking for or have other questions about historic preservation, please email us and we can help:

[joe.derosoe@wisconsinhistory.org](mailto:joe.derosoe@wisconsinhistory.org)

If you have an update, correction or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

**How to Cite**

For the purposes of a bibliography entry or footnote, follow this model:

**Wisconsin Architecture and History Inventory Citation**

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".

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Museums and Historic Sites  
Historic Preservation-  
Public History  
Administrative Services

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Wisconsin Historical Images  
Office of School Services  
Wisconsin Historical  
Society Press  
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Stoughton

#5950

620 S. Prairie St.











# City of Stoughton Certificate of Appropriateness

## Application Form

1. Name of Property: Old Badger Theater

Address of Property: 255 E. Main St.

Name of historic district in which property is located: \_\_\_\_\_

### 2. Owner & Applicant Information

Owner Name: Stoughton Village Players

Street Address: 255 E. Main Street

City: Stoughton State: WI Zip: 53589

Daytime Phone, including Area Code: NA

Applicant (if different from owner): Jerry Lapidakis  
SVP Board Member

Applicant's Daytime Phone, including Area Code: 608-873-5700

### 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: Jerry Lapidakis Date: 6/5/14

Printed: Jerry Lapidakis

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

jlapidakis@gmail.com

## Description of Proposed Project

(attach additional sheets as necessary)

Architectural Feature: Exterior face of building

Approximate date of feature: 1921

Describe existing feature: Brick and concrete front of building.

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

Repair brick and concrete exterior. Remove and repair defective concrete and loose and hollow concrete. Apply special mortar, epoxy and water sealants.

Photograph No. 3 Drawing No. \_\_\_\_\_

Architectural Feature: Roof

Approximate date of feature: Repaired several times in '90s

Describe existing feature: Flat membrane

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

Replace & repair flat roofing

Photograph No. \_\_\_\_\_ Drawing No. \_\_\_\_\_



September 13 2013

Village Players Theater  
255 E. Main St.  
Stoughton WI 53589

Attn: Mr. Jerry Lapidakis

RE: Exterior Masonry Repair

As we disused we are pleased to submit a proposal to complete the following exterior repairs on your building located at 255 E. Main Street Stoughton WI , including labor, materials, equipment and insurance for the sum of FIFTEEN THOUSAND NINE HUNDRED AND TEN DOLLARS (\$15,910.00).

**CONCRETE REPAIR:**

1. All defective concrete shall be removed. Each cavity formed shall be closely scrutinized to make sure that all loose or hollow concrete is removed. All surface contamination will be eliminated and all exposed reinforcements will be cleaned with electrical wire brush or needled. All exposed reinforcements will be covered with epoxy. Saw Cut edges with a diamond blade at a 90-degree angle to eliminate feather edging. Repair area must be minimum of ½" deep. Coat the existing surface with a slurry coat. Then applied Conproco Matrix repair mortar to manufactures specifications. Matrix is a field tint able product to match existing concrete.
2. Concrete repair will be performed on concrete capstone, concrete cornice, and concrete detail skyward above window heads.
3. On the topside of all three concrete details a metal cap will be installed and come done the face of the stone to approximately 1". Metal will match the concrete as closely as possible to eliminate any alteration to historic building. The metal will prevent and moisture from penetrating the stone on the sky ward side.
4. After patchwork is completed apply colorless breathable water repellent to all surfaces of the concrete caps and rail area. The solution will be applied using airless spray equipment in a volume that will satisfy the porosity of the surface. Replants will help keep out the moisture to prevent freeze thaw cycles and thus further damageing the concrete repair area.

**TUCK-POINTING:**

1. Carefully inspect all exterior masonry for defective mortar joints. "Defective" meaning badly broke, deteriorated, eroded, separated and or open holes. Joints shall be cut out with a power-driven grinder and diamond blade a minimum depth of ¾" or more as conditions require. Care will be taken not to widen joints. Flush with water and tuck-point joint solid. Tool joints to match existing mortar as closely as possible.

Provider barriers to prevent unauthorized entry to construction areas to allow the owner use of site, and protect existing facilities and adjacent properties from damage from construction operations & demolition.

Work will be accessed with boom truck and or areal lift.

We are currently booked out for the season and won't be able to performed the work scoped above till next year. This number for the work scoped above will be good for the spring of 2014.

The owner shall supply the use of water and electricity.

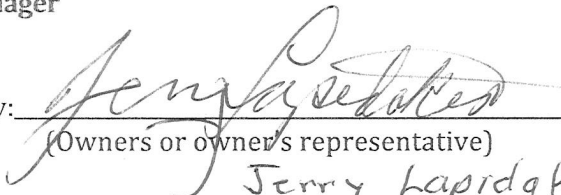
We guarantee this work for a period of one year against any defect in labor and materials.

Very Truly Yours,



Daniel R Forler  
Project Manager

Accepted By: \_\_\_\_\_



(Owners or owner's representative)

Date: \_\_\_\_\_

11/3/2013

Jerry Lapidakis  
Project Coordinator



