

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, June 13, 2019 at 6:30 pm** in the **Hall of Fame Room, Lower Level, Opera House, 381 E. Main Street**, Stoughton, Wisconsin, 53589.

AGENDA:

1. Call to order.
2. Public Comment (each speaker allowed 3 minutes)
3. Consider approval of the Landmarks Commission meeting minutes of May 9, 2019.
Communications/Updates
4. Update: Linderud photo collection. (Todd)
5. Update: Community outreach. (Kristi and Kim)
6. Report: Commission assistance and mentoring (CAMP) event. (Todd and Michael)
Discussion/Potential Action
7. Mini-grant: Approval of completed work: 327 E Washington St.
8. Power Plant Building (Peggy)
9. Commission reports/calendar.
10. Future agenda items.
 - a. Local downtown district planning.
 - b. Update: RDA subcommittee.
 - c. Update: 1892 High School
 - d. Update: 2018 and 2019 local landmark mini-grants
 - e. Discuss 2019 Art Wendt Historic Preservation Service Award
11. Adjournment.

6/4/19mps

COMMISSIONERS:

Peggy Veregin
Alan Hedstrom
Kristi Panthofer

Jean Ligocki (Council Rep)
Greg Pigarelli

Kimberly Cook
Todd Hubing

EMAIL NOTICES:

Art Wendt
Council Members
Receptionists

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

Stoughton Hub
Leadership Team
Joe DeRose

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

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

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

Landmarks Commission Meeting Minutes

Thursday May 9, 2019 – 6:30 pm

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

Members Present: Peggy Veregin, Chair; Kimberly Cook; and Todd Hubing – (departing @7:00 pm); Kristi Panthofer; Greg Pigarelli, Secretary and Jean Ligoeki

Absent: Alan Hedstrom

Staff: None

Guests: None

1. **Call to order.** Veregin called the meeting to order at 6:30 pm.
2. **Public Comment.** No one registered to speak.
3. **Elect Chair.** Hubing nominated Veregin as Chair.
There were no other nominations. The nomination was approved unanimously.
4. **Elect Vice-Chair.** Veregin nominated Hedstrom as Vice-Chair.
There were no other nominations. The nomination was approved unanimously.
5. **Elect Secretary.** Cook nominated Pigarelli as Secretary.
There were no other nominations. The nomination was approved unanimously.
6. **Consider approval of the Landmarks Commission meeting minutes of April 11, 2019.**
Motion by Hubing to approve the minutes as presented, 2nd by Panthofer. Motion carried 6 – 0.
7. **Update: Linderud photo collection.** Hubing thanked Panthofer for linking Landmarks Facebook page to the HistoricStoughton.org website. There have been a few newly registered members, no comments to photos as yet but the site has had up to two visitors per day.

A possible outreach “roadshow” presentation at the Stoughton Senior Center and VFW to create discussion and identification of photos on the website is recommended for a future meeting.
8. **Update: Discuss local downtown district planning.** Veregin stated work on the downtown district is moving forward to identify RFP nomination writers/planners.

Hubing left at 7:00 pm.
9. **Update: Community outreach.** Panthofer stated pictures of the 2018 Preservation Award to the Village Players Theater at the City Council meeting have received the most positive post/likes on Facebook.

Discuss possible meet and greet for Syttende Mai @ EMC?

Earth Day booth wrap-up.

Create sub-committee for community events. Sub-committee to consist of:

Panthofer – event lists

Cook – application submissions for event participation

10. Update: Commission assistance and mentoring program (CAMP). Deferred to next meeting.

11. Update: RDA subcommittee. Did not meet – no updates.

12. Review applications for the 2019 mini-grant program.

Panthofer departed meeting at 7:27 pm (conflict of interest)

At the April meeting, the Commission requested more information before being able to make a decision about two of the grant applications. After review of the additional information provided, two applicants were approved for the matching grant.

201 S. Franklin St. was approved for \$3,500 for house painting. Further research of contractor methods will be required before approving porch column repair.

529 E. Main St. was approved for \$1,500 for repair of depot soffit, fascia and eave brackets.

13. Consider hosting the food tent at Gazebo Musik on Thursday June 27th and/or Thursday, August 15th. All dates/slots have been filled

14. Commission reports/calendar. Nothing discussed.

15. Future agenda items.

- a. Discuss 2019 Art Wendt Historic Preservation Service Award.
- b. Update: Power Plant Building.
- c. Update: 1892 High School.
- d. Update: 2017 and 2018 local landmark mini-grants.

16. Adjournment. Motion by **Ligocki** to adjourn at 8:04 pm, 2nd by **Pigarelli**. Motion carried 4 - 0.

Respectfully Submitted,

Gregory Pigarelli

Stoughton Landmarks Mini Grant Application – 2017

Deadline for submittal is June 5, 2017

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.

We will award up to \$4,000 in matching cash grants to one or more projects.

Name of Applicant Eric Francksen

Contact Address (full) 327 E. Washington St. Stoughton, WI 53589

Contact E-Mail Ericfrancksen@gmail.com Contact Phone Number 608-322-6841

Landowner Name (if different) _____

Address of property 327 E. Washington St. Stoughton, WI 53589

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

Foundation Repair

Amount of grant request: \$1,250.00

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 a year of grant notification. 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. Copies of the Standards are available on the National Park Service website at: <http://www.nps.gov/history/hps/tps/standguide/index.htm>

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 EF Date 6-1-2017

Print Name Eric Francksen

Landowner Signature (if different) — Date _____

Mail completed form to: Michael Stacey, Zoning Administrator
City Hall, 381 E. Main Street, Stoughton, WI 53589

Stoughton Landmarks Mini Grant Application

The Dragon House

Additional Material

Statement of Significance

The Iverson-Johnson House, also known as The Dragon House, is a Queen Anne historic Victorian home build by Dr. Michael Iverson. Dr. Iverson, a Norwegian immigrant to Stoughton, WI built the home in 1898 and operated his medical practice out of the home for ten years until he founded the Stoughton Hospital. The patient's entrance and doctor's office are still an integral part of the home.

The house earned its nickname, The Dragon House, because of the four distinctive wooden dragons seen along a number of the houses' peaks (original to the house). Due to the proud Norwegian heritage of Stoughton, many visitors enjoy walking past The Dragon House and pointing out the Viking-styled dragon silhouettes high in the sky.

The unique history and architectural detail of the Iverson-Johnson House makes it stand apart in a town full of beautiful period homes. It is our privilege to own and maintain a piece of Wisconsin history. It is our hope that the work we continually do to preserve it means that it will be around for generations to come.

Description of Work

Over the past few years, we have put a considerable amount of effort into repairing and restoring the outside of the house. One critical project which still needs to be done is the repair of the houses foundation. The mason's estimate to repair it in the original style of the home came to \$1,250.00. If awarded this grant, this is what the money would be used for. Please find the attached estimate.



Dane County Chimney
Service & Masonry

Eric Francksen
327 E Wash
Stoughton WI
(608)332-6841
05/18/16

P.O. Box 6035
Monona , WI
53716-0035
www.danecountychimney.com
sales@danecountychimney.com

Proposal For Preservation Of Historical Stone Foundation

- Remove approximately 43 lineal feet of deteriorated mortar joints in exterior foundation
- Removal will be done with hammer and chisel in a historical fashion
- Will analyze heart mortar to replicate original mortar
- Clean,prep and repoint joints, finishing to match original application

Price

\$1250.00

Dane County Chimney Service & Masonry will cover all debris removal and site clean-up as related to this proposal . This proposal presumes water & electricity to be furnished on site at the time of construction. This proposal does not include anything not specifically stated herein . This proposal covers only those items included above, any change in the intended scope of work outlined here or any additional items will be handled as a change and may result in additional cost.



Dane County Chimney
Service & Masonry

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications.

Any Changes to this form without prior approval will render this contract null and void.

PAYMENT TO BE MADE AS FOLLOWS: 1) 50% REQUIRED WITH SIGNED CONTRACT. 2) 50% DUE UPON COMPLETION OF JOB. CASH/CHECK/ CREDIT ACCEPTED

All materials are guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices . Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate . All agreements contingent upon strikes, accidents, or delays beyond our control. Note : This proposal may be withdrawn by us if not accepted within 20 days .

P.O. Box 6035

Monona , WI

53716-0035

www.danecountychimney.com

sales@danecountychimney.com

Company Authorization _____

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and hereby accepted . You are authorized to do the work as specified.

Signature : _____

Date: _____

Current Pictures of the Home







Dane County Chimney Service & Masonry LLC

Invoice

N1810 County Road F
Montello WI 53949

608-238-7668

Bill To:

Eric Francksen
327 E Washington
Stoughton WI 53589

Date	Invoice No.	P.O. Number	Terms
04/24/19	975		Due on receipt

Item	Description	Quantity	Rate	Amount
Masonry	Remove approximately 43 lineal feet of deteriorated mortar joints in exterior foundation Removal will be done with hammer and chisel in a historical fashion Will analyze heart mortar to replicate original mortar Clean, prep and repoint joints, finishing to match original application		1,770.00	1,770.00
Down Payment			-885.00	-885.00
Thank you for choosing Dane County Chimney Service & Masonry LLC			Total	\$885.00

SEPTEMBER 12, 1989 (CONTINUED)

question at the next Council meeting. Mayor Pfundheller referred the request to the City Attorney.

*landmarks
Designation -
historical
sites*

Moved by Fortney, seconded by Ore, that the following list of properties be given local designation as historical sites pursuant to Section 12.135 of local ordinances, and minutes to be recorded with the Register of Deeds. Carried unanimously by acclamation.

1. The Silberschmidt Building - 188-194 West Main Street, 221 Water Street, owned by Dr. K. R. Silberschmidt. Legal description: Original Plat, Block 21, W 22 FT Lot 5 except N 12 FT thf & subj to party wall agrmt descr in M19/160.

2. Welsh's Glass Company - 160 East Main Street, owned by Dale Otradovec. Legal description: Original Plat, Prt Lot 7, W 22 FT of E 44 FT thf, Block 28.

3. The Yarn Nook (brick building) - 180 East Main Street, owned by Frances G. Nelson. Legal description: Original Plat, S 126 FT of W 22 FT of E 44 FT of Lot 8, Block 28.

4. Power House - 601 South Fourth Street, owned by the City of Stoughton, leased by Peter Burno. Legal description: Original Plat, West 75 FT of Lot 15, West 75 FT of the first 3 FT of adjoining Lot 14, Block 35.

*Set Public
Hearing -
rezoned -
Quale
property*

Mayor Pfundheller set September 26, 1989, as the date to hold a Public Hearing to consider the rezoning of Bart Quale property on Lincoln Avenue.

The following resolution was presented by Alderman Friedman:

RESOLUTION 23 -89

*Resolution -
exempt,
County
Library
Tax*

WHEREAS, the Dane County Library Board has established a county library and levies a county library tax as authorized under Section 43.57(3) of the Wisconsin Statutes, and

WHEREAS, Section 43.64(2) of the Wisconsin Statutes provides that a village or city which appropriates and expends for a library fund as defined by SS. 43.52(1) during the year for which the county tax levy is made, a sum at least equal to the municipality's share of the sum levied by the county board for public library service in the prior year, may apply for exemption from this tax, and

WHEREAS, the City of Stoughton does levy a library tax in excess of that levied by Dane County.

NOW, THEREFORE, BE IT RESOLVED, that the City of Stoughton hereby requests the Dane County Board that the City of Stoughton be exempted from the payment of any tax for the support of the County Library Service as provided in Section 43.64(2) inasmuch as it does levy a tax for its library fund in excess of that levied by the County of Dane.

BE IT FURTHER RESOLVED, that confirmed copies of this resolution be forwarded by the City Clerk to the following:

DIRECTOR
Dane County Library Service
201 W. Mifflin Street
Madison, WI 53703

County Controller
Room 426, City-County Building
210 Martin Luther King Blvd.
Madison, WI 53709

Moved by Friedman, seconded by Donnelly, to suspend the

2167680

RECORDER'S OFFICE
DANE COUNTY, WI.
JANE L. LINT
REGISTER OF DEEDS
RECORDED ON

OCT 18 11 37 AM '89

Return to:
City of Stoughton
City Hall
381 East Main Street
Stoughton, Wisconsin 53589

DESIGNATED LANDMARKS

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Notice is hereby recorded with the Dane County Register of Deeds, that pursuant to Section 12.135 of the City of Stoughton General Ordinances, a Landmarks Commission has been established in the City of Stoughton, Wisconsin; and pursuant to Section 12.135 of the Stoughton General Ordinances, the above Commission on the 12th day of September, 1989, has designated the following Landmarks, within the City of Stoughton, Wisconsin:

1. Present Name of Building:

The Silberschmidt Building

Street Address:

188-194 West Main Street, 221 Water Street

Present owner of record:

Dr. K. R. Silberschmidt
P.O. Box 342, Stoughton, Wisconsin 53589

Legal description:

Original Plat, Block 21, W 22 FT Lot 5 except N 12 FT thf & subj to party wall agrmt descr in M19/160.

Tax Parcel Number:

0511-082-1565-5

2. Present Name of Building:

Welsh's Glass Company

Street Address:

160 East Main Street

Present Owner of Record:

Dale Otradovec
5722 Tudor Drive, Madison, Wisconsin 53711

85

Legal description:

Original Plat, Prt Lot 7, W 22 FT of E 44 FT thf, Block 28.

Tax Parcel Number:

0511-081-2332-5

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3. Present Name of Building:

The Yarn Nook (brick building)

Street Address:

180 East Main Street

Present Owner of Record

Frances G. Nelson

Legal description:

Original Plat, S 126 FT of W 22 FT of E 44 FT of Lot 8, Block 28.

Tax Parcel Number:

0511-081-2353-0

4. Present Name of Building:

Power House

Street Address:

601 South Fourth Street

Present Owner of Record

City of Stoughton, leased by Peter Burno.

Legal description:

Original Plat, West 75 FT of Lot 15, West 75 FT of the first 3 FT of adjoining Lot 14, Block 35.

Tax Parcel Number:

0511-081-4444-6

Furthermore, the above-described land shall be subject to all of the following restrictions as set forth in Section 12.135(6)(7) of the City of Stoughton General Ordinances, to-wit:

1. No person shall alter, reconstruct or permit any alteration or reconstruction of any landmark or landmark site unless the Landmarks Commission of the City of Stoughton has approved such work and unless so approved, the Building Inspector shall not issue a building permit for such work.

2. That all permits for the demolition of all or part of said Landmarks building shall be submitted to the Landmarks Commission of the City of Stoughton, Wisconsin, for approval.

CITY OF STOUGHTON

BY:

Helen J. Johnson
Helen J. Johnson, City Clerk

STATE OF WISCONSIN)

) SS

COUNTY OF DANE)

On this 5th day of October, 1989, before me, Lois J. Benson the undersigned officer, personally appeared, Helen J. Johnson, City Clerk, of the City of Stoughton, Wisconsin, known to me to be the person who executed the foregoing instrument and acknowledged that she executed the same in her capacity as City Clerk for the City of Stoughton, Wisconsin, and for the purpose therein contained.

IN WITNESS THEREOF, I hereunto set my hand and official

Lois J. Benson
Notary Public
State of Wisconsin
My Commission: 1/21/90

To:
Strand Associates, Inc.
Engineers

DETERMINATION OF ELIGIBILITY - STOUGHTON POWER PLANT NO. 1

Submitted by:
John N. Vogel
Consulting Historian
18 August 1988

Summary

Documentation for Determination of Eligibility for:

Project I.D. 5998-02-15
4th Street Bridge Replacement
City of Stoughton, Dane County
Stoughton City Power Plant No. 1

Name: Stoughton City Power Plant No. 1

Location: 601 S. 4th Street
Stoughton, WI

West 75' of Lot 15, West 75' of the
first 3 feet of adjoining Lot 14, Block
35, Original Plat, City of Stoughton,
County of Dane.

UTM Reference: 16/318990/4753410

Date of Construction: 1906

Present Owner: Wisconsin Edison Co./Peter Burno

Present Use: Hydro-electric power generation

Significance: Stoughton City Power Plant No. 1 is
eligible for the National Register for
its local significance under Criterion
A. As the earliest remaining component
of Stoughton's municipally owned utility
system, and the only component located
within the city limits, it best embodies
the effort that the community made to
provide its citizens with electricity at
the turn of the century, and with that
the dramatic enhancement in the quality
of life that electrical service brought.

Historian: John N. Vogel

Comments: Because of the proposed area of impact
for this bridge replacement project, a
DOE was required only for the power

plant itself. Associated with the plant's technological operation are a dam, a head race, and a tail race. The dam is 200' feet away from the project area and will not be affected. The head race, however, is one body of water that the new bridge will be spanning.

Thought to be originally constructed of fieldstone, an argument could have been made for the significance of the head race as a component of the historic landscape. But when Mr. Burno bought Plant No. 1, he reinforced the head race walls by covering them with a type of spray concrete. As such the integrity of the head race has been compromised to the point that it has lost any of the historical or architectural significance that it may have had.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only archival paper (20 pound, acid free paper with a 2% alkaline reserve).

1. Name of Property

historic name Stoughton City Power Plant No. 1

other names/site number N/A

2. Location

street & number 601 South 4th Street N/A not for publication

city, town Stoughton N/A vicinity

state Wisconsin code WI county Dane code 025 zip code 53589

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<u>X</u> private	<u>X</u> building(s)	contributing	noncontributing
<u> </u> public-local	<u> </u> district	<u> 1 </u>	<u> </u> buildings
<u> </u> public-State	<u> </u> site	<u> </u>	<u> </u> sites
<u> </u> public-Federal	<u> </u> structure	<u> </u>	<u> </u> structures
	<u> </u> object	<u> </u>	<u> </u> objects
		<u> 1 </u>	<u> 0 </u> Total

Name of related multiple property listing:

N/A

No. of contributing resources
previously listed in the
National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination X request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register criteria. See continuation sheet.

James L. Wenning
Signature of certifying official
FEDERAL HIGHWAY ADMINISTRATION

9/26/88
Date

State or Federal agency and bureau

In my opinion, the property X meets does not meet the National Register criteria. See continuation sheet.

[Signature]
Signature of commenting or other official

11/14/88
Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

 entered in the National Register
 See continuation sheet

 determined eligible for the National Register. See continuation sheet

 determined not eligible for the National Register.

 removed from the National Register.

 other, (explain:)

Signature of the Keeper

Date

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

Industry/energy facility

Industry/energy facility

7. Description

Architectural Classification

(enter categories from instructions)

Materials

(enter categories from instructions)

Other: Hydroelectric power house	foundation	Concrete
	walls	Brick
	roof	Asphalt
	other	Wood

Describe present and historic physical appearance.

Stoughton City Power Plant No. 1 is located on the northeast corner of South 4th Street and the Yahara River. Erected in 1906¹, it is a one story, industrial brick building, positioned on an east/west axis.

Rising from a concrete foundation, the walls of this building are of a cream colored brick. The north and south walls are adorned with four pilasters, thereby creating three recessed panels, while the east and west walls have three pilasters that create two recessed panels. A cornice, raised to the same plane as the pilasters, encompasses the building on the north, west and south sides. A gabled roof, apparent on the east side of the building, is hidden by an arched endwall on the west. The endwall arch is also raised to the plane of the pilasters and the cornice, and is topped with a diminutive round arch. Placed within the arch panel created between the arch and the cornice, then, is circular window set off by a red brick border, the rhythm of which is broken by a keystone, as well as similar stones every 90 degrees. Starting at the northeast corner of the building, concrete coping caps the cornice on the northside, the west endwall, and the cornice on the south side.

With the exception of the middle panel on the north side which contains a large, double leaf, arched door, all panels on the north, west and south sides contain windows. Each window, as well as the door, is flanked by red brick imposts upon which a springer rests. Rising from the springers are round archs with keystones. Each window unit has a concrete sill. The east wall is solid brick. The arch portions of these windows have all be bricked in. Current windows have twenty lights and are set in metal frames and muntins.

A small lien-to shed had been added onto the east side of the building by 1926.² It has since been removed.

The interior is one large room. It is used for equipment maintenance, and houses two S. Morgan Smith Turbines and generators. It has a dropped ceiling.

Notes

1. Interview with Peter Burno, Stoughton, WI, 9 August 1988.
2. 1926 Sanborn-Perris Map.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: nationally statewide X locally

Applicable National Register Criteria X A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance

(enter categories from instructions)	Period of Significance	Significant Dates
--------------------------------------	------------------------	-------------------

Industry

Period of Significance	Significant Dates
------------------------	-------------------

1906-1938

Significant Dates

1906

1926

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Statement of Significance:

Stoughton Power Plant No. 1 is eligible for the National Register for its local significance under Criterion A. As the earliest remaining component of Stoughton's municipally owned utility system, and the only component located within the city limits, it best embodies the effort that the community made to provide its citizens with electricity at the turn of the century, and with that the dramatic enhancement in the quality of life that electrical service brought.

Historical Background:

Settlement in the Stoughton area pre-dated the founding of the city itself. Early settlers were largely Yankees or Scandinavian immigrants.¹ One such Yankee settler was Luke Stoughton. Arriving from his home in Vermont, he bought the 800 acre site upon which Stoughton would grow on 3 July 1847.² The site selected was about halfway between Janesville and Madison, in an area that was rapidly being settled by aspiring agriculturalists. The fledgling village's first industry was Stoughton's sawmill, built in 1847 on the Cat Fish (now Yahara) River.³ The next industry was a gristmill built by DeWitt Davis in 1850. It had one run of stone and was a very successful business in an area where wheat was heavily raised.⁴ Stoughton rapidly grew as an agricultural support center, its success as a village being virtually assured when Luke Stoughton enticed the railroad to pass through town in 1853.

Electing to pass through Stoughton, the railroad by-passed Dunkirk, another small village to the south. Dunkirk was settled by Josiah Lyon in the late 1840s. Jealous that Stoughton might surpass his small settlement, Lyon obtained a permit for a dam

X See continuation sheet

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 1

and gristmill on the Cat Fish River, and attempted to build his dam far enough upstream to create a reservoir that would rob Stoughton of his waterpower.⁵ Dunkirk was destined to fail when the railroad by-passed the village. The road had asked Lyon to provide land for a depot. Feeling sure that the road would still elect to pass through his town, Lyon refused and insisted on the railroad buying the land. With an offer of free land from Stoughton, that is where the railroad went.⁶

Stoughton grew rapidly, due largely to the development and growth of the Mandt Wagon Works, as well as a heavy Norwegian immigration to the area throughout the last half of the 19th century.⁷ By 1891 the city's population was about 3,000.⁸ It reached 3,431 in 1900,⁹ and 5,101 by 1920.¹⁰

As the city grew, municipal services had to be supplied to the citizens. One of the services that Stoughton elected to offer was electrical power. There were two electric light companies in Stoughton in 1892. The city bought them both out, thus creating one of the state's early municipally owned power systems.¹¹

Industry

Hydro-electric power in Wisconsin dates back to 1882 when the first such power plant in the country was put into service in Appleton.¹² Power at that time was only produced as direct current (DC), however, so it could not be transmitted more than ten blocks or so. By the mid-1880s, however, George Westinghouse had perfected the concept of alternating current, and with it the ability to carry electricity many, many miles from the generating source. By 1890, Oconto, Kenosha and Whitewater all had alternating current (AC) systems.¹³

Stoughton's early system was DC, and was used largely to produce power for street lights.¹⁴ The city did not own the utility long, electing to sell it to the Lyon family in Dunkirk. Lyon's tenure of ownership was not long. They sold it back to Stoughton before the turn of the century, when the family experienced some financial setbacks.¹⁵ The city continued to grow, and in 1899 experienced a severe power shortage. To increase their generation capacity, Stoughton leased the Dunkirk dam and flour mill from the Lyon family, removed the milling machinery, and "belted a generator to the shaft."¹⁶ The first Dunkirk generator was DC, however, and the power never even reached Stoughton. It was converted to AC late in the year.

By 1901, the city had sold the utility again. This time to the Stoughton Electric Light and Power Company. Capitalized at \$10,000, its president was F.B. Hyland, a

X See continuation sheet

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 2

Stoughton resident and sometime physician. The secretary was Robe Dow, Jr., and the treasurer was Robe Dow, both local insurance agents.¹⁷ The city purchased the utility back again by early 1906, this time for good. Despite city reacquisition, city residents were not pleased with the service it provided. People wanted 24 hour a day service, prompting the local paper to editorialize: "if municipal ownership means the same rate and the same service private ownership gave us, wherein lies the advantage."¹⁸ The city finally agreed to increase the service when, in November, 1906, the city council approved a resolution calling for a 24 hour service, two month trial.¹⁹

Prior to the trial, the old power plant in the city burned down. The subject property, Stoughton Power Plant No. 1, was built in 1906 to replace it.²⁰ The new plant was equipped with two S. Morgan Smith vertical shaft hydraulic turbines set in line, one Fort Wayne Synchronous Generator and a Woodward Model D governor. The capacity of this plant was rated at 150 kw, although it likely never produced more than 90.²¹ (Note for comparison sake, that many plants similar to this were built in Michigan's Upper Peninsula at the time. Due to river flow considerations they produced between 4,000 and 6,000 kw, and were considered small hydro-electric plants in the general sense.²² Stoughton's Plant No. 1 is diminutive by comparison.)

With its new Plant No. 1, supplemented by the leased works at Dunkirk and a small steam powered generator located across the street at the Mandt wagon factory, Stoughton continued to meet its power needs until about 1916. In that year Stoughton Plant No. 3 was built at Stebbinsville. It was the first "modern" plant that the city had. It was modern in the sense that it had a high speed vertical shaft turbine directly driving a vertical shaft generator, a much more efficient type of operation.²³ (The machinery in Plant No. 1 and at Dunkirk had vertical turbines, the speed of which was "geared up" to drive a horizontal shaft generator.)

By 1916, "Hydro-mania" had swept across Wisconsin. It was motivated by the concept of free [water] power, the hydro-electrical development of Niagara Falls and many logging dams being abandoned in the northern part of the state.²⁴ 370 Wisconsin communities had electrical service by 1916. 120 of these towns were served by plants large enough to serve several communities. The remaining 250 were small, community oriented facilities. Of the 370, only 86 were owned by local units of government, as Stoughton's was.²⁵ Small companies, however, had a tough time of it. When given the opportunity to sell out, the opportunity that Samuel Insull gave many of them as he built his Wisconsin Power and Light Company, a company whose service area surrounded Stoughton, they jumped at it.²⁶ Still, Stoughton's utility flourished.

X See continuation sheet

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In 1926, Stoughton bought the Dunkirk facility (Stoughton Plant No. 2) from the Lyon family and rebuilt it. At the same time, they replaced the machinery in Plant No. 1. The new turbines in Plant No. 1 were again S. Morgan Smith, but this time they were vertical shaft, propeller driven turbines, driving vertical shaft S. Morgan Smith generators. Two generators were placed in Plant No. 1 in 1926. One was rated at 48 kw and the other at 50kw.²⁷

Stoughton continued to operate the utility until the mid-1970s. Money had been lost on the system for twenty years, but due to DNR regulations requiring that dams be renovated before sale, the city, deciding it did not want to renovate the dams at the power sites, elected to hang on to them. Negotiating a deal with the city in 1974, Peter Burno purchased Plants 2 and 3. He bought the machinery in Plant No. 1 in 1975, and bought the building and its operation in 1980. He operates the three plants as Wisconsin Edison Co.²⁸ Stoughton now buys all the power that Wisconsin Edison produces, and meets the balance of its needs with purchases from Wisconsin Power and Light Company.

Stoughton Plant No. 1 is significant, and thus eligible for the National Register, as a representative of the municipally owned system that provided so much to the quality of life to city's residents from the 1890s on. Built in 1906, it is the oldest remaining component of the city's old utility system. As well, it is the only component located within the city limits, thus creating a clear association with Plant No. 1, the utility, and they benefits it provided the young city in the early part of the century.

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Notes

1. Ferd Homme, Oak Opening: The Story of Stoughton, (Stoughton, WI: Stoughton Centennial Committee, 1975), p. 14.
2. Ibid., pp. 19-20.
3. Ibid., pp. 21-23.
4. Ibid., pp. 27-28.
5. Ibid., p. 25.
6. Ibid., pp. 29-30.
7. Ibid., pp. 43, 53.
8. Wisconsin State Gazetteer and Business Directory, (Chicago: R.L. Polk Co., 1891), p. 967.
9. Wisconsin State Gazetteer and Business Directory, (Chicago: R.L. Polk Co., 1901), p. 1030.
10. Wisconsin State Gazetteer and Business Directory, (Chicago: R.L. Polk Co., 1921), p. 1192.
11. Homme, Opening, p. 75.
12. Ellis L. Armstrong, ed., History of Public Works in the United States, 1776-1976, (Chicago: American Public Works Association, 1976), p. 346.
13. Forest McDonald, Let There Be Light: The Electrical Utility Industry in Wisconsin, 1881-1955, (Madison: The American History Research Center, 1957), p. 27.
14. Interview with Peter Burno, Stoughton, WI, 9 August 1988. Burno is the owner-operator of Wisconsin Edison, the utility that now operates the three former Stoughton plants. Burno is an accomplished engineer who owns companies dating to the nineteenth century that produce steam and boiler machinery. Additionally, he has personally designed, built and installed hydro-electric generating systems. He has been working in the field since 1948, has served as president of the National Association of Power

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Engineers, and is one of 48 people voted life memberships in the American Society of Military Engineers. He researched the history of the Stoughton utilities when he bought them from the city in the mid-1970s, as he sought to determine if there had ever been an Edison company in Wisconsin and, thus, prevent him from using the Edison name in his company.

15. Ibid.

16. Ibid.

17. Wisconsin Gazetteer, 1901, p. 1030.

18. Stoughton Courier-Hub, 16 March 1906.

19. Stoughton Courier-Hub, 23 November 1906.

20. Burno, Interview.

21. Ibid.

22. Charles K. Hyde, The Upper Peninsula of Michigan: An Inventory of Historic Engineering and Industrial Sites, (Washington, D.C.: U.S. Department of the Interior, 1978), p. 82.

23. Ibid.

24. McDonald, Light, pp. 111-114.

25. Ibid., pp. 172-173.

26. Ibid., pp. 175, 230-232.

27. Ibid.

28. Ibid.

9. Major Bibliographical References

See continuation sheet

Previous documentation of file (NPS):

X See continuation sheet

N/A preliminary determination of
individual listing (36 CFR 67)
has been requested

N/A previously listed in the National
Register

N/A previously determined eligible by
the National Register

N/A designated a National Historic
Landmark

N/A recorded by Historic American
Buildings Survey # _____

N/A recorded by Historic American
Engineering Record # _____

Primary location of additional data:

_____ State Historic Preservation Office

_____ Other State agency

_____ Federal agency

_____ Local government

_____ University

X Other

Specify repository:

State Historical Society library

10. Geographical Data

Acres of Property Less than one

UTM References:

A 1/6 3/1/8/9/9/0 4/7/5/3/4/1/0
Zone Easting Northing

B / / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / / /

D / / / / / / / / / / /

____ See Continuation Sheet

Verbal Boundary Description

West 75' of Lot 15, West 75' of the first 3 feet of adjoining Lot 14, Block 35,
Original Plat, City of Stoughton, County of Dane, State of Wisconsin.

____ See Continuation Sheet

Boundary Justification

Because significance is associated with the technological function the powerplant
served, and is no way tied to the land itself, the boundary includes only the building
and approximately 1 foot of land adjacent to each wall.

____ See Continuation Sheet

11. Form Prepared By

name/title John N. Vogel

organization Consulting Historian

date 17 August 1988

street & number 301 N. 73rd Street

telephone (414) 258-6598

city or town Milwaukee

state WI zip code 53213

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Chicago: American Public Works Association, 1976.

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Homme, Ferd. Oak Opening: The Story of Stoughton. Stoughton, WI: Stoughton
Centennial Committee, 1947.

Hyde, Charles K. The Upper Peninsula of Michigan: An Inventory of Historic
Engineering and Industrial Sites. Washington, D.C.: U.S. Department of the
Interior, 1978.

McDonald, Forest. Let There Be Light: The Electrical Utility Industry in Wisconsin,
1881-1955. Madison: The American History Research Center, 1957.

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1921.

___ See continuation sheet

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STOUGHTON CITY POWER PLANT NO. 1
601 S. 4th Street
Stoughton, Dane County
Photo by John N. Vogel
9 August 1988
View to East Southeast
Photo #1 of 5

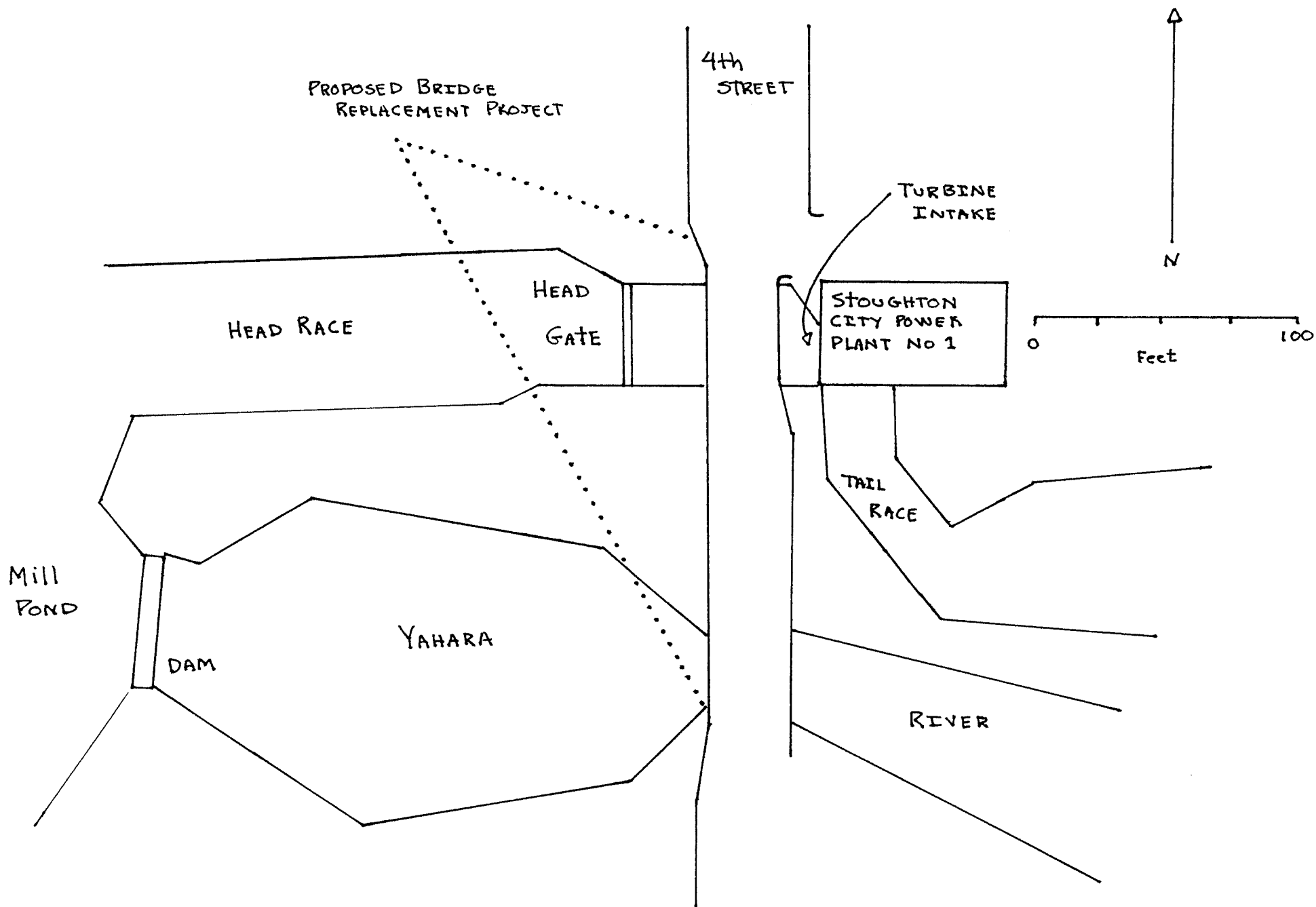
STOUGHTON CITY POWER PLANT NO. 1
601 S. 4th Street
Stoughton, Dane County
Photo by John N. Vogel
9 August 1988
View to West Southwest
Photo #2 of 5

STOUGHTON CITY POWER PLANT NO. 1
601 S. 4th Street
Stoughton, Dane County
Photo by John N. Vogel
9 August 1988
View to South
Photo #3 of 5

STOUGHTON CITY POWER PLANT NO. 1
601 S. 4th Street
Stoughton, Dane County
Photo by John N. Vogel
9 August 1988
View to North
Photo #4 of 5

STOUGHTON CITY POWER PLANT NO. 1
601 S. 4th Street
Stoughton, Dane County
Photo by John N. Vogel
9 August 1988
View of generator
Photo #5 of 5

____ See continuation Sheet



SKETCH MAP

Appendix 1:
Updated Photo Documentation
October/November 2016

Stoughton City Power Plant No.1

515 S. Fourth Street

City of Stoughton

Dane County, WI

Photographed by Gail Klein

October 18 and November 13, 2016

Photo 1 of 8

West elevation, looking east

Photo 2 of 8

West and north elevations, looking southeast

Photo 3 of 8

North elevation, looking south

Photo 4 of 8

West and south elevations, looking northeast

Photo 5 of 8

South and east elevations, looking northwest

Photo 6 of 8

Interior, west end

Photo 7 of 8

Interior, east end

Photo 8 of 8

Interior, basement



Photo 1 of 8



Photo 2 of 8



Photo 3 of 8



Photo 4 of 8

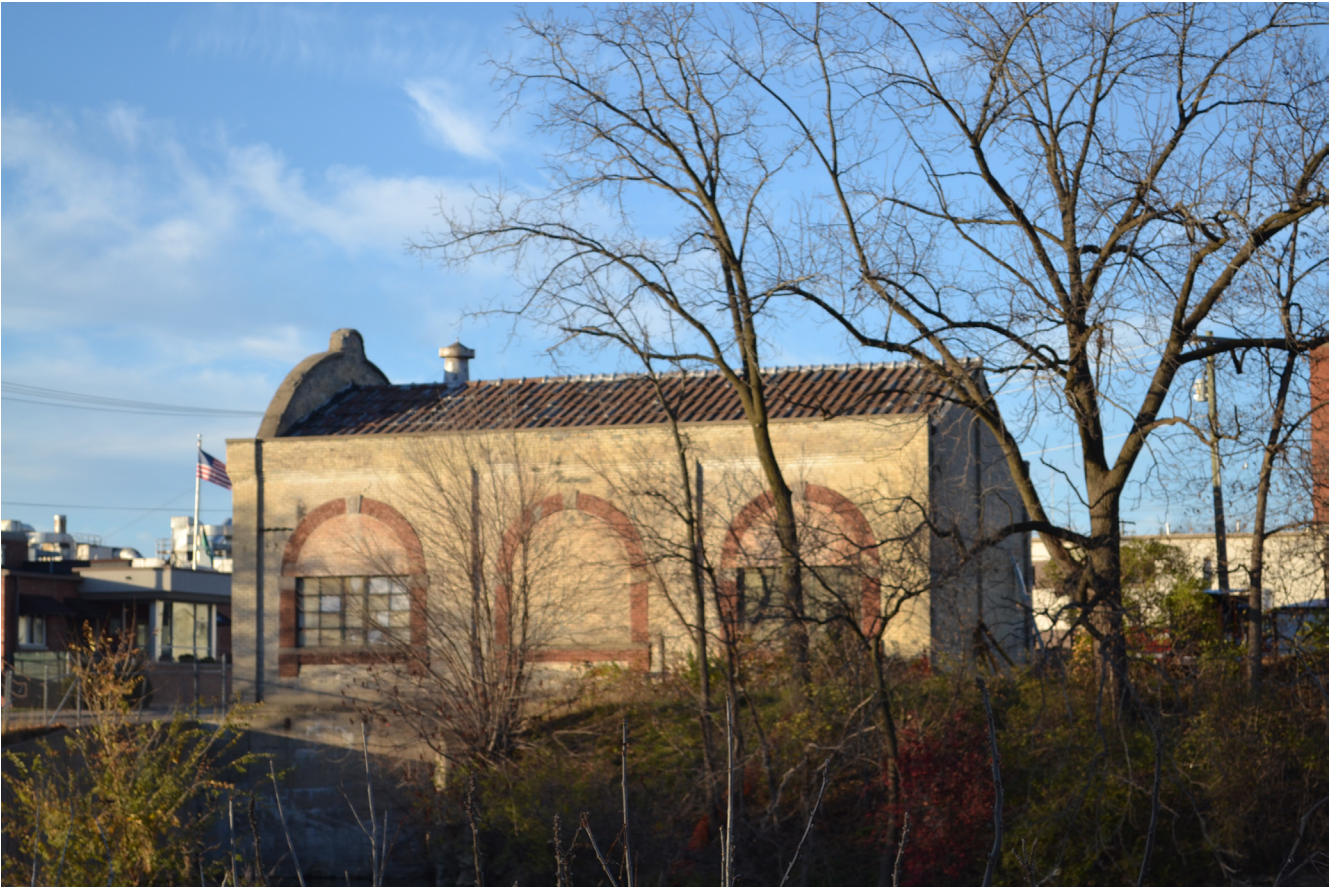


Photo 5 of 8



Photo 6 of 8



Photo 7 of 8



Photo 8 of 8

Landmarks Commission Meeting Minutes

Thursday April 11, 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; and Todd Hubing

Absent: Tom Majewski; Kristi Panthofer and Greg Pigarelli

Staff: Michael Stacey

Guests: None

1. **Call to order.** Veregin called the meeting to order at 6:30 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of March 14, 2019.**
Motion by **Hubing** to approve the minutes as presented, 2nd by **Hedstrom**. Motion carried 4 – 0.
3. **Designation of the building at 148-154 E. Main Street, historically known as the Hans Peterson Building as a Local Landmark Building.**
Veregin summarized the nomination which meets the landmark designation criteria as outlined in the Historical Preservation ordinance section 38-34(a) 1, 3, and 5.

Veregin opened the public hearing.

No one registered to speak.

Veregin closed the public hearing.

Motion by **Hedstrom** to recommend the Common Council approve the Hans Peterson Building at 148-154 E. Main Street as a Local Landmark building because it meets the landmark designation criteria according to the Historical Preservation ordinance section 38-34(a)1, 3, and 5 as follows:

1. The building exemplifies or reflects the cultural, political, economic or social history of the city, state or nation;
3. The building embodies distinguishing characteristics or an architectural type specimen, valuable for a study of a period, style, construction method, or indigenous materials or craftsmanship;
5. The building is a unique and irreplaceable asset to its neighborhood and the city.

2nd by **Cook**. Motion carried 4 – 0.

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.**
Veregin summarized the nomination which meets the landmark designation criteria as outlined in the Historical Preservation ordinance section 38-34(a) 3, 4 and 5.

Veregin opened the public hearing.

No one registered to speak.

Veregin closed the public hearing.

Motion by **Hedstrom** to recommend the Common Council approve the Era H. and Harriet Grout Gerard House at 118 N. Page Street as a Local Landmark building because it meets the landmark designation criteria according to the Historical Preservation ordinance section 38-34(a)3, 4, and 5 as follows:

3. The house embodies distinguishing characteristics or an architectural type specimen, valuable for a study of a period, style, construction method, or indigenous materials or craftsmanship;
4. The house is representative of the notable work of a master builder, engineer or architect;
5. The house is a unique and irreplaceable asset to its neighborhood and the city.

2nd by **Cook**. Motion carried 4 – 0.

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.

Veregin summarized the nomination which meets the landmark designation criteria as outlined in the Historical Preservation ordinance section 38-34(a) 1, 5, and 6.

Veregin opened the public hearing.

No one registered to speak.

Veregin closed the public hearing.

Motion by **Hedstrom** to recommend the Common Council approve the Turner and Atkinson Tobacco Warehouse at 515 E. Main Street (aka 100 S. Seventh Street) as a Local Landmark building because it meets the landmark designation criteria according to the Historical Preservation ordinance section 38-34(a)1, 5, and 6 as follows:

1. The building exemplifies or reflects the cultural, political, economic or social history of the city, state or nation;
5. The building is a unique and irreplaceable asset to its neighborhood and the city;
6. The building provides an example of the physical surroundings in which the past generations lived.

2nd by **Cook**. Motion carried 4 – 0.

6. Present proposed local landmark boundary for Power Plant building.

Cook provided historical maps that helped identify a boundary. The boundary was identified at 30 feet from the north wall, 50 feet from the east wall, back edge of sidewalk to the west and the remaining boundary follows along the river.

Motion by **Hedstrom** to accept the property boundary for the Power Plant building as presented (see attached map), 2nd by **Hubing**. Motion carried 4 – 0.

7. Review applications for the 2019 mini-grant program.

Veregin stated for the record that Landmarks Commission member Kristi Panthofer owns a locally landmarked home and has applied for a grant through this round of our min-grant

program. While Commissioner Panthofer is eligible to apply, it is a conflict of interest for her to have any role in the discussions or decisions regarding this round of grants. Let the record show that Commissioner Panthofer is not present for this discussion and has no vote over this round of grants.

Veregin introduced the 3 applications. The Commission discussed the applications.

The application for 201 S. Franklin Street is favored because of the amount of work and overall cost of the project. Veregin stated that the work must be repair before replace.

The Commission discussed each application as summarized:

529 E. Main Street – A budget and estimate of costs is needed. Repair before replacement is necessary.

130 E. Main Street – The application is not based on historic preservation and the issue appears to be recent roof work that may be warranty related. The Commission is not recommending funding this project.

201 S. Franklin Street – An updated estimate of costs is need for repairing instead of replacement of the front columns.

Motion by **Hedstrom** to recommend not funding the project for 130 E. Main Street since the application is not based on historic preservation, 2nd by **Hubing**. Motion carried 4 – 0.

Motion by **Hedstrom** to request a budget and estimate of costs for the project by the May meeting at 529 E. Main Street, 2nd by **Hubing**. Motion carried 4 – 0.

Motion by **Hedstrom** to request a budget and estimate of costs for repairing the columns by the May meeting at 201 S. Franklin Street, 2nd by **Hubing**. Motion carried 4 – 0.

8. Future agenda items.

Back to the regular agenda of items. CAMP update and RDA Subcommittee discussion.

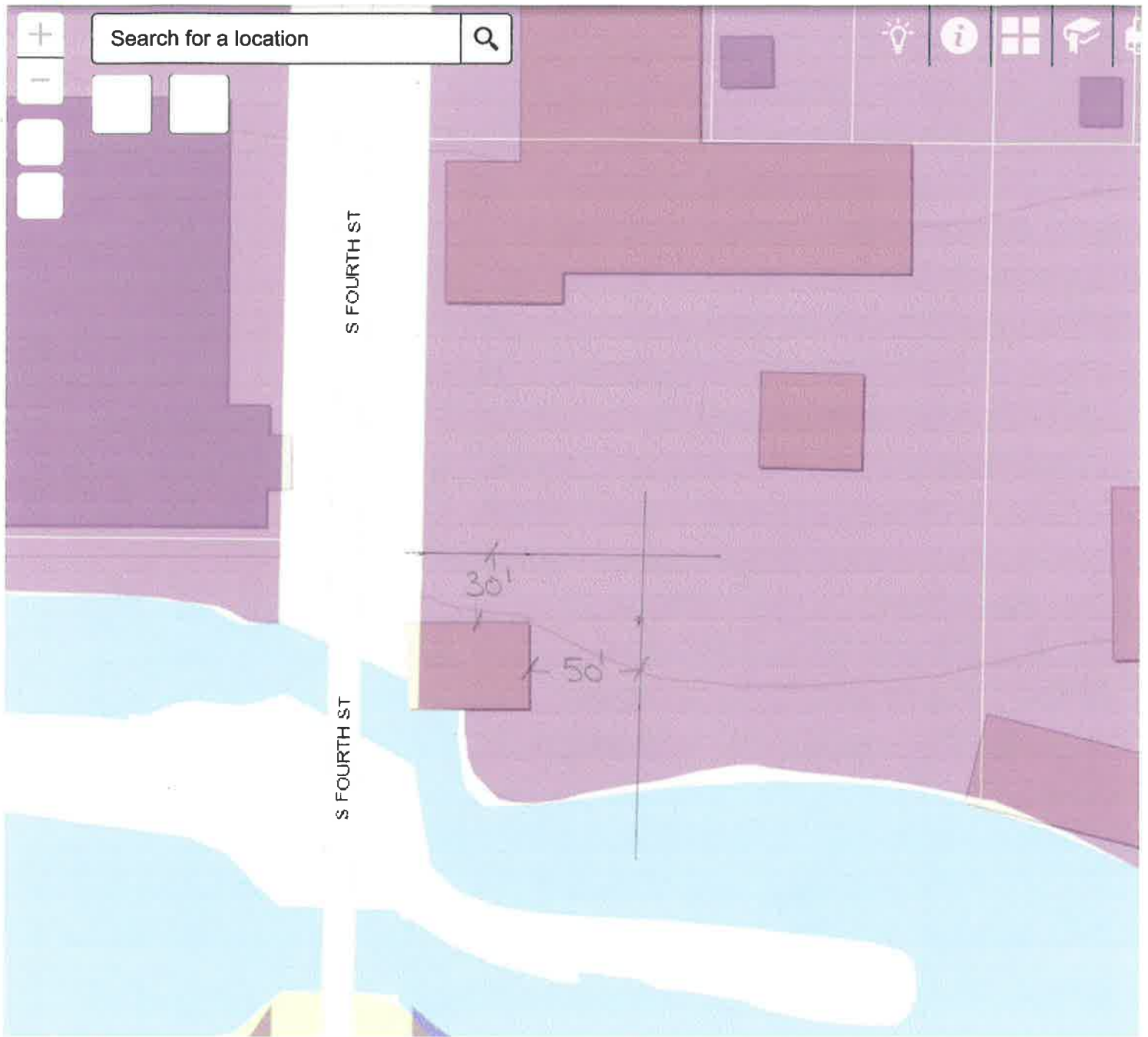
9. Adjournment. Motion by **Hubing** to adjourn at 7:35 pm, 2nd by **Cook**. Motion carried 4 - 0.

Respectfully Submitted,

Michael Stacey



WISCONSIN STATEWIDE PARCEL MAP



60ft

42.914 -89.218 Degrees



City of Stoughton
Food Pantry

STOUGHTON FEED MILL
W.M. Donahoe People
440 South St
Stoughton, MA 01906
Phone: 508-885-1111

34

Stoughton Utilities

35

STOUGHTON LIGHT & FUEL
Stoughton Light & Fuel
440 South St
Stoughton, MA 01906
Phone: 508-885-1111

STOUGHTON LIGHT & FUEL
Stoughton Light & Fuel
440 South St
Stoughton, MA 01906
Phone: 508-885-1111

Scale of Feet.

