



## OFFICIAL NOTICE AND AGENDA

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

Meeting of: **LANDMARKS COMMISSION OF THE CITY OF STOUGHTON**

Date//Time: Thursday August 13, 2020 @ 6:30 p.m.

Please join my meeting from your computer, tablet or smartphone.

Location: Virtual <https://global.gotomeeting.com/join/747419333>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

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### AGENDA

1. Call to Order
2. Consider approval of the Landmarks Commission meeting minutes of June 11, 2020.

#### **Discussion/Potential Action.**

3. Request by Laura Davis and Rich Morris for approval of a Certificate of Appropriateness to install shutters, awnings, replace stairway, restore west wall and install new signage at 172 E. Main Street.
4. Request by C. Mark Schroeder for approval of a Certificate of Appropriateness to repair the chimney at 217 W. Main Street.
5. Request by Bill Weber for approval of a Certificate of Appropriateness to tuck-point the east wall at 529 E. Main Street.

#### **Communications/Updates.**

6. Discuss 2020 Preservation Awards.
7. Discuss Local Downtown District Planning.
8. Commission reports/calendar.
9. Future agenda items.
10. Adjournment.

8/3/20mps

**COMMISSIONERS:**

Peggy Veregin  
Alan Hedstrom  
Kristi Panthofer

Jean Ligocki (Council Rep)  
Greg Pigarelli

Kimberly Cook  
Todd Hubing

**EMAIL NOTICES:**

Desi Weum  
Matt Dregne, City Attorney  
smonette@stolib.org  
mackenzie.krumme@wcinet.com  
Laura Davis

Council Members  
Leadership Team  
stoughtoneditor@wcinet.com  
stoughtonreporter@wcinet.com  
Bill Weber

Receptionists  
Joe DeRose  
Chamber of Commerce  
C. Mark Schroeder

**Any person wishing to attend the meeting, whom because of a disability, requires special accommodation, should contact the City Clerk's Office at (608) 873-6692 at least 24 hours before the scheduled meeting time so appropriate arrangements can be made. In addition, any person wishing to speak or have their comments heard but does not have access to the internet should also contact the City Clerk's Office at the number above at least 24 hours before the scheduled meeting so appropriate arrangements can be made.**

**Landmarks Commission Meeting Minutes**  
**Thursday June 11, 2020 – 6:30 pm**  
**Virtual**

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

**Staff:** Michael Stacey, Zoning Administrator

**Absent:** None

**Guests:** None

**Press:** None

- 1. Call to order.** Veregin called the meeting to order at 6:37 pm.
- 2. Consider approval of the Landmarks Commission meeting minutes of May 14, 2020.**  
Motion by **Hedstrom** to approve the minutes as presented, 2<sup>nd</sup> by **Cook**. Motion carried unanimously.
- 3. Review and provide feedback regarding proposed new downtown wayfinding and parking signage.**

Hedstrom suggested using public safety building instead of police department.

Hedstrom suggested adding the middle school to the wayfinding signage.

Cook stated different colors could be used for city services such as blue, and attractions could be a different color such as brown.

Ligocki suggested adding "Library" to the wayfinding signage. Hedstrom agrees.

Panthofer suggested the tower logo could be centered better in the arched panel.

The group agreed there appears to be a lot of words on the wayfinding signage. Would using a different font and upper case/lower case letters help make the signs more readable?

Cook suggested that if fewer signs in the downtown shopping core would not impact safety and traffic flow, reducing the number of signs could in turn reduce visual clutter.

The group thought that overall the design was appealing.

The group would like Stacey to provide feedback to Public Works Director Brett Hebert, including the suggestions in these minutes and specifically to add library to the wayfinding signs, and if possible reduce the number of signs in the downtown shopping core, and use fonts/capital and lower case letters for readability if fewer words aren't possible. The group overall likes the design of the signage.

**4. Update: Power Plant.**

The Commission discussed the UW students' presentation video and preferred design.

Veregin clarified to the Commission that this is informal feedback and is not intended to take the place of formal project review by the Commission when a design is proposed.

Overall, members liked the project and thought the students did a good job.

Veregin stated the students did a good job following the Secretary of the Interior's Standards for Rehabilitation for additions and clearly distinguishing the historic building from the new construction; she likes the more modern glass used on the exterior of the addition and suggested clear glass and a setback of the side walls so there is a return. Veregin thought the height was a bit high for the parapet wall. Hubing believes they are trying to hide some air-handling equipment.

Veregin stated there are 2 new openings in the existing wall for the addition. The decorative framing ornament around those openings and the divided lights at the windows should be plainer and should not mimic the appearance of the historic arched openings. The goal is to avoid a false sense of history (people thinking those openings were always there). Veregin likes the open interior with partial loft space.

Veregin suggested providing these minutes to the RDA regarding Commission feedback but could also provide a memo if that is preferred.

**5. Discuss 2020 Preservation Awards.**

Veregin stated she sent out applications to landmark property owners for preservation awards which are to be returned by the end of July for consideration at the August 13<sup>th</sup> meeting.

There has been one application for a service award and information provided for a preservation award.

Veregin stated the dragons are back on the Dragon House. Hedstrom stated there is a nice article in the Hub about the Dragon House. Veregin may write a letter to the editor as a follow-up about the Dragon House.

**6. Commission Reports/Calendar.**

The group discussed the Downtown Local District planning in light of not being able to meet in person. Ligocki asked if the group is ready to meet in person if there was a big enough room to keep proper distance. Several members agreed they would meet in person.

**7. Future agenda items.**

The group discussed timing to revisit the proposed Depot Hill Historic District in light of the Doughboy building at 501 E. Main Street potentially on the market.

8. **Adjournment.** Motion by **Pigarelli** to adjourn at 7:45 pm, 2<sup>nd</sup> by **Ligoeki**. Motion carried unanimously.

Respectfully Submitted,

*Michael P. Stacey*

**City of Stoughton  
Certificate of Appropriateness  
Application**

**1. Name of Property:** Frank Allen Building, Circa 1858  
172 E. Main St.  
Stoughton, WI, 53589

Main Street Historic District

**2. Owner/Applicant Information:**

Owners: Laura Davis & Rich Morris  
700 Taylor Ln  
Stoughton, WI 53589

Daytime Phone: Laura Davis: (608) 233-7684 Rich Morris: (608) 201-6227

**3. Attachments:** Photographs (6)  
Other: Brochure (1)

**4. Description of Proposed Project** (on next pages)

**5. Signature of Applicants:**

Laura Davis

Rich Morris 7/6/2020

Date: 7/6/2020



## Description of Proposed Project

**Architectural Feature:** Front facade

**Approximate date/description of feature:** This building was originally built by Frank Allen, who carried out his law practice there. It is connected to the neighboring building on the east side, but there is an alley between this building and the business to the west. (Photograph #1) The original front portion of the building was built circa 1858, and was expanded twice. The first expansion maintained the style of the original building, and extended the building to the rear. Unlike the original building, which had a low crawl space, the first expansion included a basement built of cinder blocks. The date of this expansion is unknown, but has been estimated to have been around 1900. The second expansion at the back of the building consists of a warehouse-like annex constructed of concrete blocks, and has a flat roof. The exit to the alley behind the building is through this annex. The date of construction of the annex is unknown, but has been estimated to be during the 1950's or 60's.

### Photograph No. 1

#### Proposed work, materials to be used and impact to existing feature:

- 1) **Paint:** We propose to repaint the front of the building. The door, shutters, and awnings will be the traditional green common in the 1850's, and the body will be in a soft, lighter green, an update from the traditional white used at the time. The trim will be a cream color. The impact of these changes will be to provide a fresh new look to the building while retaining its historic features.

### Photograph/Painting No. 2

- 2) **Awnings/shutters:** The large cloth awning above the shop windows was removed because it was badly torn and faded. We plan to replace it with a dark green awning, which may have a small neutral stripe, though the final choice has not been made. The awnings above the upstairs windows will be removed and replaced with dark green shutters. Early photos of Main Street show this building to have had shutters adorning the upstairs windows.

### Photograph/Painting No. 2





Photo No. 1



Photo/Painting No. 2

**3) Signage:** BroodMinder is the name of the company that resides in this building. BroodMinder developed, manufactures, and sells wireless beehive monitors worldwide. We propose to apply vinyl cut-outs to display the company logo on the window to the left of the door, the brand label on the window to the right of the door, and the address and building purpose on the door itself. The signs will be white, and applied to the inner side of the glass. They will be created by Duck Soup Signs in Stoughton.

**Photograph No. 3**

**Brochure No. 1**



Every Hive Counts

1  
7  
4

174

BroodMinder  
Global  
Production  
Facility

**BROODMINDER**  
Wireless Beehive Monitors

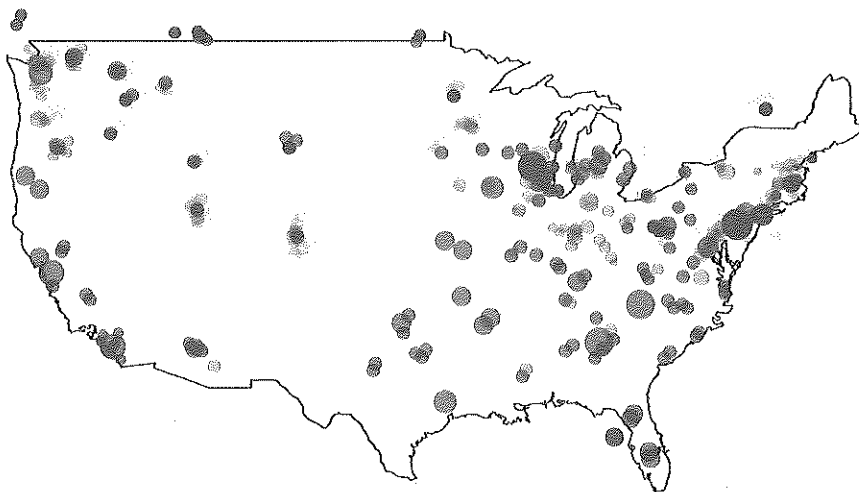
## THE BROODMINDER COMPANY

The BroodMinder Company was founded for urban and backyard beekeepers by a group of ecologically-minded product designers. They recognize the important contribution that hobbyist beekeepers can make towards sustaining the success of the bee population for our planet. The BroodMinder Team brings many years of scientific, product design, and beekeeping experience to develop affordable, reliable, and easy-to-use wireless beehive monitors. The benefits include the opportunity for beekeepers to not only track the health of their own hives, but also to participate in a national project to understand influences on hives throughout the U.S. and abroad.

## SUSTAINING BEES THROUGH CITIZEN SCIENCE: A SPECIAL PARTNERSHIP

The BroodMinder Company and Beekeeping.io. have created a special partnership between their two companies to assemble the data from thousands of hives around the world for examination and analysis in the public domain. Together, they believe that by performing simple, uniform measurements on thousands of hives, the beekeeping community will gain insights into hive distress and that as a community, we will develop interventions to improve outcomes.

Free of charge, beekeepers can upload the data from their BroodMinder beehive monitors to the cloud at Beekeeping.io. There, bee enthusiasts and researchers may compare and analyze the shared data by region (by zip code) or hive-by hive.



**2,000+ BROODMINDERS**  
AS OF DECEMBER 2016

## THE PRODUCTS

BroodMinder wireless beehive monitors are easily installed within or beneath your hives. They connect automatically to the BroodMinder App on your smart phone or tablet, where you will see the temperature, humidity, and weight displayed in graphic form. This data allows you to monitor the health of your hives over time, intervene when necessary, and track effects of your interventions.

If you choose, you can also upload your hive data to the cloud at Beekeeping.io to share your data with other beekeepers, and participate in our Citizen Science initiative to help identify Best Practices for urban and backyard beekeeping.

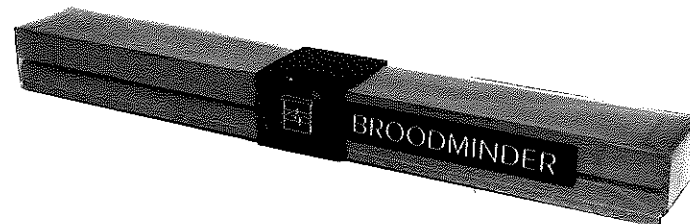
### BroodMinder-TH

This monitor shows you the relative humidity inside your hive, as well as temperature. Typically installed above the upper brood box, it can alert you to potential humidity problems, for example whether condensation is a possibility so you can insulate or ventilate your hive.



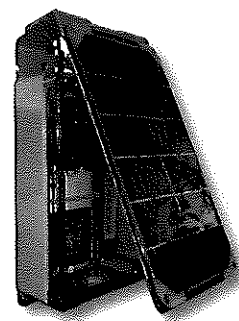
### BroodMinder-W

This elegant wireless scale can show you the most exciting data from your bee hives. Are your bees producing brood? Is honey flowing? Have your bees swarmed? Do you have enough stores for winter? Your hives can amaze you with their rapid changes in weight.



### BroodMinder-CELL

For beekeepers whose hives are out of Bluetooth range or in remote locations, this "hub" will collect the data from your hives and transmit it to your cell phone or tablet using your cellular phone service. Stay connected with your hives when you can't see them from your house!



BroodMinder.com + BeeKeeping.io

# WIRELESS BEEHIVE HEALTH TELEMETRY

TEMPERATURE

HUMIDITY

WEIGHT

GRAPHIC DISPLAYS

AFFORDABLE

EASY-TO-USE

PUBLIC DOMAIN DATA



**BROODMINDER**

Every Hive Counts



LANG 1

LANG 2

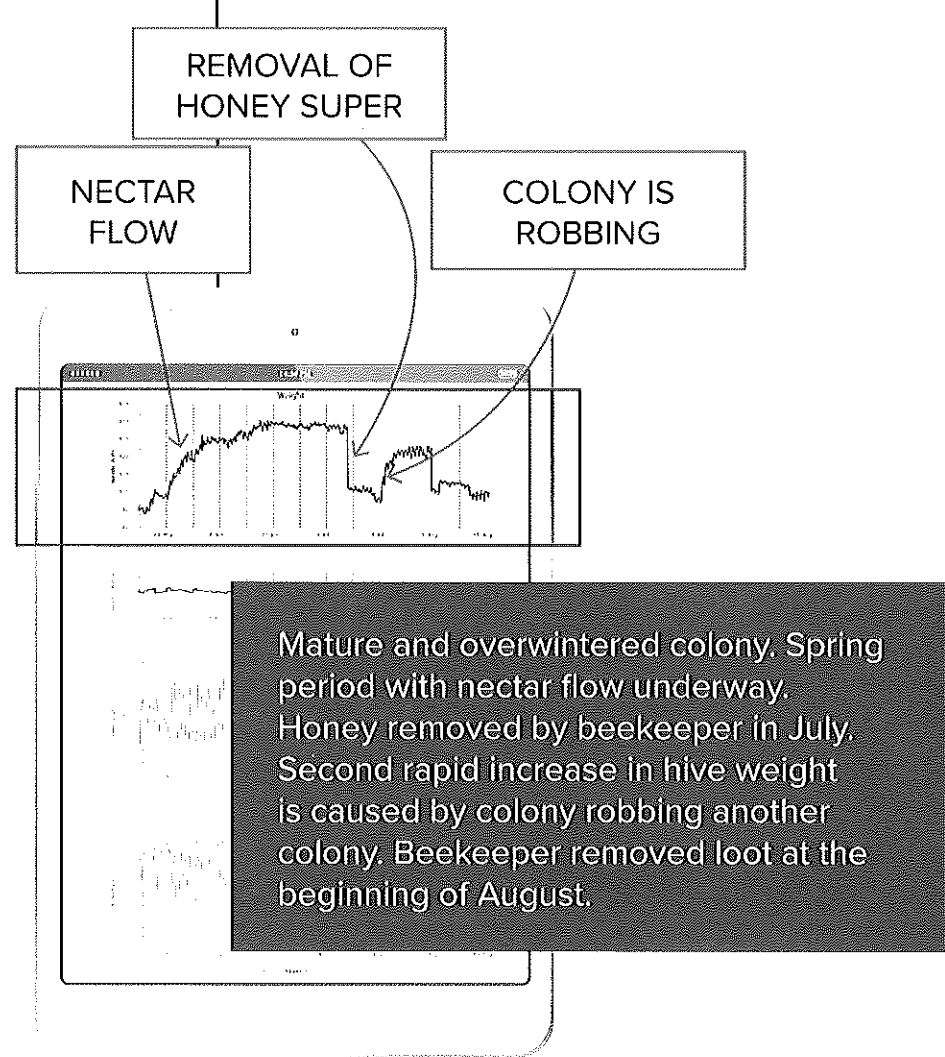
LANG 3

LANG 4

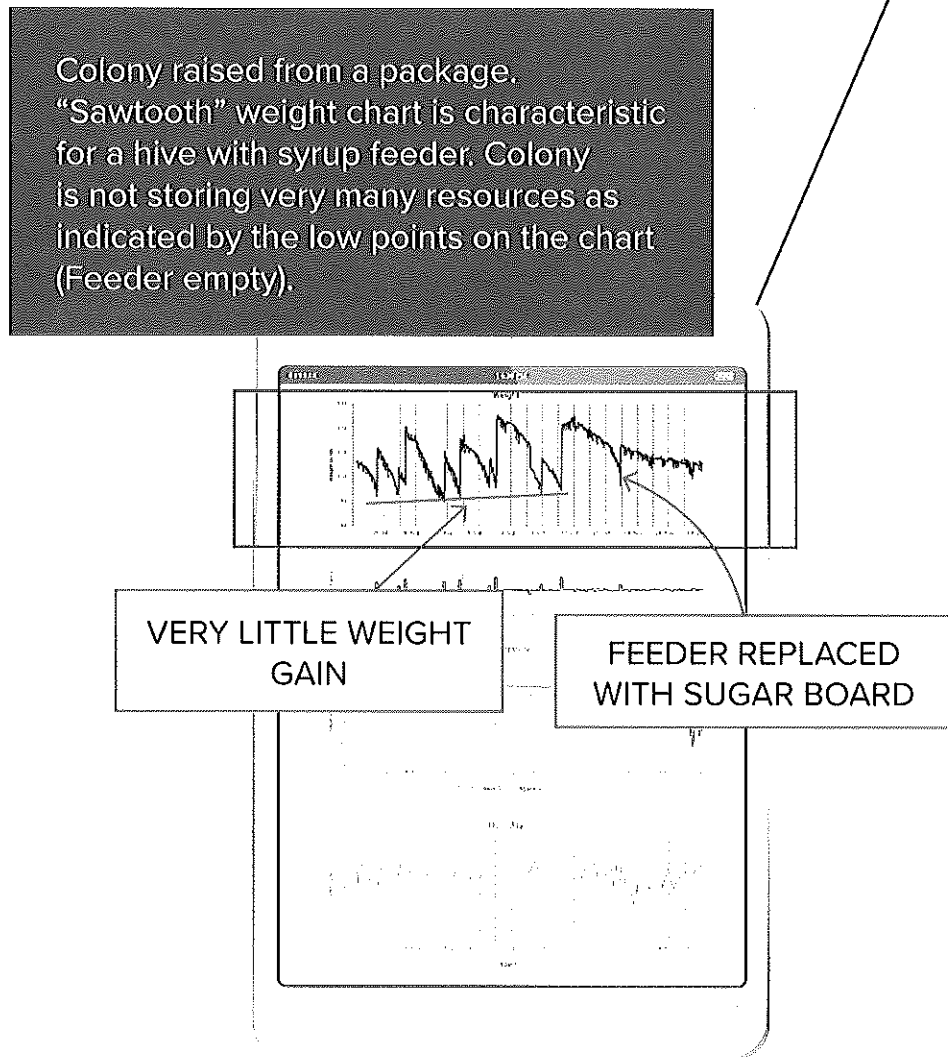
LANG 5

LANG 6

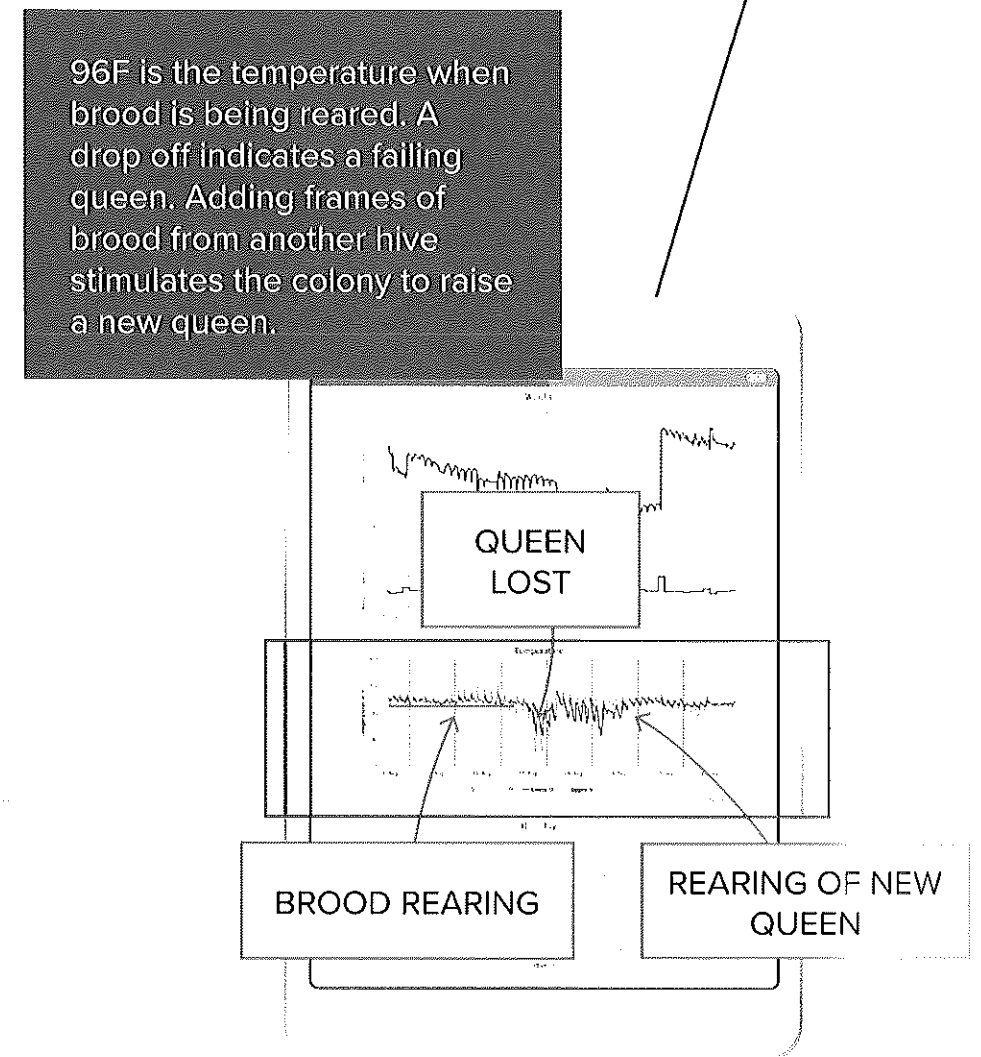
LANG 7



LANG 1



LANG 5



LANG 7

**Architectural Feature:** Private Alley

**Approximate date/description of feature:** This private alley was original to the 1858 building, though all of the components have been covered or replaced. The back wall of the alley once contained a door into the annex at the rear of the building, but has been covered and sealed since an unknown date, and will remain sealed. The wooden stairway in the alley leads to the rental apartment upstairs. It has been repaired in the past with boards bolted to the original frames, which show deep splits in the wood. The concrete leading from the sidewalk to the stairway is in good condition and appears contemporary to the sidewalk in front of the building. The concrete behind the stairway, however, is old, broken, and degraded, and funnels water into the small basement beneath the back half of the house-like portion of the building. The west side of the building is covered with vinyl siding. The impact of the renovations described below will make the building safer, more visually appealing, and will preserve the integrity of the historic wooden structure.

**Photograph No. 4**

**Photograph No. 5**

**Proposed work, materials to be used, and impact to existing structure:**

**1) Rain gutter:** We propose to add a rain gutter along the length of the roof overriding the alley, which will eliminate the water damage caused by the runoff from the western half of the roof. The water will be directed towards the back of the building and will drain into corrugated pipe that will empty into the alley, in the same way of the other Main Street buildings. It will be "spring green," custom size, PVC-coated or Entex-coated, high-capacity, fascia style, commercial strength seamless steel gutters with heavy duty concealed gutters hangers, screwed to mounting surface. It will be installed by ABC Seamless Home Specialists, Madison.

**2) Vinyl siding removal/asbestos abatement:** The vinyl siding covering the west side of the building was installed over slate (asbestos containing) siding applied at an unknown date. It will be removed by Environmental Construction Services, Madison. The contract includes the following stipulations: "Contractor shall obtain the following permits: price to include (i) personal air sample testing as required by OSHA 1926.1101; (ii) all Work performed by certified workers; (iii) all "Work" to meet or exceed applicable laws; (iv) Contractor to isolate appropriate areas and create a HEPA filtered



Photo No 4



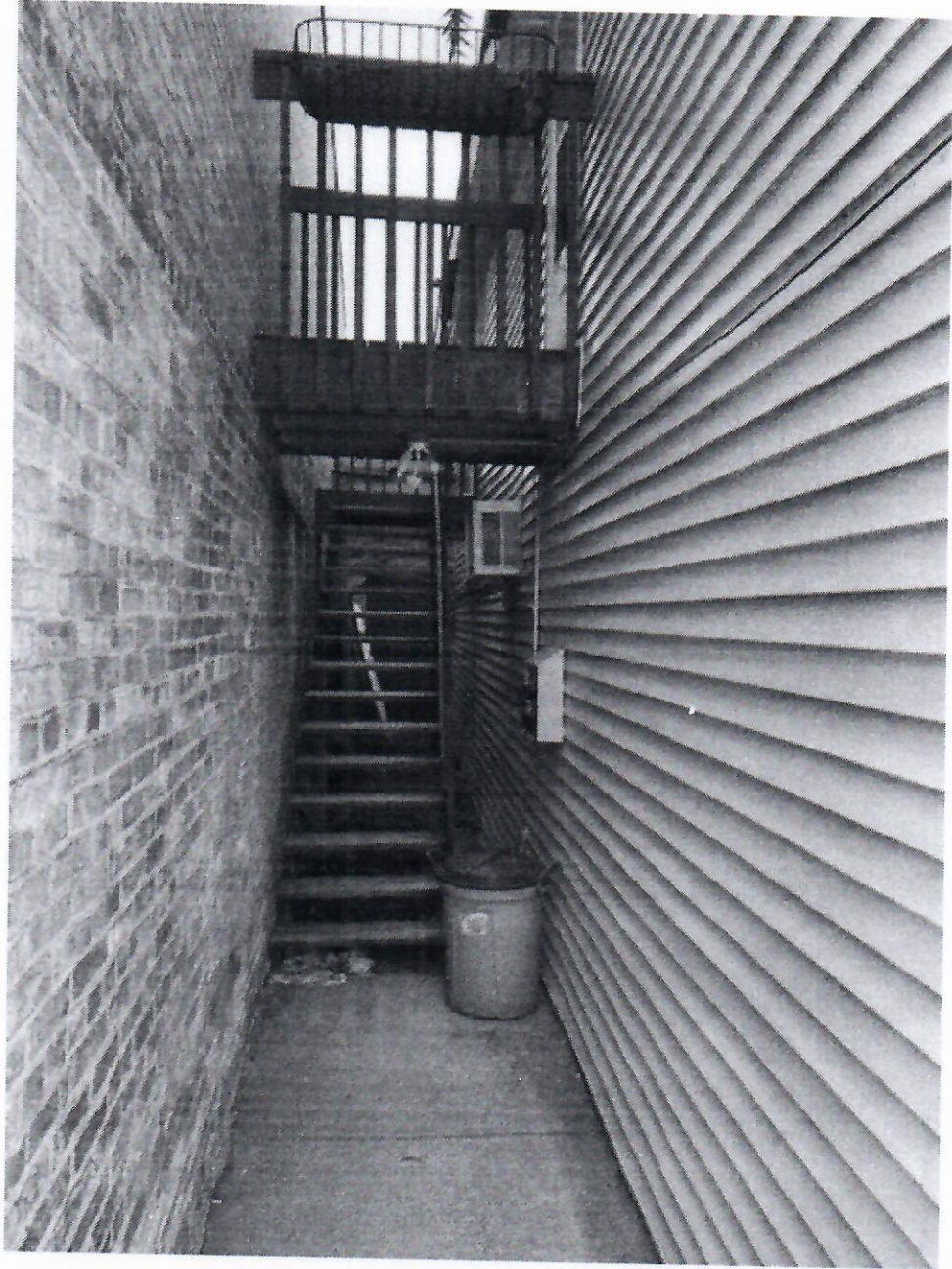


Photo No. 5

negative pressure environment where necessary." This work will precede all the work described below.

- 3) West wall renovation:** At the time of this application, it is speculated that there is original wood siding beneath the slate siding. The condition is unknown. Our intention is to restore the wooden siding if the condition permits, and paint it to match the front facade, as described above. Should poor condition of the wood siding below not make restoration feasible, it will be recovered by HeartTech Copolymer siding by ABC Home Specialists, Madison.
- 4) Concrete replacement:** We propose to replace the concrete behind the stairway, and add a small "curb" along the side of the building to keep the water away from the building. This project will accompany the reconstruction of the block wall of the basement below this portion of the building, which has been degraded by the water leaking below the old concrete. This work will be done by Brickworks Masonry, of Stoughton.
- 5) Stairway replacement:** We propose to replace the stairway and bannister to the upstairs apartment. They will be built with 2 x 12" treated lumber. The timing of the improvements to be made within the alley will be coordinated with the tenant, and the time spent without access to the apartment will be deducted from the rent.

**Architectural Feature:** Rear of annex, facing common alley

**Approximate date/description of feature:** As described earlier, the date of construction of the annex attached to the original house-like building is unknown. It has been modified over the years, however. All but one of the four original windows have been boarded over, and covered with the current exterior stucco treatment. There was previously a large garage door-sized opening at the bottom of a concrete ramp that was framed over, and a door with a large glass window was installed. The impact of the work described below will render the annex more secure, and will create a healthier work environment by bringing significantly more natural light into the workspace.

**Proposed work, materials to be used, and impact to existing structure:**

- 1) Block glass windows:** Using block glass, we propose to: a) replace the only remaining window, b) reclaim the original windows that are blocked, and c) install a new window beside the rear entrance to the annex. Some of the other historic buildings on Main Street also contain block glass windows that are original to the buildings.
- 2) Steel door:** We propose to replace the current windowed door into the annex with a steel door, without a window.

**Photograph No. 6**



□ - Block glass window

▣ - Solid door (steel)

Photo No. 6

**City of Stoughton Certificate of Appropriateness  
Application Form**

1. **Name of Property:** City Land - Olson Block / Department Co.  
**Address of Property:** 201-225 W. Main St.  
**Name of historic district in which property is located:** ?

**2. Owner & Applicant Information**

**Owner Name:** C. Mark Schwerder  
**Street Address:** 14 Southcott Rd.  
**City:** Madison **State:** WI **Zip:** 53704  
**Daytime Phone, including Area Code:** 608-877-9999  
**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) Bid From Stoughton Masonry

**4. Description of Proposed Project** (on next page)

**5. Signature of Applicant**

**Signed:** C. Mark Schwerder **Date:** 7/21/20  
**Printed:** C. Mark Schwerder

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

**Description of Proposed Project**  
(attach additional sheets as necessary)

Architectural Feature: Brick Chimney

Approximate date of feature: 1897

Describe existing feature: The main (only) chimney

Describe proposed work, materials to be used and impact to existing feature:  
Tuckpoint and repair chimney, will use existing brick with Type D - 90/90 historic blend mortar

Photograph No. 1 Drawing No. \_\_\_\_\_

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. \_\_\_\_\_

# Proposal

**Stoughton Masonry  
Paul Droessler  
1925 Pleasant View Dr.  
Stoughton, WI 53589**

PROPOSAL SUBMITTED TO: <i>Mark</i>	JOB NAME	JOB #
ADDRESS: <i>217 W. Main St. Stoughton, WI</i>	JOB LOCATION	
PHONE #: <i>43589</i>	DATE: <i>7/30/20</i>	DATE OF PLANS
FAX #	ARCHITECT	

We hereby submit specifications and estimates for:

*Relay Top of Brick chimney cap - and  
Tuckpoint as needed lower area  
Labor & Material about 300.00 Hat to  
Exceed \$500.00*

*Paul Droessler*

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ \_\_\_\_\_ Dollars

with payments to be made as follows: \_\_\_\_\_

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

*Paul Droessler*

Note - this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

*C. Mad Stuhl*

Date of Acceptance \_\_\_\_\_

*7/30/20*

Signature \_\_\_\_\_





8-3-2020

### City of Stoughton Certificate of Appropriateness

#### Application Form

1. Name of Property: RAILROAD Depot (Bill & JANE Weber)

Address of Property: 529 E MAIN ST

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

2. Owner & Applicant Information

Owner Name: Bill WEBER

\* New

Street Address: 3240 Brooklyn DR.

City: Stoughton State: Wi. Zip: 53589

Daytime Phone, including Area Code:

(608) 751 6321

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: William J Weber Date: \_\_\_\_\_

Printed: WILLIAM J WEBER

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

**Description of Proposed Project**

(attach additional sheets as necessary)

**Architectural Feature:** Tuck point & replace missing bricks  
ON EAST SIDE OF RAILROAD DEPOT. REPLACE MISSING OR  
ROTTEN WOOD ON SOFFIT.

Approximate date of feature: \_\_\_\_\_

Describe existing feature: \_\_\_\_\_

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

Proper  $\text{\textcircled{R}}$  MASON CEMENT (SAME AS WEST SIDE)

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

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

**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. \_\_\_\_\_



08.08.2020 09:49



08.03.2020 09:49



08.03.2020 09:49



08.03.2020 09:49



08.03.2020 09:50



08.08.2020 09:50





08.03.2020 09:50



08.03.2020 09:50



08.03.2020 09:50



08.03.2020 09:51



## Nomination Form: 2020 Historic Preservation Award

The Stoughton Landmarks Commission is pleased to call for nominations for the 2020 Stoughton Historic Preservation Award. This program recognizes property owners, architects, contractors and local organizations for their contribution to maintaining and enhancing the architectural, historical and cultural heritage of the City of Stoughton through the following categories: Proper Rehabilitation/Restoration, Sensitive Addition/Alteration and Adaptive Reuse.

The date of the 2020 Historic Preservation Award ceremony to be determined. Recipients of the award will be notified in advance of the date, time and place of this special civic event.

(Please type or print)

**PROJECT ADDRESS:**

154 W. MAIN STREET

**CATEGORY:** (check appropriate category)

<input checked="" type="checkbox"/>	<p><b>Proper Rehabilitation/Restoration:</b> A project that has followed the Secretary of the Interior's Standards for Rehabilitation or the City of Stoughton's Residential Design Guidelines. Landmarks and non-landmark buildings city-wide are eligible. Examples of eligible work:</p> <p><input checked="" type="checkbox"/> Have historic features of the building been retained, preserved or repaired?</p> <p><input checked="" type="checkbox"/> Has the building been repaired using materials that match the original materials?</p> <p><input type="checkbox"/> Have missing historic decorative features been replicated and returned to the building?</p> <p><input checked="" type="checkbox"/> Have historic windows, siding, porches, or masonry been retained and repaired?</p> <p><input type="checkbox"/> Have inappropriate modern alterations been reversed?</p>
<input type="checkbox"/>	<p><b>Sensitive Addition/Alteration:</b> a project that successfully integrated an addition/alteration complimenting the architectural style of a main house or building and complimenting the context and character of a historic district, neighborhood or specific area within the City.</p>
<input type="checkbox"/>	<p><b>Adaptive Reuse:</b> a project that creatively achieved the reuse of an existing structure originally used for another purpose. The project must have undertaken at least substantial rehabilitation.</p>
<input type="checkbox"/>	<p><b>Service Award:</b> an individual or organization demonstrating outstanding contributions to historic preservation and service to preserving the architectural and cultural wealth of the city.</p>

**PROJECT DESCRIPTION:** Describe briefly and concisely the project's scope of work. Include with your description BEFORE and AFTER photographs if you have them. (Photographs will not be returned.)  
*Attach project description on a separate sheet.*

(Continued)

PROJECT DESCRIPTION (continued):

Multiple Projects	
Beginning Date: 2016	Completion Date: 2019
Owner's Name: CAROL VANDER SLUIS	
Phone #: 608.320.5309	
Email: bergencus@gmail.com	
Complete Mailing Address: 2001 Spring Rd Suite 700, Oak Brook, IL 60523	
(if applicable)	
Architect's Name: ARO EBERLE Architects	
Phone #: 608.204.7464	
Email: lbp@gae.com	
Complete Mailing Address: 116 King St, Suite 202, Madison WI 53703	
(if applicable)	
Contractor's Name: J. H. Funder & Son / Brickworks	
Phone #:	
Email:	
Complete Mailing Address:	

**Service Award:** describe on a separate page the individual's/organization's contributions and why they are worthy of recognition. **Required:** please include award recipient's full name, mailing address, phone number and email address.

NOMINATION SUBMITTED BY (\* denotes required):

\*Name: MICHAEL STACEY  
\*Phone: 608.646.0421  
\*Email: mstacey@ci.stoughton.wi.us  
\*Complete Mailing Address: Stoughton City Hall

Please submit your completed nomination form by no later than July 31, 2020 to:

2020 Stoughton Historic Preservation Awards  
Stoughton Landmarks Commission, c/o Michael Stacey  
City Hall, 207 S Forrest Street, Stoughton, WI 53589

Please remember to include BEFORE and AFTER color photos. Photographs will not be returned.

**CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN**

**RESOLUTION OF THE PLANNING COMMISSION**

Approving front, second story, window replacement within the Downtown Design Overlay Zoning District for the Chorus Public House, 154 W. Main Street, Stoughton, WI.

Committee Action: Planning Commission approves the window replacement 5 – 0 with the Mayor voting

Fiscal Impact:

**File Number:** R - 7 - 2018

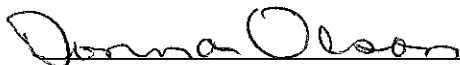
**Date Introduced:** March 12, 2018

RECITALS

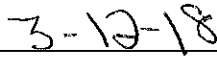
- A. Linda Baxter Page (the “Applicant”) is seeking approval for front, second story, window replacement at the Chorus Public House, 154 W. Main Street in the City of Stoughton, Dane County, Wisconsin (the “Property”).
- B. The Property is zoned Central Business and is within the Downtown Design Overlay Zoning District (DDOZD).
- C. The City Planning Commission reviewed and discussed the proposed window replacement at their regular March 12, 2018 meeting and found that the window replacement meets the intent of the DDOZD requirements and Comprehensive Plan.

RESOLUTION

**BE IT RESOLVED**, the City of Stoughton Planning Commission approves the window replacement at 154 W. Main Street, Stoughton, WI, subject to the staff review dated February 23, 2018.



Mayor Donna Olson  
Planning Commission Chair



Date



CITY OF STOUGHTON  
DEPARTMENT OF  
PLANNING & DEVELOPMENT  
381 East Main Street, Stoughton, WI. 53589

(608) 873-6619      [www.ci.stoughton.wi.us](http://www.ci.stoughton.wi.us)

RODNEY J. SCHEEL  
DIRECTOR

Date: February 26, 2018

To: Planning Commissioners

From: Rodney J. Scheel  
Director of Planning & Development

Michael P. Stacey  
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the March 12, 2018 Planning Commission Meeting.

**Request by Linda Baxter Page, Aro Eberle Architects, for design approval to replace the second story front windows at the Chorus Public House, 154 W. Main Street.**

Any changes to the exterior of any structure including windows within the downtown design overlay zoning district requires approval. Replacement windows are proposed to be installed at 154 W. Main Street. The windows are proposed to be wood with aluminum exteriors made to look like the existing windows. The resolution, window information, and staff review letter are provided. Planning Commission approval is necessary.



February 26, 2018

City of Stoughton Application for Site Plan Review and Approval

Applicant Name: Aro Eberle Architects- Linda Baxter Page  
Applicant Address: 116 King Street Suite 202  
Madison WI, 53705  
Applicant Phone: 608 695-0890  
Applicant Email: [lbpage@aroeberle.com](mailto:lbpage@aroeberle.com)  
Property Owner: Chorus Madison LLC- Carol Vander Sluis  
Property Owner  
Phone: 608 843-3647  
Subject Property  
Address: 154 W Main Street  
Stoughton, WI 53589

Part II- Application Submittal

A. Written Description of intended use:

The Property in question is 154 W Main St., Stoughton, WI current home of Chorus Public House. The property is currently zoned at Central Business and will continue this status following the adoption of the Comprehensive Plan Future Land Use Map. The building exists as a Commercial use and the planned improvement for consideration will not require a change of use. The proposed modifications to the property include the replacement of (3) existing second story windows. Review of this work falls under Section 78-716 and 78-718 of the Stoughton Municipal Code. While the Property is NOT a locally -recognized property, the proposed improvements align with the intent of 78-517.

Attached supporting documents include:

Exhibit A- a location plan of the existing property, its location within the Stoughton Overlay District

Exhibit B-Photograph of existing conditions

- Existing materials include:
  - o Limestone Masonry
  - o Painted wood trim
  - o Canvas awning

- Painted wood windows – second floor\*
- Aluminum Storefront
- Carved stone trim

\*limit of proposed work (removal of existing broken, worn, non-functioning, rotted windows and replace with new matching– all sizes, function, color, profiles, and limit)

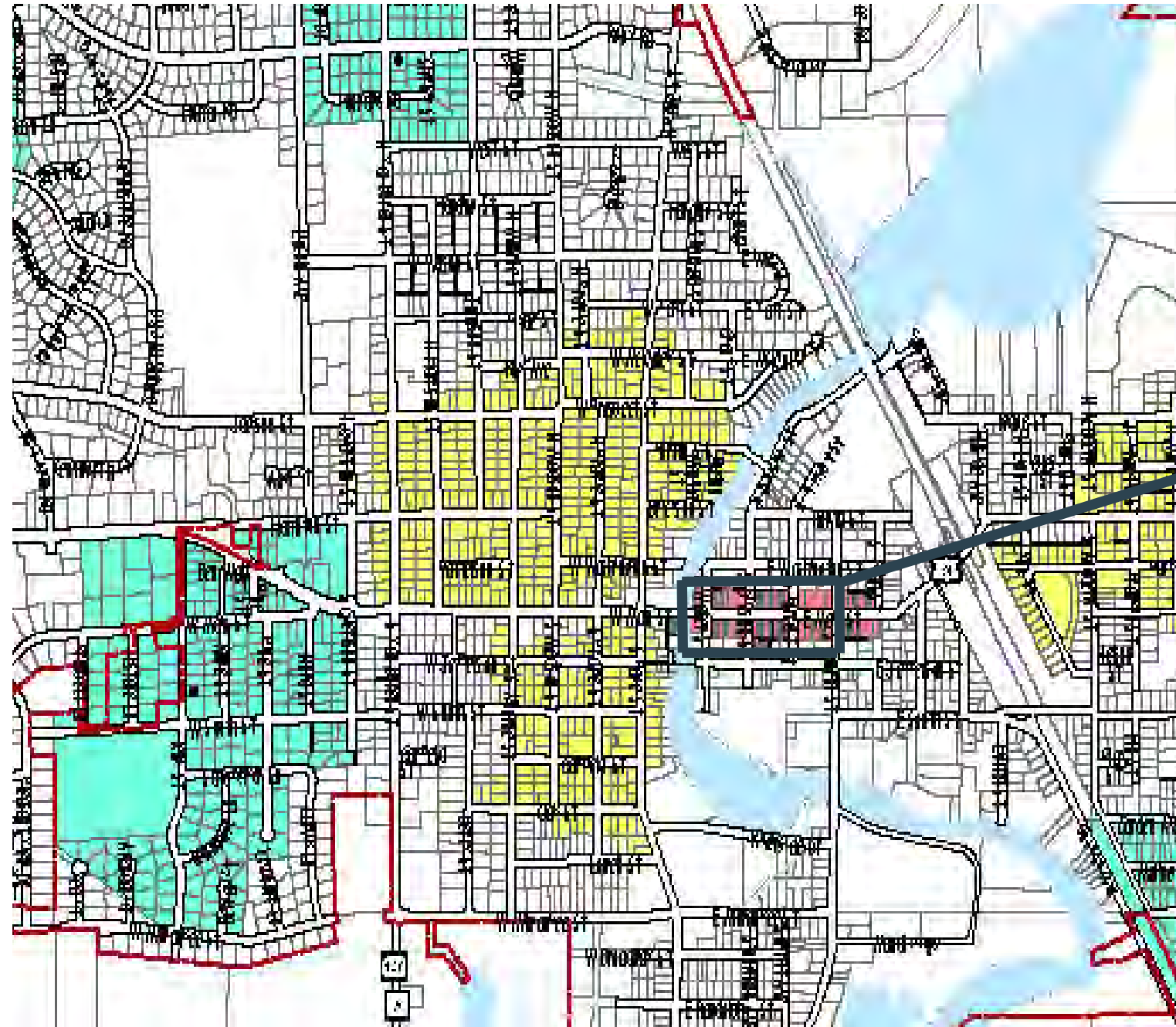
- B. Not applicable
- C. Property Site Plan Drawing
  - a. Not Applicable
  - b. Legal Description of site
    - i. City of Stoughton,  
T05NR11E, section 8 NE of the NW quarter  
Stoughton Plat  
Block 21, Lot 6  
  
Original Plat E44 Lot 6 Block 21
- D. Detailed Landscaping Plan of the Subject Property
  - a. Not Applicable
- E. Grading and Erosion Control Plan
  - a. Not Applicable
- F. Elevation Drawings of proposed remodeling of existing building
  - a. See attached Exhibit B

**OTHER SUPPORTING DOCUMENTATION:**

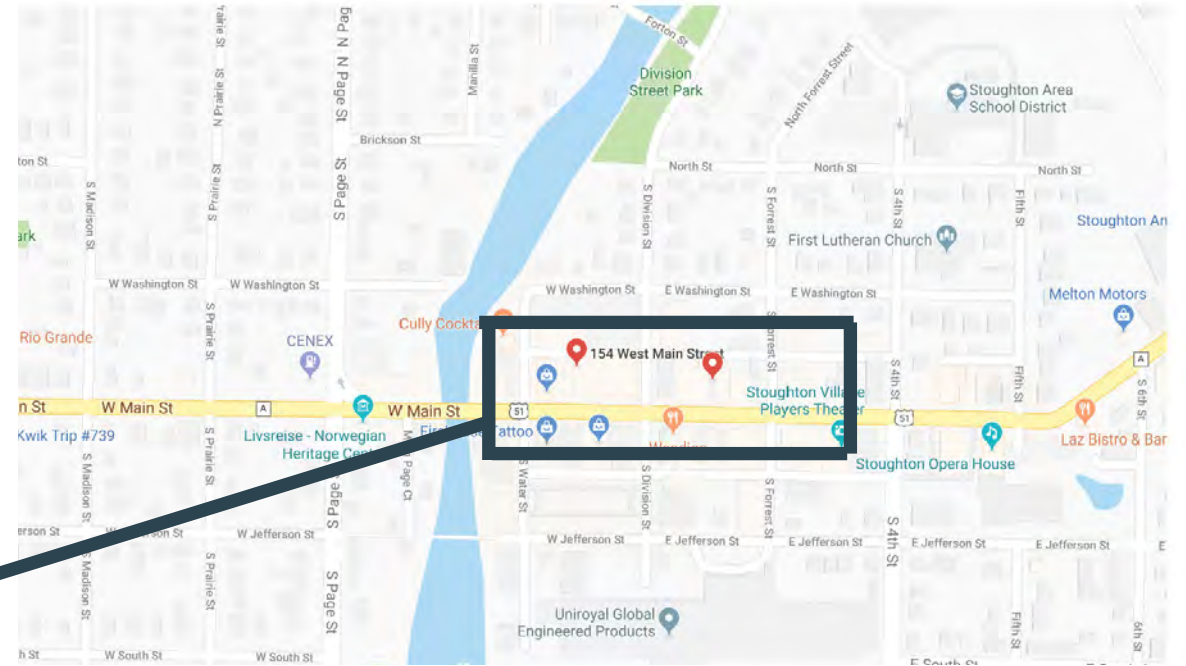
- Exhibit C– color rendering of new windows in place (PENDING)
- Exhibit D– Manufacturers cut sheets and product literature
- Exhibit E– Sample of proposed replacement profiles (PENDING)
- Exhibit F – Manufacturers detailed shop and manufacturing drawings (PENDING)
- Exhibit G – Copy of Building permit application as filed.
- Exhibit H– FULL SCALE sample of window construction as proposed

154 main st stoughton

Chorus Public House



Zoning Map



Location Map



Overlay Districts Zoning Map

- City of Stoughton Boundary
- Town Boundary
- Parcel Lines
- Surface Water
- Right of Way
- Well

Overlay Zoning Districts

- DD(O) - Downtown Design
- RHD(O) - Residential Historic Design
- Groundwater Protection Area

# Exhibit A

City of Stoughton Overlay District Zoning Map and Location Plan of Property

02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET





Limestone Masonry

Painted wood trim

Painted wood windows  
(Proposed to be removed and replaced)

Carved Stone Trim

Canvas Awning

Aluminum Storefront

## Exhibit B

Photographs- Existing Condition

02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET



**ARO EBERLE**  
ARCHITECTS



Existing



Proposed

## Exhibit C

color rendering of new windows in place

02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET

 **ARO EBERLE**  
ARCHITECTS



Existing



Proposed

## Exhibit C

color rendering of new windows in place

02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET



Color matched aluminum-clad wood windows

Fixed

Operable

Proposed

## Exhibit C

color rendering of new windows in place

02/26/2018

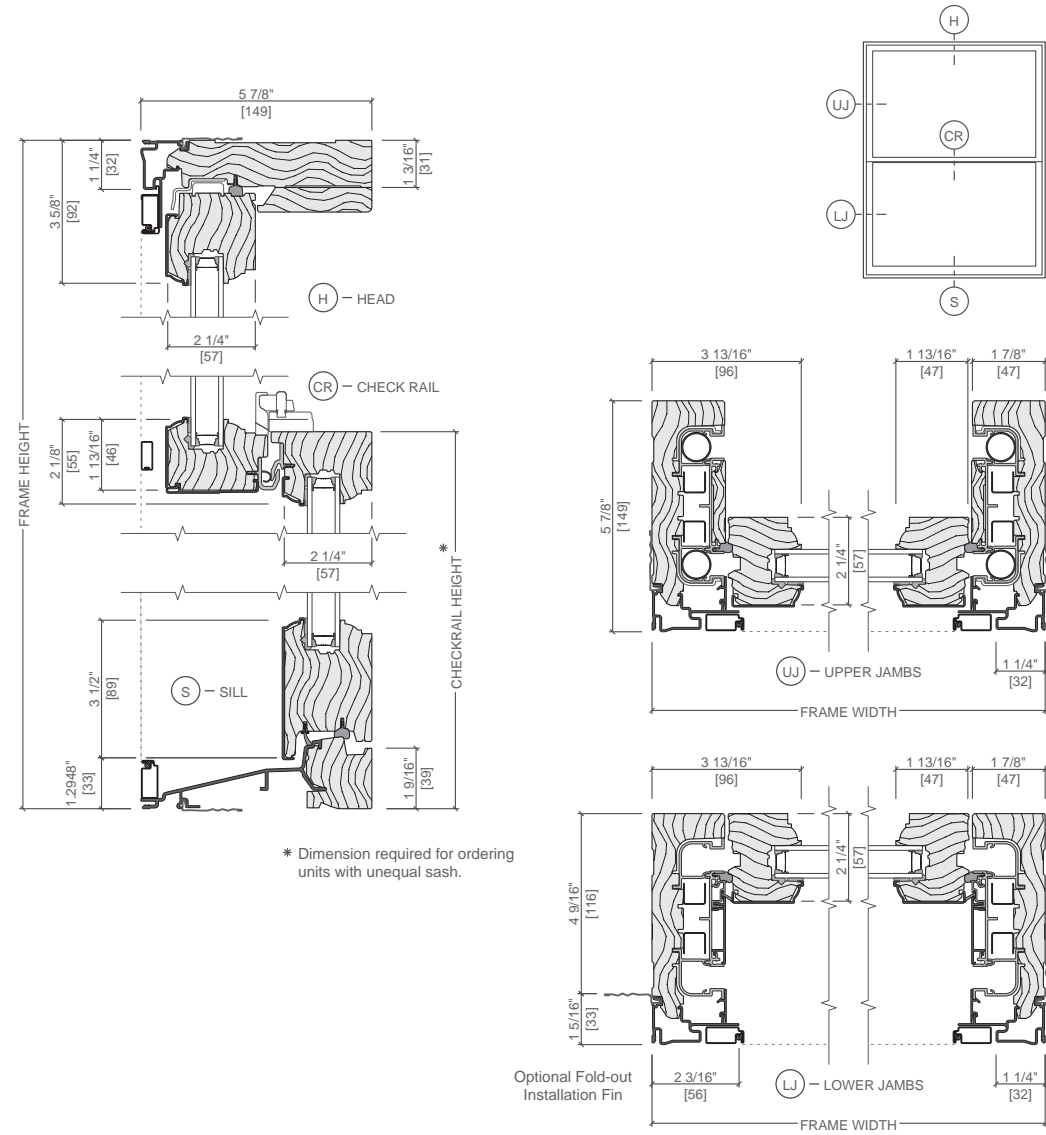
PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET



**ARO EBERLE**  
ARCHITECTS



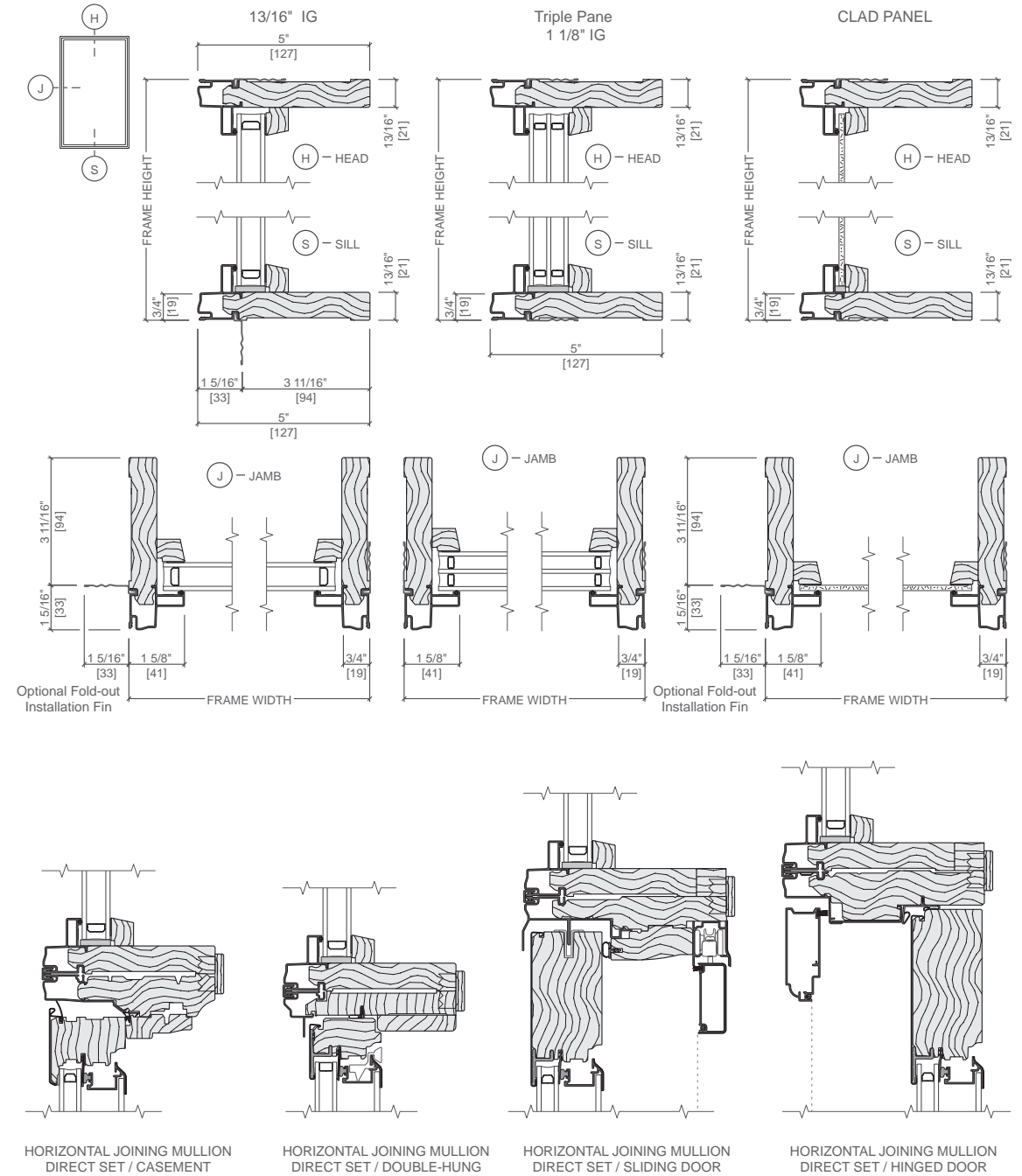
**UNIT SECTIONS**  
Aluminum-Clad Exterior  
Double-Hung



Scale 3" = 1' 0"  
All dimensions are approximate.



**UNIT SECTIONS – RECTANGULAR AND ANGLED SHAPES**  
Aluminum-Clad Exterior  
Interior Glazed



Scale 3" = 1' 0"  
All dimensions are approximate.  
See www.PellaADM.com for mullion limitations and reinforcing requirements.

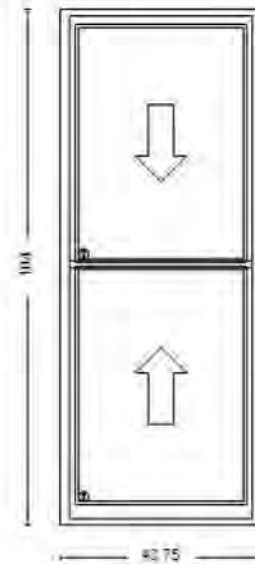
**Exhibit D**

manufacturer's cut sheets and product literature



**Customer Approval Form:**

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



Viewed from the Exterior

Quote Number: 9842981  
 Line Number: 75      Quote Qty: 1      Scaling: 1/2" = 1'  
 Description: Architect Reserve, Monumental Hung Double Hung, 40.75 X 104, Custom  
 Rough Opening: 41.5" X 104.75"  
 Performance Information: U-Factor 0.30, SHGC 0.47, VLT 0.54, CPD PEL-N-235-00401-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual\*\* responsible for the project and are not intended to create any warranty or other liability. The user\*\* is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.  
 \*\* building owner, architect, contractor, installer and/or consumer

	<b>Quote Name:</b> Mahogany - Custom Finish - Res <b>Project Name:</b> Chorus House - Stoughtor
	<b>Jobsite Location:</b> Stoughton, WI
	<b>Room Location:</b> 2I
	<b>Sales Branch Location:</b> 40800 Pella Windows & Doors of Wisconsin

**Customer Approval Form:**

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



Viewed from the Exterior

Quote Number: 9842981  
 Line Number: 80      Quote Qty: 1      Scaling: 1/2" = 1'  
 Description: Architect Reserve, Sash Set Fixed, 56.375 X 104, Custom  
 Rough Opening: 57.125" X 104.75"  
 Performance Information: U-Factor 0.32, SHGC 0.52, VLT 0.62, CPD PEL-N-1-42822-00001

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual\*\* responsible for the project and are not intended to create any warranty or other liability. The user\*\* is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.  
 \*\* building owner, architect, contractor, installer and/or consumer

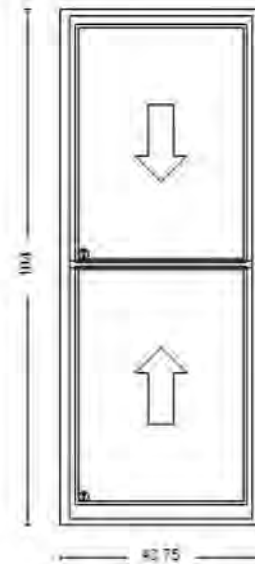
	<b>Quote Name:</b> Mahogany - Custom Finish - Res <b>Project Name:</b> Chorus House - Stoughtor
	<b>Jobsite Location:</b> Stoughton, WI
	<b>Room Location:</b> 2J
	<b>Sales Branch Location:</b> 40800 Pella Windows & Doors of Wisconsin

**Exhibit F**

manufacturers detailed shop and manufacturing drawings

### Customer Approval Form:

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



Viewed from the Exterior

Quote Number: 9842981

Line Number: 85

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect Reserve, Monumental Hung Double Hung, 40.75 X 104, Custom

Rough Opening: 41.5" X 104.75"

Performance Information: U-Factor 0.30, SHGC 0.47, VLT 0.54, CPD PEL-N-235-00401-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

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\*\* building owner, architect, contractor, installer and/or consumer

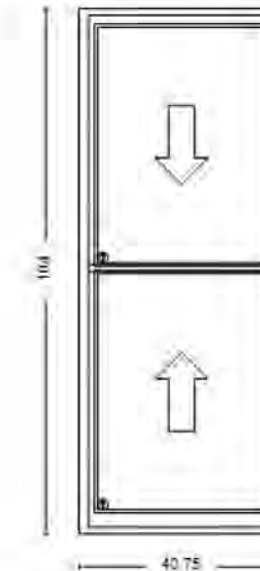
	<b>Quote Name:</b> Mahogany - Custom Finish - Res	<b>Project Name:</b> Chorus House - Stoughton
	<b>Jobsite Location:</b> Stoughton, WI	
	<b>Room Location:</b> 2K	
	<b>Sales Branch Location:</b> 40800 Pella Windows & Doors of Wisconsin	

Printed On: 2/19/2018

Page 3 Of 9

### Customer Approval Form:

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



Viewed from the Exterior

Quote Number: 9842981

Line Number: 90

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect Reserve, Monumental Hung Double Hung, 40.75 X 104, Custom

Rough Opening: 41.5" X 104.75"

Performance Information: U-Factor 0.30, SHGC 0.47, VLT 0.54, CPD PEL-N-235-00401-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

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\*\* building owner, architect, contractor, installer and/or consumer

	<b>Quote Name:</b> Mahogany - Custom Finish - Res	<b>Project Name:</b> Chorus House - Stoughton
	<b>Jobsite Location:</b> Stoughton, WI	
	<b>Room Location:</b> 2L	
	<b>Sales Branch Location:</b> 40800 Pella Windows & Doors of Wisconsin	

Printed On: 2/19/2018

Page 4 Of 9

## Exhibit F

manufacturers detailed shop and manufacturing drawings

02/26/2018

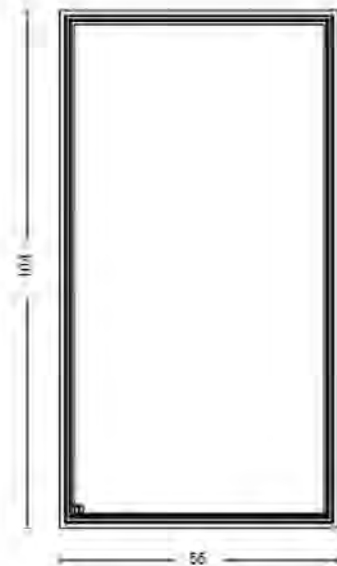
PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET



**Customer Approval Form:**

Signature: \_\_\_\_\_

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



Viewed from the Exterior

Quote Number: 9842981

Line Number: 95

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect Reserve, Sash Set Fixed, 56 X 104, Custom

Rough Opening: 56.75" X 104.75"

Performance Information: U-Factor 0.32, SHGC 0.52, VLT 0.62, CPD PEL-N-1-42822-00001

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual\*\* responsible for the project and are not intended to create any warranty or other liability. The user\*\* is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

\*\* building owner, architect, contractor, installer and/or consumer



Quote Name: Mahogany - Custom Finish - Res Project Name: Chorus House - Stoughton

Jobsite Location: Stoughton, WI

Room Location: 2M

Sales Branch Location: 40800 Pella Windows & Doors of Wisconsin

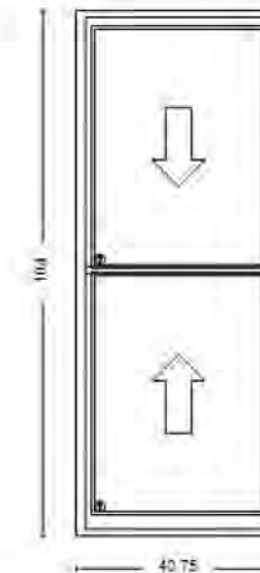
Printed On: 2/19/2018

Page 5 Of 9

**Customer Approval Form:**

Signature: \_\_\_\_\_

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



Viewed from the Exterior

Quote Number: 9842981

Line Number: 100

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect Reserve, Monumental Hung Double Hung, 40.75 X 104, Custom

Rough Opening: 41.5" X 104.75"

Performance Information: U-Factor 0.30, SHGC 0.47, VLT 0.54, CPD PEL-N-235-00401-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

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\*\* building owner, architect, contractor, installer and/or consumer



Quote Name: Mahogany - Custom Finish - Res Project Name: Chorus House - Stoughton

Jobsite Location: Stoughton, WI

Room Location: 2N

Sales Branch Location: 40800 Pella Windows & Doors of Wisconsin

Printed On: 2/19/2018

Page 6 Of 9

**Exhibit F**

manufacturers detailed shop and manufacturing drawings

02/26/2018

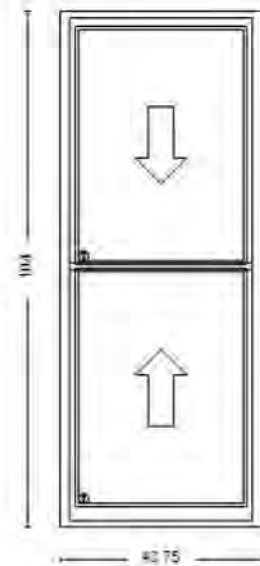
PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET



## Customer Approval Form:

Signature: \_\_\_\_\_

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



Viewed from the Exterior

Quote Number: 9842981

Line Number: 105

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect Reserve, Monumental Hung Double Hung, 40.75 X 104, Custom

Rough Opening: 41.5" X 104.75"

Performance Information: U-Factor 0.30, SHGC 0.47, VLT 0.54, CPD PEL-N-235-00401-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

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\*\* building owner, architect, contractor, installer and/or consumer



Quote Name: Mahogany - Custom Finish - Res Project Name: Chorus House - Stoughton

Jobsite Location: Stoughton, WI

Room Location: 20

Sales Branch Location: 40800 Pella Windows & Doors of Wisconsin

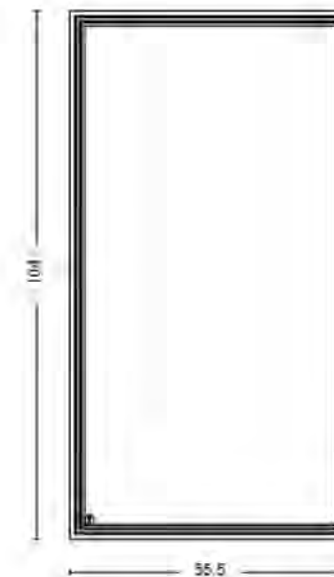
Printed On: 2/19/2018

Page 7 Of 9

## Customer Approval Form:

Signature: \_\_\_\_\_

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



Viewed from the Exterior

Quote Number: 9842981

Line Number: 110

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect Reserve, Sash Set Fixed, 55.5 X 104, Custom

Rough Opening: 56.25" X 104.75"

Performance Information: U-Factor 0.32, SHGC 0.52, VLT 0.62, CPD PEL-N-1-42822-00001

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\*\* building owner, architect, contractor, installer and/or consumer



Quote Name: Mahogany - Custom Finish - Res Project Name: Chorus House - Stoughton

Jobsite Location: Stoughton, WI

Room Location: 2P

Sales Branch Location: 40800 Pella Windows & Doors of Wisconsin

Printed On: 2/19/2018

Page 8 Of 9

## Exhibit F

manufacturers detailed shop and manufacturing drawings

02/26/2018

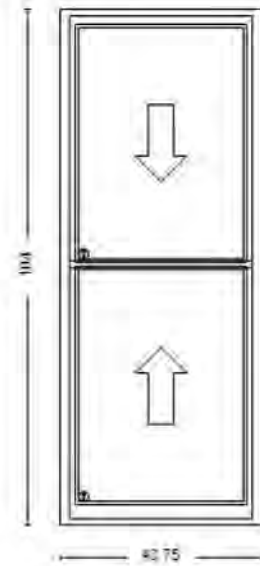
PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET

 ARO EBERLE  
ARCHITECTS

## Customer Approval Form:

Signature: \_\_\_\_\_

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



Viewed from the Exterior

Quote Number: 9842981

Line Number: 115

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect Reserve, Monumental Hung Double Hung, 40.75 X 104, Custom

Rough Opening: 41.5" X 104.75"

Performance Information: U-Factor 0.30, SHGC 0.47, VLT 0.54, CPD PEL-N-235-00401-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

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\*\* building owner, architect, contractor, installer and/or consumer



Quote Name: Mahogany - Custom Finish - Res Project Name: Chorus House - Stoughton

Jobsite Location: Stoughton, WI

Room Location: 2Q

Sales Branch Location: 40800 Pella Windows & Doors of Wisconsin

Printed On: 2/19/2018

Page 9 Of 9

## Exhibit F

manufacturers detailed shop and manufacturing drawings

02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET

 **ARO EBERLE**  
ARCHITECTS

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

Date of Application February 6 / 2018  
 Applicant Name ARO EBERLE ARCHITECTS DOUGLAS PAHL Phone 608 204 7464  
 Applicant Email PAHL@AROEBERLE.COM  
 Owners Name (if different than applicant) CAROL J. VANDEEN SMITH Phone 608 943 -  
 Subject Property Address 154 W. MAIN ST. STOUGHTON  
 Permit for WINDOW REPLACEMENT  
 Proposed use(s) MAINTENANCE / EXIST. USE  
 Project area for new structures and additions (sq. ft.) NA  
 Estimated building construction cost including labor \$ 54,540  
 Estimated electric construction cost including labor NA  
 Estimated plumbing construction cost including labor NA  
 Estimated hvac construction cost including labor NA  
 \*Do not include costs related to flooring, carpeting or painting.  
 Permit fee \$ 75.00

**Contractor Information:**

Construction FINDORFF MMUC PRIMO Phone# 608 575 1920 Lic# 900924  
 Electrical \_\_\_\_\_ Phone# \_\_\_\_\_ Lic# \_\_\_\_\_  
 Plumbing \_\_\_\_\_ Phone# \_\_\_\_\_ Lic# \_\_\_\_\_  
 HVAC \_\_\_\_\_ Phone# \_\_\_\_\_ Lic# \_\_\_\_\_

**Cautionary Statement to Owners Obtaining Building Permits**

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

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under Section 101.654(2)(a), the following consequences might occur:  
 The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under this building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under this building permit.  
 The owner may not be able to collect from the contractor, damages for any loss sustained by the owner because of a violation by the contractor of the one and two-family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to property of others that arises out of the work performed under this building permit or because of any bodily injury to or death of others or damage to

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

**Cautionary Statement to Contractors for Projects Involving Buildings Built Before 1978**

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

**Wetlands Notice to Permit Applicants**

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

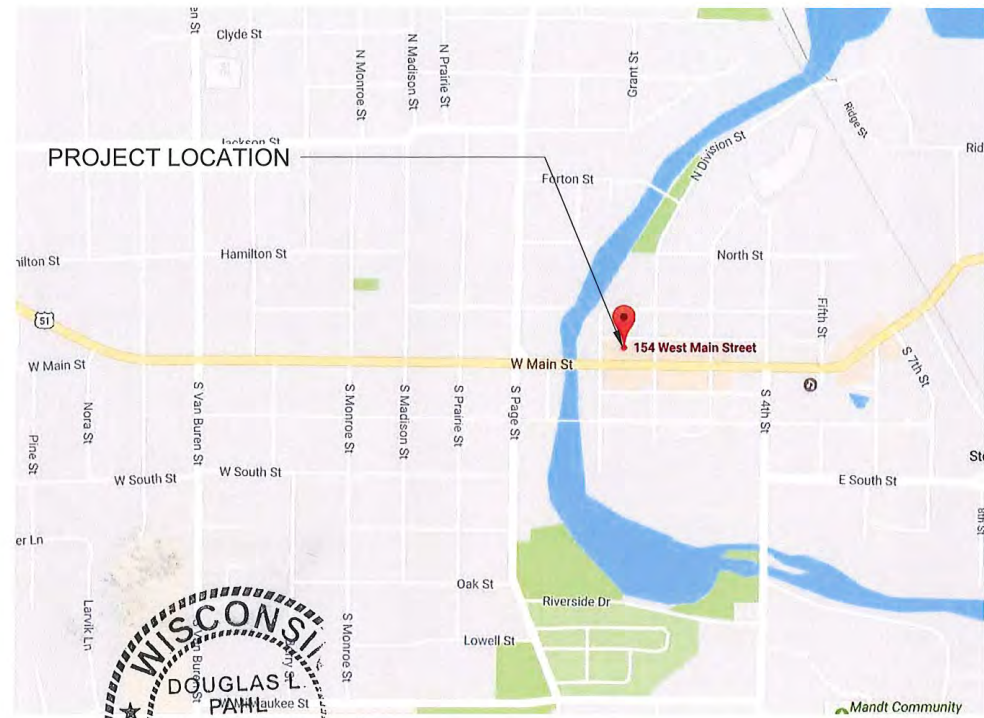
**Additional Responsibilities for Owners with Projects Disturbing One or More Acres of Soil**

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

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

Owner/Contractor Signature [Signature] Date 2-5-2018

# CHORUS PUBLIC HOUSE SECOND FLOOR - BAY WINDOW REPLACEMENT



Design Team

ARCHITECT:

ARO EBERLE ARCHITECTS INC.  
116 KING STREET, SUITE 202  
MADISON, WI 53703  
CONTACT: LINDA BAXTER PAGE  
PH: (608) 204-7464  
EMAIL: LBPAGE@AROEBERLE.COM

OWNER:

CAROL J. VANDER SLUIS  
PH: (608) 843-3647  
EMAIL: BERGENCVS@GMAIL.COM

SYMBOLS KEY

- WINDOW SYMBOL
- EXISTING PARTITION
- PROPOSED/FUTURE PARTITION
- ETR EXISTING TO REMAIN
- KEYNOTE

Sheet List

- W-100 BAY WINDOWS
- W-101 EXTERIOR PHOTO
- W-102 NOTES & SPECS
- W-103 TRIM

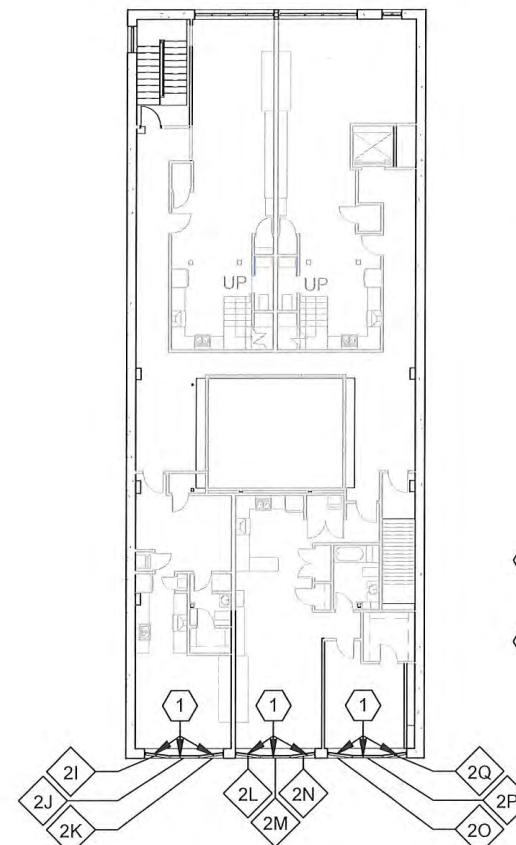


CHORUS  
PUBLIC HOUSE  
154 WEST MAIN STREET, STOUGHTON, WI

TITLE SHEET

Date 02/01/2018  
Scale

2/1/2018 9:44:53 AM



## WINDOW SCHEDULE

2I 2K 2L 2N 2O 2Q

DOUBLE HUNG- ALUM ENDURA CLAD, R.O. TO MATCH EXISTING- VIF- 1/2 SCREEN, NO GRILLES- NEW SASH LUGS- NEW CASING/TRIM & STOOLS- TYPICAL

2J 2M 2P

FIXED- ALUM ENDURA CLAD, R.O. TO MATCH EXISTING- VIF- NO GRILLES- NEW CASING & TRIM- SEE TRIM DETAILS SHEET

## KEYED NOTES:

- 1 HEAD-JAMB EXTENSIONS, SIDE-JAMB EXTENSIONS, AND STOOL - ASSUME DRYWALL/PLASTER FINISH
- 2 PROVIDE AND INSTALL NEW TRIM PER NOTES AND INFO SHOWN ON SHEET W-TRIM

## 1 SECOND FLOOR

3/64" = 1'-0"



2I, 2J, 2K 2



2L, 2M, 2N 2



2O, 2P, 2Q 2



CHORUS  
PUBLIC HOUSE  
154 WEST MAIN STREET, STOUGHTON, WI

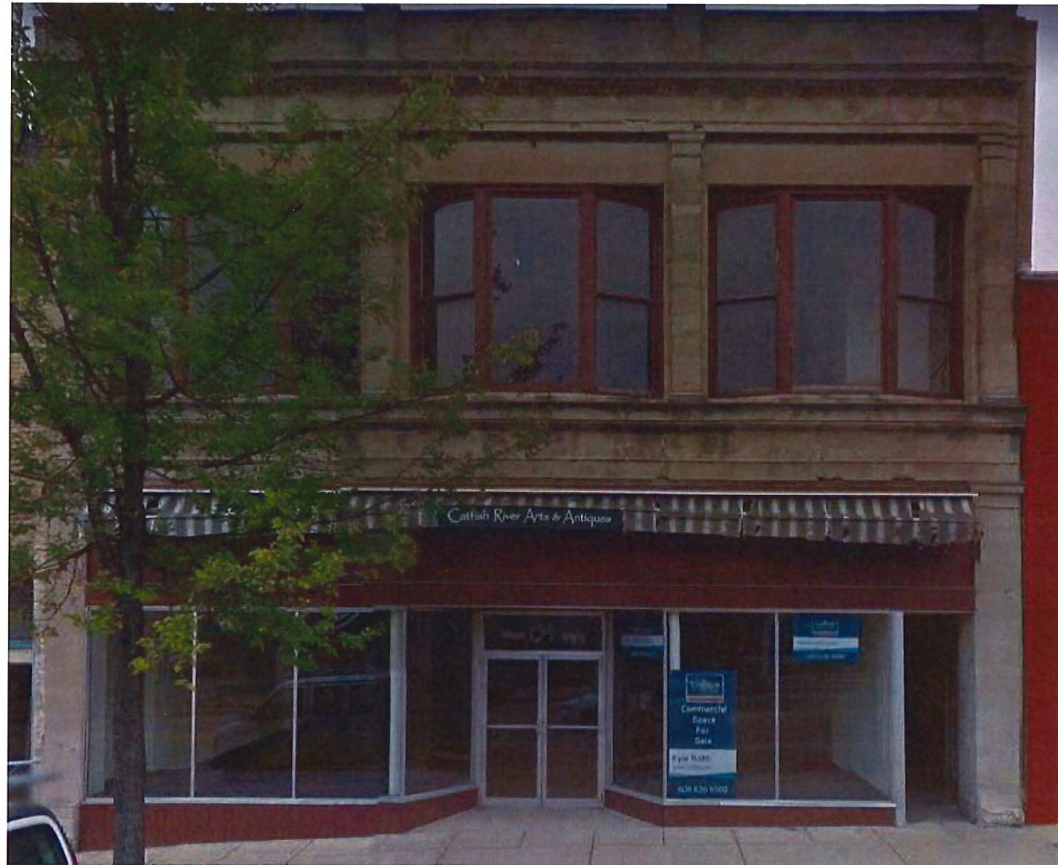
W-100

BAY WINDOWS

PERMIT & CONST.

Date 02/01/2018  
Scale 3/64" = 1'-0"

2/1/2018 9:44:56 AM



**EXISTING CONDITION - SOUTH ELEVATION**

WINDOWS: 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q

	<b>CHORUS PUBLIC HOUSE</b> 154 WEST MAIN STREET, STOUGHTON, WI	<b>W-101</b> PERMIT & CONST.	EXTERIOR PHOTO
			Date 02/01/2018
			Scale

2/1/2018 9:44:56 AM

**WINDOWS**

1. ALL REPLACEMENT WINDOWS ARE BASED ON PELLA ARCHITECT SERIES- RESERVE SERIES. ALUMINUM ENDURA CLAD- PROVIDE MIN. OF TWO ALTERNATE BIDS FOR THE FOLLOWING MANUFACTURERS:

1. KOLBE AND KOLBE
2. MARVIN WINDOWS

TYPICAL COMPONENTS INCLUDE:

- UNFINISHED MAHOGANY INTERIOR
- OIL RUBBED BRONZE SASH LIFT (CLASSIC) -ON DOUBLE HUNG/SINGLE HUNG SASHES GREATER THAN 37" WIDE
- BETWEEN GLASS GRILLES TO MATCH EXISTING OR AS NOTED.
- EQUAL SASH (UNLESS NOTED OTHERWISE)
- 1/2 SCREEN (INVIEW) AT DOUBLE HUNG AND SINGLE HUNG
- FULL SCREEN (INVIEW) AT CASEMENT
- ANTIER FOLD AWAY CRANKS AT ALL CASEMENTS TYPICAL – OIL RUBBED BRONZE
- CLASSIC SPOON LOCK ALL- OIL RUBBED BRONZE

2. ALL REPLACEMENT WINDOWS EXTERIOR CLADDING CUSTOM COLOR TO MATCH EXISTING COLOR OF 2I, 2J, 3K- TYPICAL- SUBMIT COLOR SAMPLE TO A/E FOR APPROVAL

3. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SAMPLES OF ALL WINDOW COMPONENTS AS NOTED ABOVE, 6" SECTIONS OF INTERIOR FINISH TRIM AS NOTED HEREIN

4. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING ROUGH OPENINGS, TRIM CONDITIONS, FUNCTION AND OPERATION OF REPLACEMENT WINDOWS UNLESS NOTED OTHERWISE

5. CONTRACTOR TO PROVIDE UNIT COST PRICING FOR EACH OPENING SCHEDULED AND ALL ALTERNATES NOTED HEREIN- SEE DRAWINGS FOR DETAIL

6. ALL PERMITTING, METES AND FEES BY CONTRACTOR

7. CONTRACTOR TO PROVIDE ANTICIPATED CONSTRUCTION SCHEDULE WITH BID.

8. CONTRACTOR TO PROVIDE ANY (IF AVAILABLE) COST IMPLICATIONS FOR EXPEDITED SHIPPING AND INSTALLATION

	<b>CHORUS PUBLIC HOUSE</b> 154 WEST MAIN STREET, STOUGHTON, WI	<b>W-102</b> PERMIT & CONST.	NOTES & SPECS
			Date 02/01/2018
			Scale

2/1/2018 9:44:57 AM

**Exhibit G**

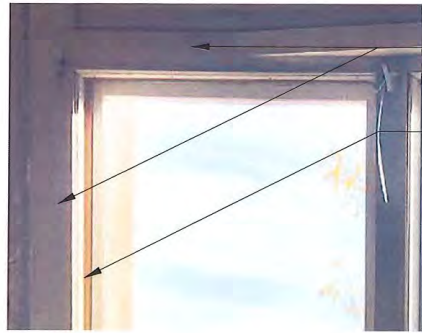
copy of building permit application as filed

02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
 154 WEST MAIN STREET







WINDOW 2J

MATCH PROFILE OF WINDOW CASING

MATCH PROFILE OF WINDOW TRIM



WINDOW 2G

**IN ALL CASES:**

-WINDOW PLACEMENT RELATIVE TO EXISTING EXTERIOR MASONRY TO BE MAINTAINED

-JAMB/HEAD EXTENSIONS PER INSTALL LOCATION- VIF.

-ALL STOOL/APRON PROFILES TYPICAL (SEE BELOW) - DEPTH OF STOOL PER LOCATION- VIF.

MATCH PROFILE OF WINDOW STOOL

MATCH PROFILE OF WINDOW APRON



**CHORUS PUBLIC HOUSE**  
154 WEST MAIN STREET, STOUGHTON, WI

W-103

PERMIT & CONST.

TRIM

Date 02/01/2018

Scale

2/1/2018 9:44:57 AM

# Exhibit G

copy of building permit application as filed

02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET





CITY OF STOUGHTON  
DEPARTMENT OF PLANNING & DEVELOPMENT  
381 East Main Street, Stoughton, WI. 53589  
www.cityofstoughton.com/planning

RODNEY J. SCHEEL  
DIRECTOR  
(608) 873-6619  
fax: (608) 873-5519

February 23, 2018

Aro Eberle Architects  
Linda Baxter Page  
116 King Street, Suite 202  
Madison, WI 53703

Dear Ms. Page:

I have completed a review of the proposed window replacement at 154 W. Main Street. Design review according to the downtown design overlay zoning district requirements is outlined below. This request is planned for review/approval at the March 12, 2018 Planning Commission meeting of which you will receive notice. You and/or your representative are required to attend the meeting to present your proposed changes and answer questions.

1. The property at 154 W. Main Street is zoned CB – Central Business and is within the Downtown Design Overlay Zoning District (DDOZD). **The building is not listed as a Local Landmark and is not subject to Landmarks Commission review. The building has been determined to be in compliance with the standards of section 78-517 and shall follow the design standards of section 78-517(6).**
2. Section 78-517 (1) – (4) states:
  - (1) *Purpose.* This district is intended to implement the urban design recommendations of the comprehensive plan, by preserving and enhancing the historical quality of the downtown, and by attaining a consistent visually pleasing image for the downtown area. As emphasized by said plan, this district is designed to forward both aesthetic and economic objectives of the city by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to section 78-913 for the procedures applicable to proposal review in this overlay district.
  - (2) *Boundaries.* The Main Street Historic District as established by the Stoughton Landmarks Commission, which extends along Main Street from the Yahara River to 5th Street, as depicted on the official zoning map.

The regulations of this section shall apply to all portions of any structure that are visible from any public street right-of-way within the mapped boundaries of this district. **The proposed window project is visible from the right-of-way.**

(3) *Application of regulations.* Buildings or portions of buildings in the District which are considered to be in compliance with the standards of this section (as determined by the planning and development department) are required to follow the design standards identified in subsection 78-517(6). **The building has been determined to be in compliance with the standards.**

(4) *Design theme.*

- (a) *Overall design theme:* The design theme for the downtown area is based on its historical, pedestrian-oriented development pattern that incorporates retail, residential, and institutional uses. Building orientation and character includes minimum setbacks at the edge of the sidewalk, multi-story structures, use of alleys for access, and on-street or other off-site parking. The design theme varies by location.
- (b) *Nonresidential design theme:* Along Main Street between the Yahara River and 5th Street, the nonresidential design theme is characterized by a variety of architectural styles popular at the time, including Italianate, Queen Anne, and Neo-Classical, in a two story format with office, storage or residential located over business. The facades of these buildings have a traditional main street storefront appearance, are relatively small in scale, have street-yard and side-yard setbacks of zero feet, have prominent horizontal and vertical patterns formed by regularly-spaced window and door openings, detailed cornice designs, rich detailing in masonry coursing, window detailing and ornamentation, and are predominantly of brick, stone or wood. Exterior building materials are of high-quality. Exterior appurtenances are minimal. Exterior colors are harmonious, simple and muted. Exterior signage blends, rather than contrasts with buildings in terms of coloring (complementary to building), location (on-building), size (small) and number (few).

3. Section 78-517(6) states the following related to this request:

*Non-residential design standards.* Nonresidential construction, including new structures, building additions, building alterations, and restoration or rehabilitation shall correspond to the urban design guidelines as determined and/or recommended by the landmarks commission and/or plan commission and as evidenced by certain existing structures within the downtown and by the following requirements for building setback; height; building mass; horizontal rhythms (created by the placement and design of facade openings and related elements such as piers, columns); vertical rhythms (created by the placement and design of facade details such as sills, transoms, cornices and sign bands); roof forms; exterior materials; exterior surface features and appurtenances; exterior colors; exterior signage; on-site landscaping; exterior lighting; parking and loading area design; and the use of screening.

(g) *Exterior materials.* Selected building materials shall be compatible with those of existing buildings in the immediate area which conform to the general design theme noted in subsections (1) through (4) above, as determined by the plan commission. In addition:

1. *Masonry.* Along Main Street between the Yahara River and 5th Street, stone or brick facing should be of even coloration and consistent size. Cinder block, concrete block, concrete slab, or concrete panel shall not be permitted.

2. *Siding.* Along Main Street between the Yahara River and 5th Street, wood or thin board textured vinyl or textured metal clapboard siding may be appropriate — particularly if the proposed non-masonry exterior was used on a building which conforms to the general design theme noted in subsections 2 (1) through (4) above, as determined by the plan commission. In certain instances clapboard, board and batten may be in keeping with the general design theme. Asphalt shingles shall not be permitted.
  3. *Glazing.* Along Main Street between the Yahara River and 5th Street, clear, or slightly tinted glass or related glazing material shall be used. Mirrored glass, smoked glass, or heavily tinted glass shall not be permitted. **The windows comply with this requirement.**
- (n) *Rehabilitation and restoration.* New projects, building additions, and new appurtenances and features shall comply with the provisions of subsections 78-517(6) (a) through (m). The following standards shall apply where existing construction is proposed for rehabilitation and/or restoration:
1. *In general.* Buildings shall be restored relying on physical evidence (such as photographs, original drawings, and existing architectural details) as much as possible, in keeping with the general design theme noted in subsections 2 (1) through (4) above, as determined by the plan commission. Specifically, throughout the downtown design overlay zoning district the provisions of this subsection shall apply.
  2. *Exterior materials and surface features.* Materials and features identical to the original shall be used. Where such knowledge is lacking, materials and features in common use at the time of building erection, as determined by the plan commission, shall be used. Significant architectural features, including cornices, moldings and coursings shall be preserved or replaced with identical features and materials where possible.
  3. *Windows and doors.* The size, proportion and rhythm of original windows and doors shall not be altered. Original window and door openings shall not be blocked, except with a dark opaque panel placed behind the window or door to preserve the appearance of the opening. Where now blocked in another manner, blocked window and doors shall be restored using said method. Window and door features, including lintels, sills, architraves, shutters, pediments, hoods and hardware, shall be preserved where possible, or replaced with identical features and materials. Dark frames (i.e. anodized bronze) shall be used to replace storefront and upper story windows. Clear aluminum finishes and mill finish aluminum storm windows are prohibited. Real shutters and awnings shall be used if there is evidence that they were a component of the original building design. Vinyl and plastic shutters and awnings shall be prohibited. **We believe the proposed windows meet the intent of these requirement.**
4. According to section 78-913 (3)(b), “Applications which involve only a change in the appearance of a property (such as painting, roofing, siding, architectural component substitution, fencing, paving, or signage with different colors, finishes, or materials), are subject to design review by the zoning administrator, the landmarks commission (for locally-recognized landmarks), and the plan commission. The zoning administrator shall serve as the liaison between the applicant, the landmarks commission, and the plan commission in facilitating the thorough and expedient review of an application, and shall ensure that the technical and procedural requirements of the zoning ordinance are met. The landmarks commission shall

serve as the recommending body to the plan commission on locally-recognized landmarks. The plan commission shall serve as the final discretionary review body on aesthetics and site design, and shall focus its review on the application's compliance with sound aesthetic, land use, site design, and economic revitalization practices. In part, this effort shall be guided by the comprehensive plan. **The application involves only window replacement in identical colors and size. The replacement windows are wood with aluminum exterior for long lasting protection. A rendering of the proposed windows will be provided for the meeting.**

5. According to section 78-913(5(a), “The zoning administrator is hereby authorized to make recommendations for a proposed application for renovation review, design review, or project review.” **Staff recommends approval as presented.**
6. Once approved, a building permit is necessary prior to window replacement.

If you have any questions, please contact me at 608-646-0421

Sincerely,  
City of Stoughton

*Michael P. Stacey*

Michael P. Stacey  
Zoning Administrator/Assistant Planner

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

Date of Application February 6 / 2018

Applicant Name ANDERBERG ARCHITECTS DOUGLAS PAHL Phone 608 209 7464

Applicant Email PAHL@ANDERBERG.COM

Owners Name (if different than applicant) CAROL J. VANBEN SLEWS Phone 608 843-3647

Subject Property Address 154 W. MAIN ST STOUGHTON

Permit for WINDOW REPLACEMENT

Proposed use(s) - MAINTENANCE / EXIST. USE

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

Estimated building construction cost including labor \$ 54,540

Estimated electric construction cost including labor NA

Estimated plumbing construction cost including labor NA

Estimated hvac construction cost including labor NA

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

Permit fee ~~\$ 750~~ 50

**Contractor Information:**

Construction FINDORFF MHC PRMO Phone# 608 575 1920 Lic# 900924

Electrical \_\_\_\_\_ Phone# \_\_\_\_\_ Lic# \_\_\_\_\_

Plumbing \_\_\_\_\_ Phone# \_\_\_\_\_ Lic# \_\_\_\_\_

HVAC \_\_\_\_\_ Phone# \_\_\_\_\_ Lic# \_\_\_\_\_

**Cautionary Statement to Owners Obtaining Building Permits**

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

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

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

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

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

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

**Cautionary Statement to Contractors for Projects Involving Buildings Built Before 1978**

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

**Wetlands Notice to Permit Applicants**

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

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

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

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

Owner/Contractor Signature  Date 2.5.2018



## Nomination Form: 2020 Historic Preservation Award

The Stoughton Landmarks Commission is pleased to call for nominations for the 2020 Stoughton Historic Preservation Award. This program recognizes property owners, architects, contractors and local organizations for their contribution to maintaining and enhancing the architectural, historical and cultural heritage of the City of Stoughton through the following categories: Proper Rehabilitation/Restoration, Sensitive Addition/Alteration and Adaptive Reuse.

The date of the 2020 Historic Preservation Award ceremony to be determined. Recipients of the award will be notified in advance of the date, time and place of this special civic event.

(Please type or print)

**PROJECT ADDRESS:**

**CATEGORY:** (check appropriate category)

<input type="checkbox"/>	<p><b>Proper Rehabilitation/Restoration:</b> A project that has followed the Secretary of the Interior's Standards for Rehabilitation or the City of Stoughton's Residential Design Guidelines. Landmarks and non-landmark buildings city-wide are eligible. Examples of eligible work:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Have historic features of the building been retained, preserved or repaired?</li> <li><input type="checkbox"/> Has the building been repaired using materials that match the original materials?</li> <li><input type="checkbox"/> Have missing historic decorative features been replicated and returned to the building?</li> <li><input type="checkbox"/> Have historic windows, siding, porches, or masonry been retained and repaired?</li> <li><input type="checkbox"/> Have inappropriate modern alterations been reversed?</li> </ul>
<input type="checkbox"/>	<p><b>Sensitive Addition/Alteration:</b> a project that successfully integrated an addition/alteration complimenting the architectural style of a main house or building and complimenting the context and character of a historic district, neighborhood or specific area within the City.</p>
<input type="checkbox"/>	<p><b>Adaptive Reuse:</b> a project that creatively achieved the reuse of an existing structure originally used for another purpose. The project must have undertaken at least substantial rehabilitation.</p>
<input checked="" type="checkbox"/>	<p><b>Service Award:</b> an individual or organization demonstrating outstanding contributions to historic preservation and service to preserving the architectural and cultural wealth of the city.</p>

**PROJECT DESCRIPTION:** Describe briefly and concisely the project's scope of work. Include with your description BEFORE and AFTER photographs if you have them. (Photographs will not be returned.)  
*Attach project description on a separate sheet.*

(Continued)



Service Award  
nomination for Dave Kalland

PROJECT DESCRIPTION (continued):

Beginning Date:	Completion Date:
Owner's Name:	DAVE Kalland
Phone #:	873-8005
Email:	NORGE18charter.net
Complete Mailing Address:	
(if applicable)	
Architect's Name:	Hwy. 51
Phone #:	STOUGHTON WI
Email:	53589
Complete Mailing Address:	
(if applicable)	
Contractor's Name:	
Phone #:	
Email:	
Complete Mailing Address:	

**Service Award:** describe on a separate page the individual's/organization's contributions and why they are worthy of recognition. **Required:** please include award recipient's full name, mailing address, phone number and email address.

NOMINATION SUBMITTED BY (\* denotes required):

- \*Name: NANCY Hagen
- \*Phone: 873-1943
- \*Email: ~~AKL~~ NKHAGEA5@gmail.com
- \*Complete Mailing Address:

Please submit your completed nomination form by no later than July 31, 2020 to:

2020 Stoughton Historic Preservation Awards  
Stoughton Landmarks Commission, c/o Michael Stacey  
City Hall, 207 S Forrest Street, Stoughton, WI 53589

Please remember to include BEFORE and AFTER color photos. Photographs will not be returned.

6-7-20

Hi Mike

Enclosed are some summaries about Dave Kalland and all he's done for the STO. HIST. Society. I talked to Peggy V. and she said that copies of the SHS would suffice.

Questions, give me a call — Thanks.

Nancy Hager  
STOUGHTON HISTORICAL Socy  
President

# Stoughton Historical Society Newsletter

## Spring / Summer 2018

### 2010 Syttende Mai King and Queen

Stoughton honors the Kallands!



We have some big shoes to fill, as Dave Kalland steps down from the Stoughton Historical Society's Presidents position.

In April 2002, Dave became our president. His list of accomplishments are endless, but we'll try to highlight a few. Under his leadership, the deed of the Luke Stoughton pioneer house was secured for the Historical Society. Many helped with the gutting and refurbishing the house, but no one put more time or hours into the house than Dave.

Our main museum has received more improvements and updating during Dave's Presidency than any other time in the museum's history since its initial renovations in 1960. Dave arranged for a new roof, windows, blinds, new basement floor, insulating the attic and heat and air conditioning in the carriage house and updating the bathrooms.

In order to pay for all these needed improvements, Dave secured local grants, gifts and generous donations for the Historical Society which has kept us afloat.

Leaving Stoughton to serve our Country for two years, Dave was born and raised in Stoughton and still lives in our town. Besides all his hard work at our three museums, Dave also serves as a local historian. His knowledge led him into a ten-year volunteer position as a step on bus tour guide for the Chamber. If the above is an enough to exhaust you, Dave still serves on Stoughton's Cemetery Board and the Hall of Fame committee.

This article would not be complete without mentioning Dave's wife Barb. "Behind a good man is a good woman" is an appropriate adage for this hard-working lady. Barb has been supportive of Dave's hard work. Over the past sixteen years, Barb has also taken on many museum projects like T-shirt and note card sales along with volunteering many hours.

The museum has never looked better and we hope the Kallands will remain active with us. Dave will truly be missed as our President along with his First Lady. We want to thank the Kallands for their unbelievable commitment to our town and the Stoughton Historical Society.

## Shutter Repair

A museum shutter fell and disintegrated this fall. The finished shutter took him 110 hours and is very beautiful. The society is extremely grateful for this wonderful project. Thank you so much David.

Attached are three photos of making a louver. "It takes a little more than an hour for each louver. That includes cutting to the proper length, width and thickness from 2 inch stock. Cutting and rounding the end pins and sanding into a convex

*continued on following page*

shape. The first photo is rough cutting the end pins. The next two photos are rough sanding into a convex shape. The last photo is the final hand sanding. There are a total of 74 louvers. All pieces have had two coats of primer applied with a light. A second coat of green will be applied and then the shutter will be assembled. After assembly the paint will be touched up and it should be complete. There has been 80 hours applied to date." -Dave

