So, I just looked at my meeting notes and forgot that Rodney had circulated an e-mail from Peggy on Power House issues for the meeting. Might as well add that the March 13th packet so as to keep it accurate. Thank you. Roger

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From: rjscheel@ci.stoughton.wi.us
To: TSwadley@ci.stoughton.wi.us, mdregne@staffordlaw.com, ltrow@msbonline.com, AJGillingham@ci.stoughton.wi.us, TMajewski@ci.stoughton.wi.us, hotpeppers2@charter.net, jfriedl@ci.stoughton.wi.us, peggyveregin.hp@gmail.com, gwb@garywbecker.com
Cc:
Sent: Wednesday March 13 2019 5:49:25AM
Subject: FW: Power Plant research

Please find a summary of Peggy's review of the Power Plant issues below.

Thanks to Peggy for her research.

Rodney Scheel
Director of Planning & Development
City of Stoughton
608.873.6619

**From:** Peggy Veregin [mailto:peggyveregin.hp@gmail.com]
**Sent:** Tuesday, March 12, 2019 10:46 PM
**To:** Rodney J. Scheel <rjscheel@ci.stoughton.wi.us>; Jamin Friedl <jfriedl@ci.stoughton.wi.us>
**Subject:** Power Plant research

Hi Rodney and Jamin,

After our February 21st meeting about, in part, the Power Plant property transfer, I had a number of items to research: how does the local landmark nomination define the historic boundary; are there other historic documents referencing the historic boundary; is the Power Plant still eligible for the National Register of Historic Places; and did recent observations from historic preservation architects note dangerous conditions. Here's what I have so far:

1. I have not yet been able to locate a copy of the local landmark nomination form for the Power Plant building. Based on all the other local landmark nomination forms I have reviewed, the nominated property was typically defined as the parcel. It seems likely that when the Power Plant was locally landmarked, the nominated property was defined as the parcel.

2. I have looked for other historic period documents and maps to find out information about how the parcel was defined. At our meeting on February 21st, Gary pulled up an early parcel map which showed long narrow rectangular parcels oriented parallel to S.

4th Street, each extending from E. South Street to the River. I found this same parcel configuration on a 1906 parcel map. By 1912 it appears the parcel configuration had changed. A Sanborn Map from 1912 shows that the parcel configuration had changed and there were typical residential parcels along E. South Street with a feed mill on the southeast corner of E. South and S. 4th Street (taking two lots). The next three lots each had a frame house facing E. South Street. The rest of the block appears to have been mostly given over to the industrial activity and is represented as a unified large parcel. Both of these maps suggest parcels extended to the river.

3. The Power Plant was formally determined eligible for the National Register of Historic Places, (with associated dam, head and tail race contributing) and signed by the State Historic Preservation Officer in 1988. By request, last week staff at the State Historic Preservation Office evaluated the current appearance of the property and confirmed the Power Plant and associated features, remain eligible. This confirmation from the SHPO allows the City to market the property to developers informing them they would be eligible to use Rehabilitation Tax Credits to rehab the building.

4. Over the last approximately five years three architects, each with historic preservation specialization, observed existing conditions at the building. While they each noted areas of needed repair, none indicated concerns related to dangerous conditions. The roof condition was noted, explaining that water infiltration from the leaking roof was getting into the wall system and making the masonry deterioration worse. In 2014, Renaissance Roofing made repairs to the historic clay tile roof to stabilize the roof and keep water from further infiltration and damage to the building. Renaissance Roofing specializes in historic and new, tile and slate roof repair/installation.

If there was something else your notes indicated I was going to look in to, let me know and I'll try to have it done by Thursday.

Peggy