City of Stoughton Certificate of Appropriateness

Application Form

1. **Name of Property:** Jennie B. and John A. Martin House

   Address of Property: 620 S. Prairie St

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

2. **Owner & Applicant Information**

   Owner Name: Ben Thompson

   Street Address: 620 S. Prairie St

   City: Stoughton State: WI Zip: 53589

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

   Applicant (if different from owner): Ben Thompson

   Applicant's Daytime Phone, including Area Code: 620 S Prairie St

3. **Attachments.** The following information is enclosed:

   - [x] Photographs
   - [x] Sketches, elevation drawings
   - [ ] Plan drawings
   - [ ] Site plan showing relative location of adjoining buildings, if located within a Historic
   - [ ] Specifications
   - [x] Other (describe) Proposed Work Plan

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

5. **Signature of Applicant**

   Signed: [signature] Date: 2/27/21

   Printed: Benjamin P Thompson

   thompsoben@gmail.com

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

Description of Proposed Project

(attach additional sheets as necessary)

Architectural Feature: Front Porch Railings/Pillars/Floors

Approximate date of feature: 1903?

Describe existing feature: Rounded front porch with a decorative fill trim railing.

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

Proposal is to raise the 3 pillars that are sinking, add packed gravel footings, adjust posts as needed, add new floor support posts on footings under porch to straighten floor, replace three rounded sections of porch railing using wide stock to cut continuous pieces, replace floor boards and railing fill trim as needed, remove and replace curved porch siding.

Photograph No. 1 - 7 Drawing No. 1

Architectural Feature: Front steps

Approximate date of feature: 1903?

Describe existing feature: Wooden steps with decorative, fill trim railing

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

Replace rotted fill trim pieces as necessary. Add railing in the center of the stairs to match height and design of existing railings on either side of the stairs.

Photograph No. 8 - 9 Drawing No. 1

Photo 1. Porch pulling away from house.

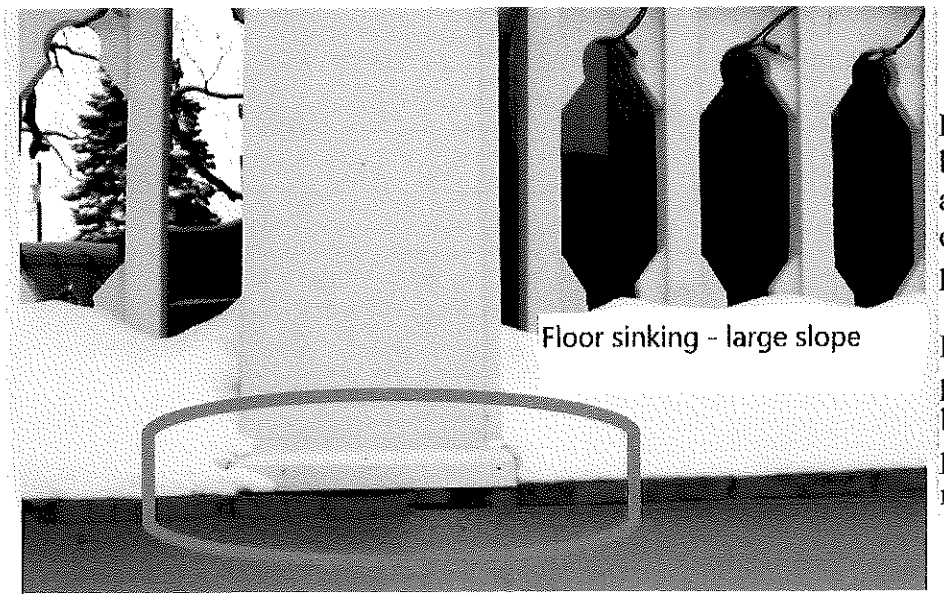


Photo 2. Floor sinking beneath post, pulling porch away from house and causing excessive slope on porch floor.

Proposed repair is to lift the post and add a footing beneath the post. Existing post above the floor will need to be shortened.

Photo 3. Location of posts that need raising.

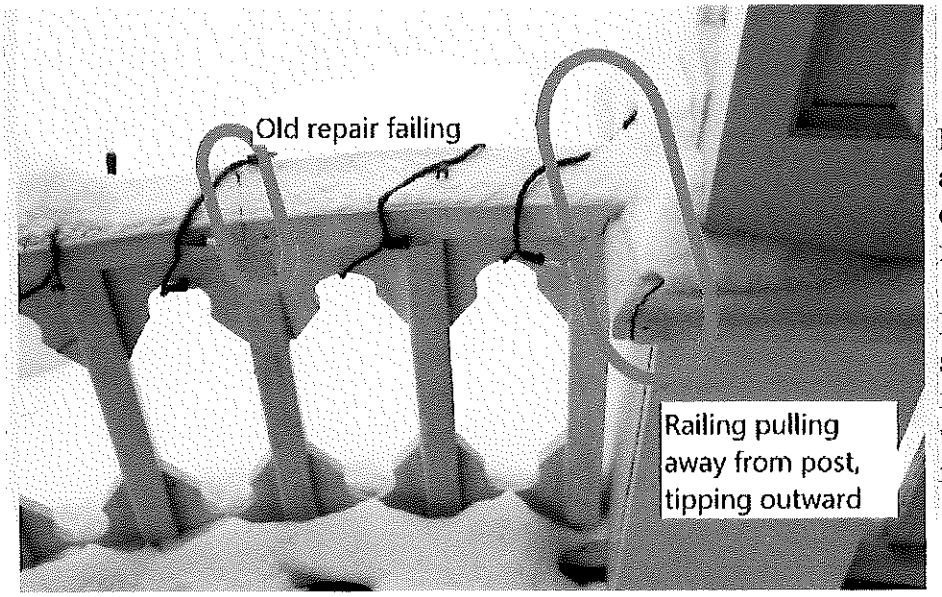


Photo 4. Railing pulling away from post. Old repairs on the curved railing are failing.

Proposed repair is to cut a single curved piece of railing from a large board to match the shape of the existing railing.

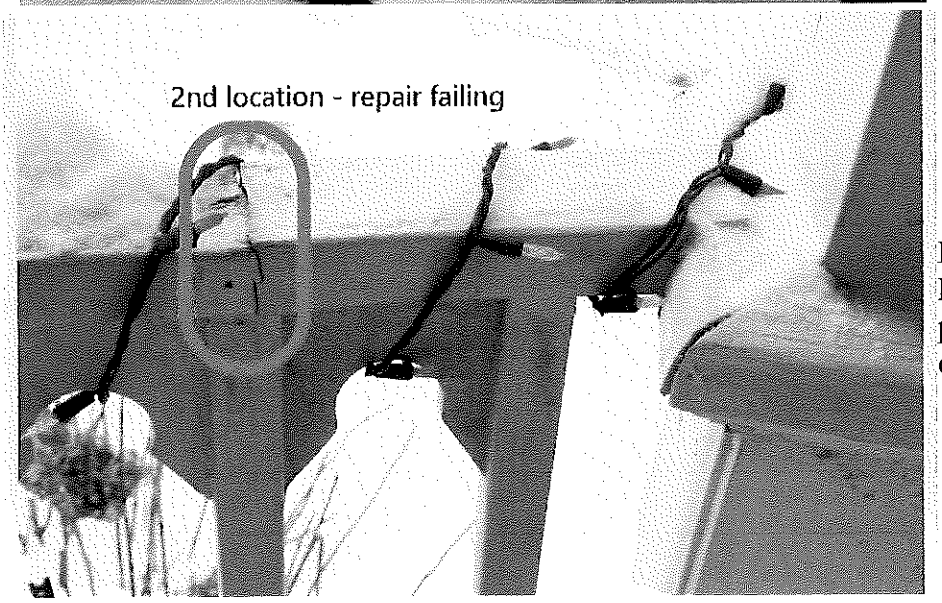


Photo 5. 2nd Location - Railing pulling away from post. Old repairs on the curved railing are failing.

Photo 6. Close up of curved railing tipping outward and pulling away from posts.

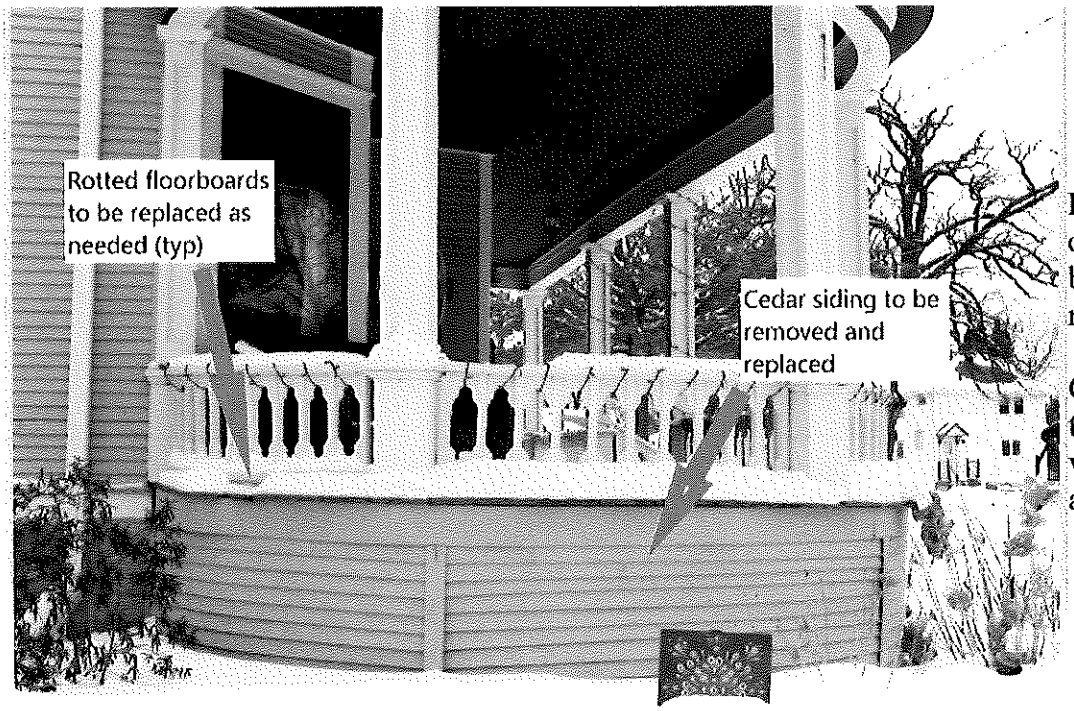


Photo 7. Example of rotted floor boards to be replaced as needed.

Curved cedar siding to be removed for work and replaced as needed.

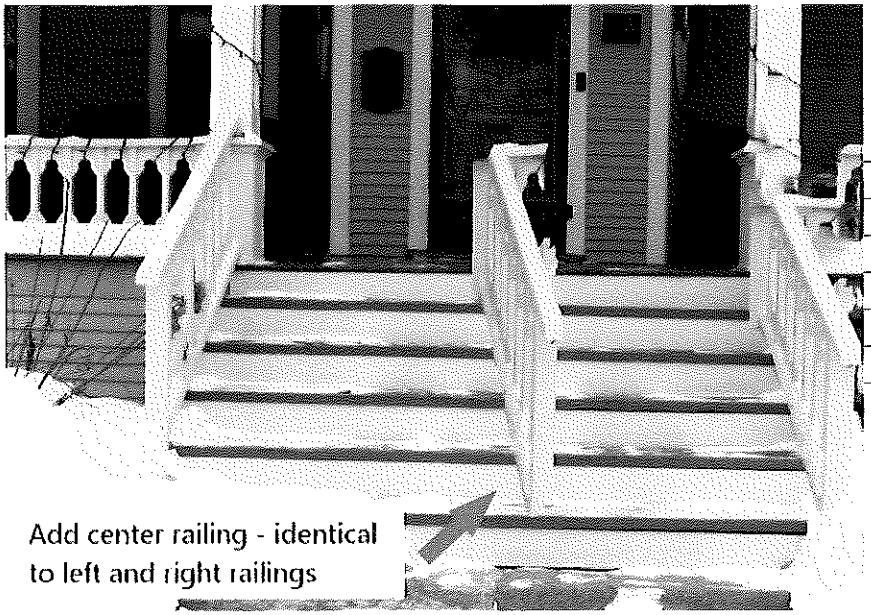
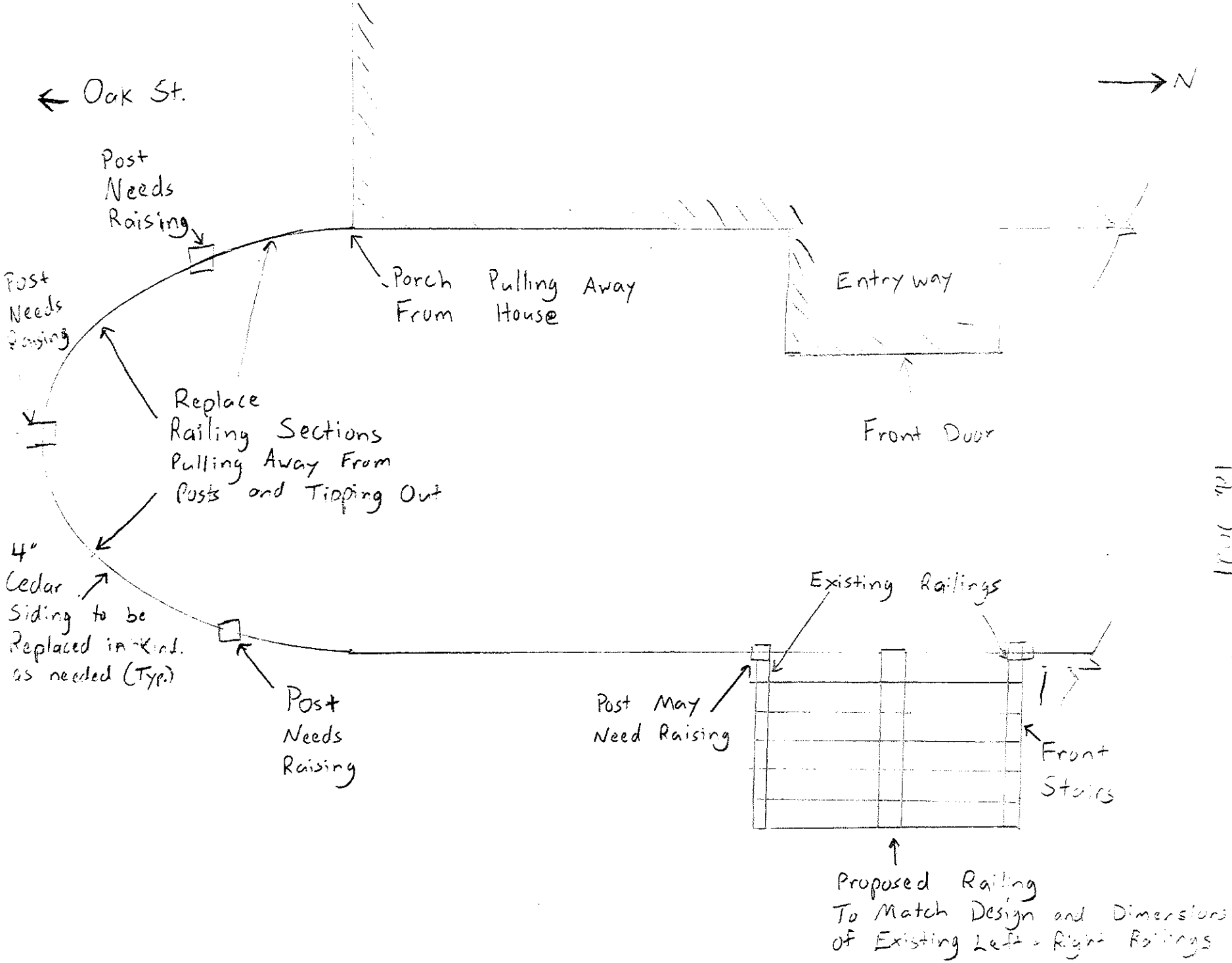


Photo 8. Conceptual image of central railing added to front steps. The proposed central railing would visually match the existing left and right railings, with similar dimensions and similar fill trim.

Photo 9. Example of rotted fill trim to be replaced as needed. Most bad pieces are on the stair railings.

Drawing 1
600 S. Prairie St.
Proposed Porch Repairs
Feb. 2011



Work Plan

EVERSON

Remodeling & Building Services
Greg Everson: 608-712-1849

Work Proposal

For: EMILY & BEN THOMPSON
S. PRAIRIE ST.
STOUGHTON, WIS.

Phone: —

Date: July 1, 2020

Description of Work Proposed

* MAT & STRAIGHTEN PORCH FLOOR AT SOUTH END WHERE HUMP IN FLOOR NEEDS TO BE ELIMINATED OR REDUCED.
- SIDING ATTACHED CURVED AND WILL HAVE TO BE REMOVED & REPLACED
- DECORATIVE POSTS SUPPORTING THE ROOF WILL NEED TO BE STRENGTHENED (AT LEAST 3 ON SOUTH END)
- NEW FLOOR SUPPORT POSTS SHOULD BE ADDED TO REST ON NEW FOOTINGS
- FOOTINGS WILL HAVE TO BE HAND DUG & SHOULD BE MIN. OF PACKED GRAVEL 18" X 18" X 18"

COST TO COMPLETE THIS WORK: $4,500.00

* REPLACE 3 CIRCULAR RAILINGS USING WIDE STOCK TO CUT CONTINUOUS UPPER & LOWER RAILINGS
- USE EXISTING DECORATIVE FILL TRIM TO COMPLETE
* REPAIR & INSTALL AS ONLY DISCUSSED

COST TO COMPLETE THIS WORK: $1,950.00

* REPLACE EXISTING INFILL TRIM ON EXISTING STEP RAILINGS & INSTALL NEW CENTER RAILING TO MATCH EXISTING. COST = $1,800.00
* REPLACE DAMAGED 1X4 PINE FLOORING. COST: $40.00/HR.

Price: _____ $ _____

Terms: OWNERS PAY ALL MATERIAL COSTS. ESTIMATE $800.00 TO $1,000.00

Note: Any addition or change to the above specifications involving extra material/labor costs, will be completed only upon written agreement, and will be added as an extra charge to the original estimate.
(SHOULD BE AVAILABLE TO START WORK MAY 1, 2021)

Acceptance of Proposal

_____ Client Signature Date

Greg Everson Contractor Signature Date 7-1-2020
EVERSON REMODELING