

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, January 10, 2019 at 6:30 pm** in the **Hall of Fame Room, Lower Level, City Hall, 381 E. Main Street**, Stoughton, Wisconsin, 53589.

AGENDA:

1. Call to order.
2. Consider approval of the Landmarks Commission meeting minutes of December 13, 2018.
3. Bill Weber requests approval of the tuck-pointing and door replacement along the west side of the building at 529 E. Main Street for disbursement of mini-grant funding.
4. Discuss 2019 local landmark mini-grants.
5. Status of 2017 & 2018 local landmark mini-grants
6. Discuss local downtown district planning.
7. Status update for the Power Plant building.
8. Discuss status of 1892 High School.
9. Discuss Linderud photo collection.
10. Discuss community outreach.
11. Discuss 2018 preservation award.
12. Local landmark status update for 148/154 E. Main St, 118 N. Page St and 515 E. Main St.
13. Commission reports/calendar.
14. Future agenda items.
15. Adjournment.

1/2/19mps

COMMISSIONERS:

Peggy Veregin, Chair

Alan Hedstrom, Vice-Chair

Kristi Panthofer

Tom Majewski (Council Rep)

Greg Pigarelli, Secretary

Kimberly Cook

Todd Hubing

EMAIL NOTICES:

Art Wendt

Council Members

Receptionists

Bill Weber

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 December 13, 2018 – 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; Greg Pigarelli, Secretary; Kimberly Cook; Todd Hubing and Kristi Panthofer

Absent: Tom Majewski

Staff: Michael Stacey

Guests: Roger Springman and Emily Bahr

1. **Call to order.** Veregin called the meeting to order at 6:35 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of November 8, 2018.**
Motion by **Hubing** to approve the minutes as presented, 2nd by **Cook**. Motion carried 6 – 0.
3. **Discuss status of 1892 High School.**
Veregin stated the school district is conducting a survey of their facilities. The 1892 Coalition recently met to discuss various uses and to revitalize the discussion.

Roger Springman stated there is an op-ed in the Courier Hub that is disparaging to the credibility of a future use for the 1892 building. The Commission discussed how to respond to the article. Possible responses from various groups such as the Stoughton Historical Society, Landmarks Commission, Sustainable Stoughton, and 1892 Coalition were discussed. Veregin plans to draft a response for review by the Commission.

Hubing stated Mike Connor, a teacher at the High School is seeking to start an engineering program with the possibility that the 1892 building could house the program. But the focus for Mr. Connor is to start the program not necessarily seek the 1892 building for such use.

Roger Springman stated a school facilities report came out recently that indicated the River Bluff School location as the most lacking for future growth which should be a positive for future use of the 1892 building.

4. **Status update for the Power Plant building.**
Roger Springman stated Gary Becker is drafting a document to seek “requests for expression of interest” for specific sites within the development area including the power plant building and public works facility property. The idea is to seek interest and then narrow the field down to a couple who would provide a “request for proposal” to develop areas of the development.

The group discussed the timing of listing the power plant in the national and state registry for future tax credits. It may be best to wait for a developer since the tax credits would help pay for the work involved to list it.

Future parking and splitting of the property for the power plant was discussed which is believed to be dependent on the potential future uses.

5. **Review and make recommendations for amending section 78-518.**
Motion by **Cook** to recommend the Plan Commission remove this section or revise it, 2nd by **Hubing**. The commission would assist with a revision if requested. Motion carried 6 – 0.

6. Discuss Linderud photo collection.

Hubing plans to revise the www.historicstoughton.org website. Some photos have been added to the site recently with more to come. Hubing is trying to contact Art Wendt regarding some digital files he cannot locate.

7. Discuss Community Outreach.

Panthofer provided landmarks commission logo and social media designs for review and comment.

The group discussed Facebook content and it was suggested this could be discussed at each meeting.

Panthofer and Cook plan to work together on future Facebook posts.

Motion by Hedstrom to approved logo #4, 2nd by Hubing. Motion carried 6 – 0.

Stacey will check if there is a social media policy or format we should be aware of.

8. Discuss 2018 Preservation Award.

Veregin sent a letter to Tony Hill of the Badger Theater regarding the award. Once discussed, with Mr. Hill, a presentation is anticipated at a future Council meeting.

9. Status of 2017 and 2018 local landmark grants.

A spreadsheet summarizing the grants is provided in the packet.

Veregin would like the award date and deadline to be added to the spreadsheet.

The application guidelines for 2019 are planned to be reviewed at the January meeting. Veregin plans to provide information for this review.

10. Discuss 2019 Budget.

The 2019 budget request was approved including \$5000 for mini-grants, \$1,000 for plaques, website hosting and administration; and \$8,000 for beginning the process to create a Local Downtown District for a total of \$14,000

The group discussed priorities with the consensus being to get started on the 2019 mini-grants and then focus on the Local District.

A map of the Downtown Historic District is needed for discussion at the January meeting.

11. Discuss funding options available for the downtown area.

Discussions have been taking place at the Council level for potential TIF or other grant funding.

12. Commission Reports/Calendar.

Nothing discussed.

13. Future agenda items.

Discuss the downtown district to determine the appropriate area for the local district boundaries.

Motion by **Hedstrom** to change the February 14th meeting date to February 13th, 2nd by **Hubing**.

Motion carried 6 – 0.

14. Adjournment. Motion by **Hedstrom** to adjourn at 8:30 pm, 2nd by **Pigarelli**. Motion carried 6 - 0.

Respectfully Submitted,

Michael Stacey



01.02.2019 12:04



01.02.2019 12:04



01.02.2019 12:04

Stoughton Landmarks Mini Grant Application – 2018

Deadline for submittal is June 1, 2018

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.

- For 2018, we have a total award budget of \$5,000 and this is a matching grant program.
- We will award one or more projects until our \$5,000 budget is spent.
- Exterior work is prioritized for grant awards, although other projects may be considered.
- New construction is not eligible.

Name of Applicant Bill WEBER

Applicant Address (full) 529 EAST MAIN ST W9561 LAKE DRIVE EDGERTON WI 53534

Applicant E-Mail the.web@charter.net Applicant Phone Number 608 751 6321

Property Owner Name (if different) _____

Address of property 529 EAST MAIN ST Stoughton

Proposed Project (please be specific; attach additional sheets as necessary): WEST SIDE OF Building
hook point + Brick - REPLACE Freight DOOR replace SOFFIT ARCH + MOULDING

Amount of grant request: \$16,000.^{GO}

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 one year of grant notification. A one year extension may be granted if a written request is received prior to the original grant expiration, otherwise the grant amount will be recaptured and applied to another grant project. 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. The Standards are available on the National Park Service website: www.nps.gov/history/hps/tps/standguide/index.

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 William J Weber Date 5-30-2018

Print Name WILLIAM J WEBER

Property Owner Signature (if different) _____ Date _____

Mail completed form to: Michael Stacey, Zoning Administrator

City Hall, 381 E. Main Street, Stoughton, WI 53589

Servpro of North Rock County

Franchise 10339
120 E. Sheridan Springs Road
Lake Geneva, WI 53147
608-754-7202 Phone
608-563-5061 Fax
servpro2183@servpro2183.com
Tax ID 39-1845927

Client: JBST Stoughton
Property: 529 E Main St.
Stoughton, WI 53589

Operator: GREGL

Estimator: Greg Lory
Company: ServPro of Rock County

Business: (608) 754-7202

Type of Estimate: Repair
Date Entered: 5/30/2018 Date Assigned:

Price List: WIMA8X_MAY18
Labor Efficiency: Restoration/Service/Remodel
Estimate: JBST_STOUGHTON

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JBST_STOUGHTON

West Side of Depot

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Remove and Make Custom Frieight Door	1.00 EA	0.00	3,500.00	0.00	3,500.00
2. Custom Overhang Bracket and Installation	1.00 EA	0.00	1,400.00	0.00	1,400.00
Includes detaching and resetting of an existing bracket to duplicate design					
3. Replace Missing Brick and Re-point as needed	1.00 EA	0.00	4,500.00	0.00	4,500.00
4. Prep and Seal Brick	2,100.00 SF	0.00	0.70	32.34	1,502.34
5. Paint brick	2,100.00 SF	0.00	0.70	32.34	1,502.34
6. Two ladders with jacks and plank (per week)	3.00 WK	0.00	322.00	0.00	966.00
7. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	409.54	0.00	0.00	409.54
8. Fascia - 1" x 8" - #1 pine	100.00 LF	0.00	6.67	11.66	678.66
9. Prime & paint exterior fascia - wood, 6"- 8" wide	100.00 LF	0.00	1.69	1.10	170.10
10. Crown molding - wood - 5 1/4"	100.00 LF	0.00	11.17	39.66	1,156.66
11. Paint crown molding - two coats	100.00 LF	0.00	1.17	0.61	117.61
12. Soffit & Fascia Installer - per hour	2.00 HR	0.00	78.53	0.00	157.06
Additional labor for installation of random lengths					
Totals: West Side of Depot				117.71	16,060.31
Line Item Totals: JBST_STOUGHTON				117.71	16,060.31

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Tax ID 39-1845927

Summary

Line Item Total	15,942.60
Material Sales Tax	117.71
	<hr/>
Replacement Cost Value	\$16,060.31
Net Claim	\$16,060.31
	<hr/> <hr/>

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1



2



3



4



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Image Detail			
Image No.	Type	Date Taken	Taken By
1	2-Brackets	5/30/2018	
2	3-Brick condiition	5/29/2018	
3	4-Facia and crown	5/29/2018	
4	5-Frieght door	5/29/2018	

2017 GRANT FUNDING

APPLICANT	PROPERTY	PROJECT SUMMARY	GRANT AMOUNT	AWARD DATE	COA APPROVAL	PROJECT APPROVAL	DEADLINE	FUNDS PAID	NOTES
TONY HILL	BADGER THEATER, 255 E. MAIN ST	FIX CRUMBLING CONCRETE FAÇADE	\$2,500.00	6/22/2017	4/12/2018	8/9/2018	6/22/2018	8/10/2018	Completed
M. ENGELBERGER	SOUTH SCHOOL, 1009 SUMMIT AVE	FOUNDATION REPAIR	\$875.00	6/22/2017	2/8/2018	7/5/2018	6/22/2018	7/9/2018	Completed
ERIC FRANCKSEN	327 E. WASHINGTON ST	FOUNDATION REPAIR	\$625.00	6/22/2017	9/20/2018		5/10/2019		1 YR EXTENSION APPROVED 5/10/18
		TOTAL 2017 FUNDING:	\$4,000.00						

2018 GRANT FUNDING

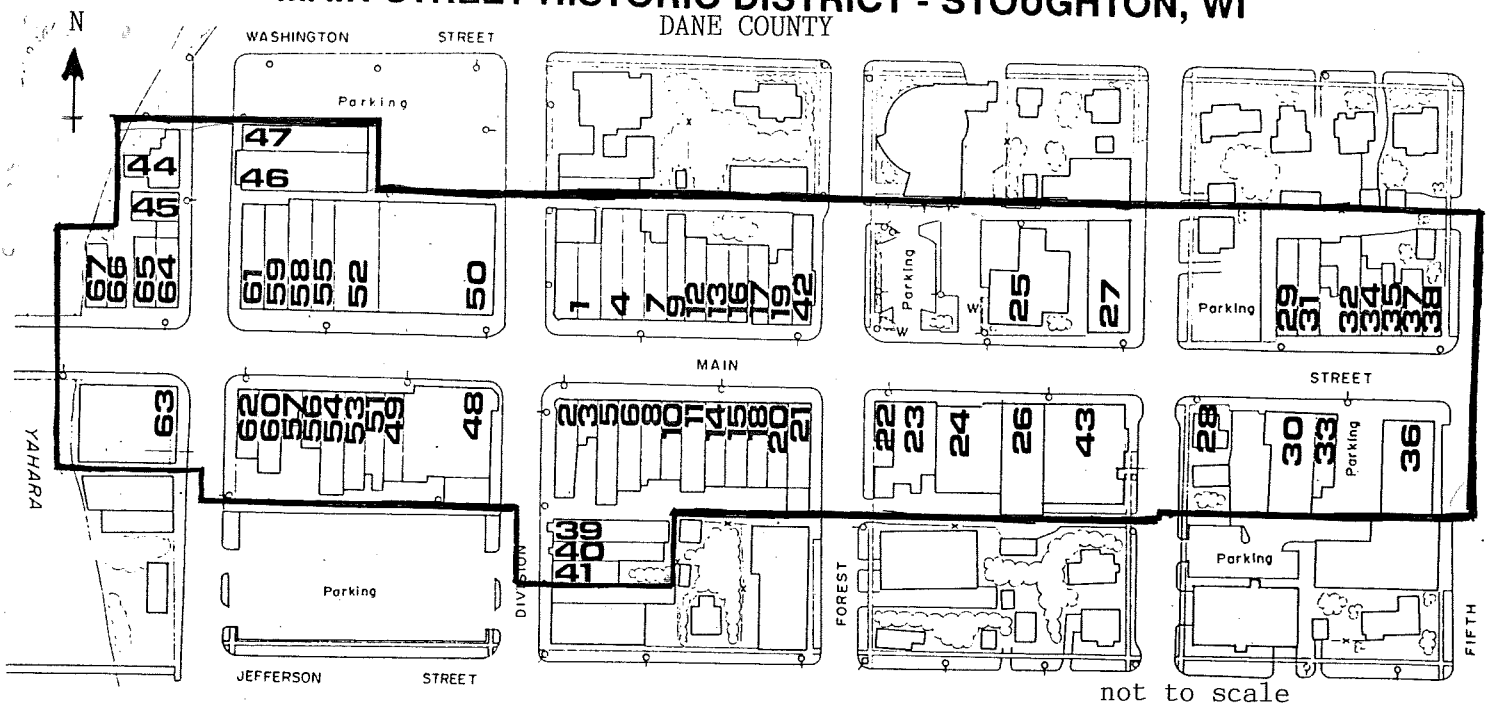
APPLICANT	PROPERTY		GRANT AMOUNT	AWARD DATE	COA APPROVAL	PROJECT APPROVAL	DEADLINE	FUNDS PAID	NOTES
STO. SCHOOLS	1892 HIGH SCHOOL, 320 NORTH ST	TUCKPOINTING	\$1,000.00	6/14/2018	3/8/2018	7/12/2018	6/14/2019	7/25/2018	Completed
BILL WEBER	RR DEPOT, 529 E. MAIN ST	TUCKPOINTING	\$1,500.00	6/14/2018	8/9/2018		6/14/2019		Permit issued
JOSEPH CABIBBO	404 S. FIFTH ST	FR. PORCH REPAIRS	\$2,500.00	6/14/2018	9/20/2018		6/14/2019		
		TOTAL 2018 FUNDING:	\$5,000.00						

2019 GRANT FUNDING

APPLICANT	PROPERTY		GRANT AMOUNT	AWARD DATE	COA APPROVAL	PROJECT APPROVAL	DEADLINE	FUNDS PAID	NOTES
		TOTAL 2019 FUNDING:	\$5,000.00						

MAIN STREET HISTORIC DISTRICT - STOUGHTON, WI

DANE COUNTY



Inventory of Properties

Key	Address	Map Code	Class
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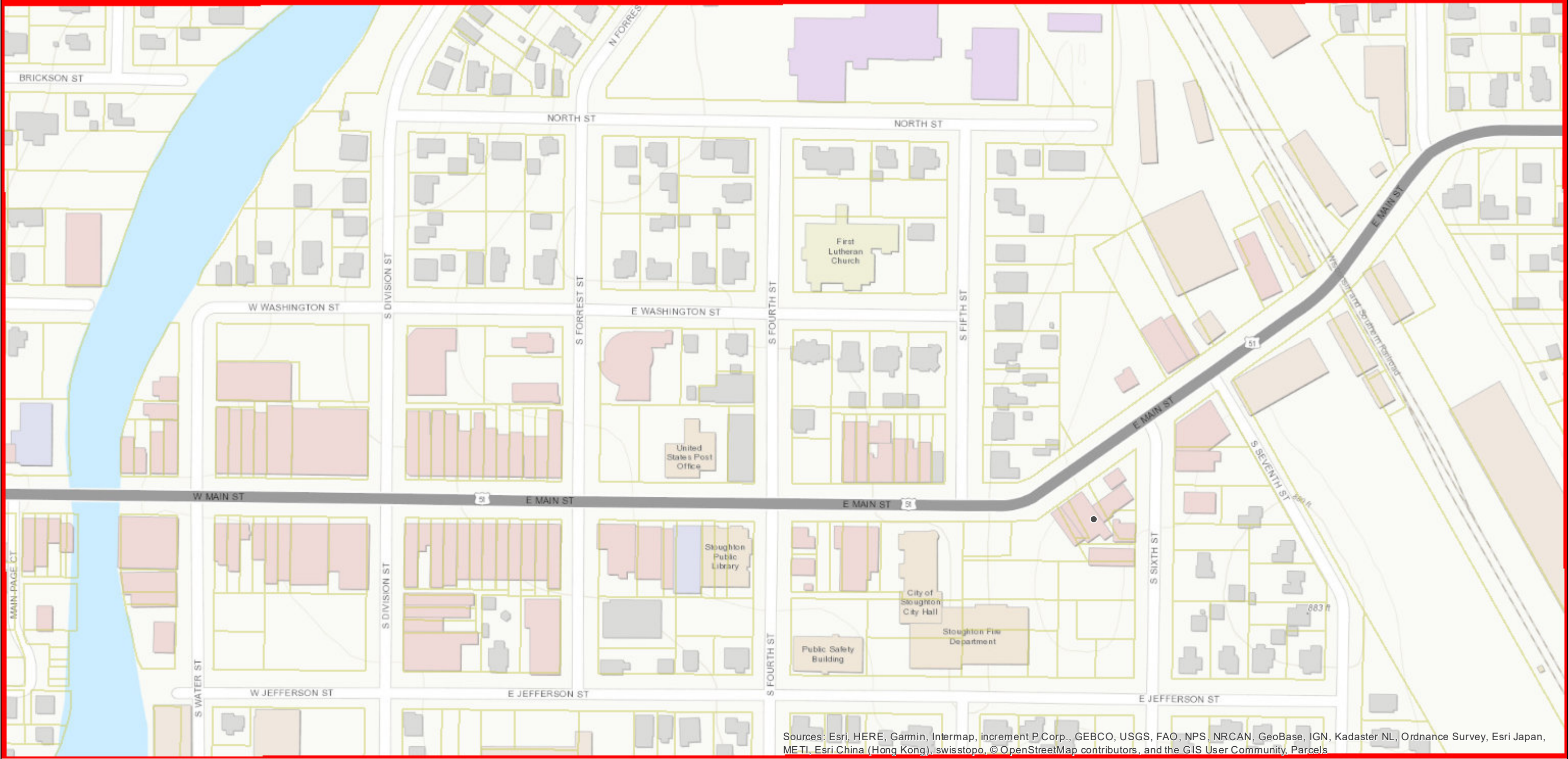
* These properties were included in the original Main Street Historic District Nomination.

1 - 100-110 E. Main	61/16	c*
2 - 105 E. Main	62/2	c*
3 - 113 E. Main	62/7	n.c.*
4 - 120-130 E. Main	61/15	c*
5 - 121 E. Main	62/8	c*
6 - 129 E. Main	62/9	n.c.*
7 - 134 E. Main	40/21	c*
8 - 139 E. Main	62/10	c*
9 - 144 E. Main	40/20	c*
10 - 147 E. Main	62/11	c*
11 - 151 E. Main	62/12	c*
12 - 154 E. Main	61/13	c*
13 - 160 E. Main	40/22	c*
14 - 157-161 E. Main	62/13	c*
15 - 167 E. Main	62/14	c*
16 - 164 E. Main	40/23	c*
17 - 172 E. Main	61/12	n.c.*
18 - 175 E. Main	62/15	c*
19 - 180-184 E. Main	40/24	c*
20 - 183 E. Main	62/16	c*
21 - 195 E. Main	62/17	c*
22 - 209-211 E. Main	59/19	n.c.
23 - 225-299 E. Main	59/18	n.c.
24 - 243 E. Main	59/17	n.c.
25 - 246 E. Main	40/14	c
26 - 255 E. Main	40/13	c
27 - 288 E. Main	59/9	c
28 - 315 E. Main	59/15	c
29 - 334 E. Main	57/11	n.c.
30 - 341-345 E. Main	40/9	c
31 - 340 E. Main	58/8	n.c.
32 - 348-354 E. Main	58/9	c
33 - 355-357 E. Main	59/14	c
34 - 374 E. Main	40/12	c
35 - 378 E. Main	58/10	n.c.
36 - 381 E. Main	59/12	c

37 - 384 E. Main	58/11	c
38 - 388 E. Main	58/12	n.c.
39 - 317 S. Division	57/2	c
40 - 319 S. Division	57/5	c
41 - 321 S. Division	57/3	c
42 - 218 S. Forrest	61/11	n.c.*
43 - 304 S. Fourth	59/10	c
44 - 212 S. Water	59/3	n.c.
45 - 218-210 S. Water	59/4	c
46 - 211 S. Water	60/20	c
47 - Circa 209 S. Water	60/21	c
48 - 101 W. Main	62/5	c*
49 - 127-133 W. Main	62/4	c*
50 - 124 W. Main	61/17	n.c.*
51 - 143 W. Main	62/3	c*
52 - 154 W. Main	40/33	c*
53 - 155 W. Main	62/2	c*
54 - 159 W. Main	61/24	n.c.*
55 - 168 W. Main	61/18	c*
56 - 171 W. Main	40/29	c*
57 - 173 W. Main	61/23	n.c.*
58 - 176 W. Main	61/19	c*
59 - 184 W. Main	61/20	c*
60 - 187 W. Main	40/30	c*
61 - 188 W. Main	40/27	c*
62 - 193 W. Main	61/22	c*
63 - 201 W. Main	61/21	c*
64 - 204 W. Main	59/5	c
65 - 206-208 W. Main	59/6	n.c.
66 - 214 W. Main	59/7	n.c.
67 - 220 W. Main	59/8	n.c.

c = Contributing n.c. = non contributing

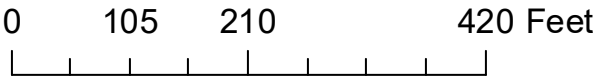
Downtown Area

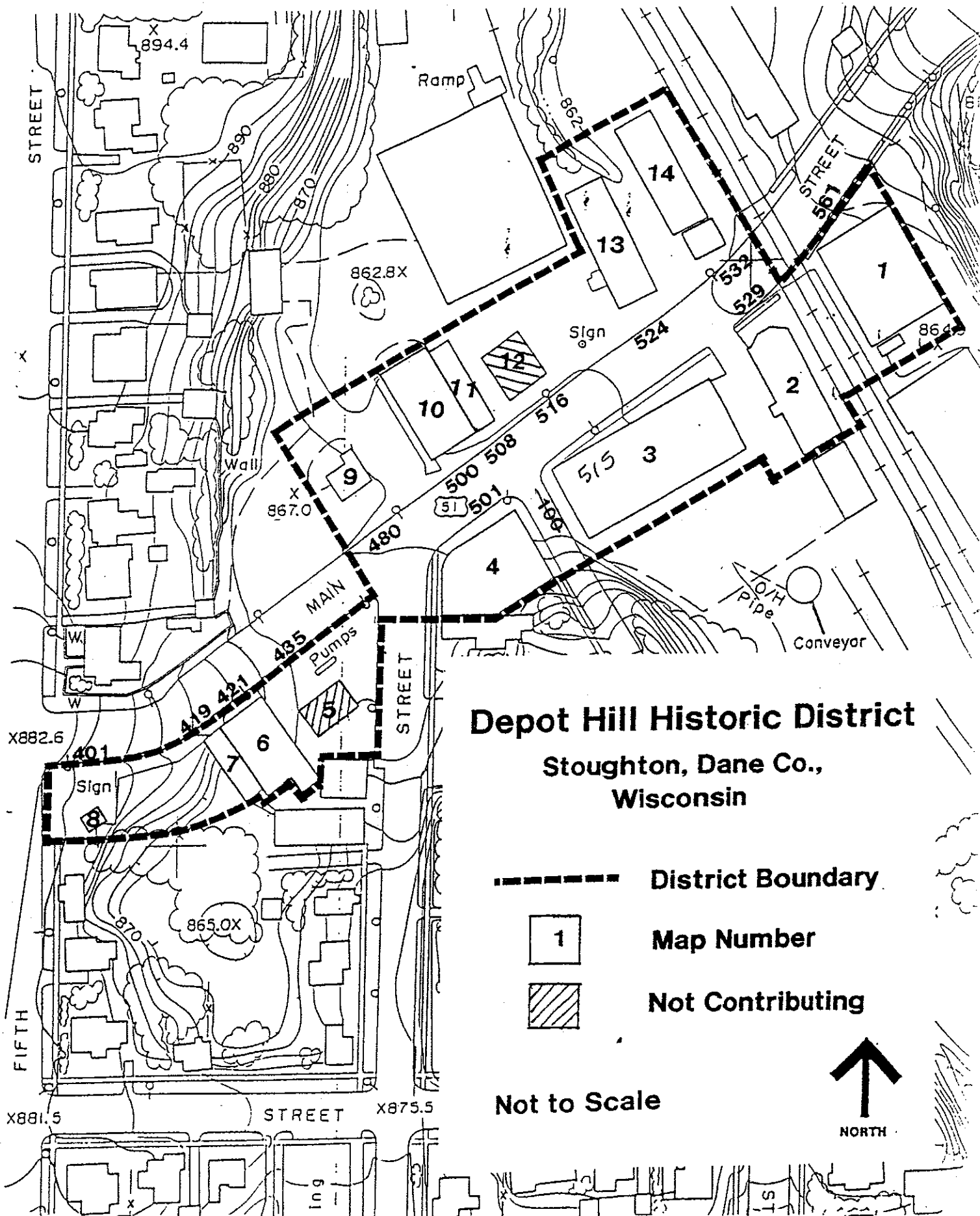


December 31, 2018

□ Tax Parcels

1 inch = 170 feet







National Trust *for*
Historic Preservation®

December 8, 2015

10 Benefits of Establishing a Local Historic District

More:
Preservation Tips and Tools

By:
Julia Rocchi

So you've decided you want to establish a local historic district and have considered where its boundaries should be [Link: [/10-on-tuesday-10-factors-in-establishing-local-historic-district-boundary-lines/](#)]. Now comes perhaps the hardest part: getting your community to buy into the idea.

Shaping local sentiment and opinions is a complex task, and planning a local historic district is no exception. While the preservation community understands and appreciates its benefits, it's not guaranteed everybody will feel as enthusiastic about it. What's more, all the local stakeholders—homeowners, government officials, merchants, and property owners—will endorse, change, or reject proposals depending on how well they understand the issues involved.

So it's up to the district advocates to make a clear and compelling case for the advantages of a local historic district. Not only will it increase community awareness, but it can also help avoid controversy later by building consensus now.

Here are 10 points to share with your community stakeholders that outline the benefits of establishing a local historic district in your area.

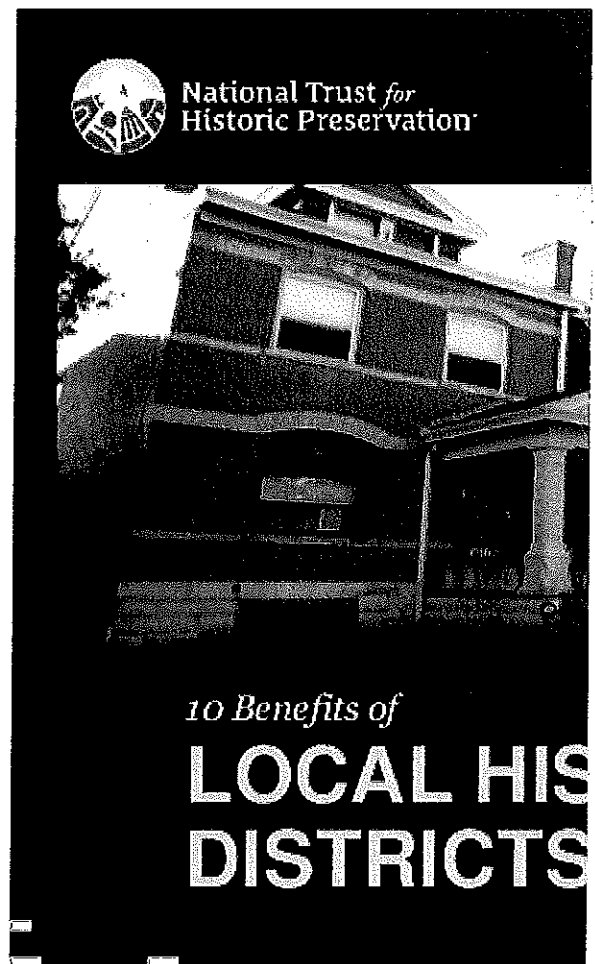
1. Local districts protect the investments of owners and residents of historic properties.

Insensitive or poorly planned development can make an area less attractive to investors and homebuyers, and thus undermine property value. In contrast, historic district designation encourages people to buy and rehabilitate properties because they know their investment is protected over time.

2. Properties within local historic districts appreciate at rates greater than the local market overall as well as faster than similar, non-designated neighborhoods.

Findings on this point are consistent across the country. Moreover, recent analysis shows that historic districts are also less vulnerable to market volatility from interest rate fluctuations and economic downturns.

3. Local districts encourage better quality design. In this case, better design equals a greater sense of cohesiveness, more innovative use of materials, and greater public appeal—all of which are shown to occur more often within designated districts than non-designated ones.



Ten Benefits of Local Historic Districts from Saving Places



Española Way in Miami's South Beach.

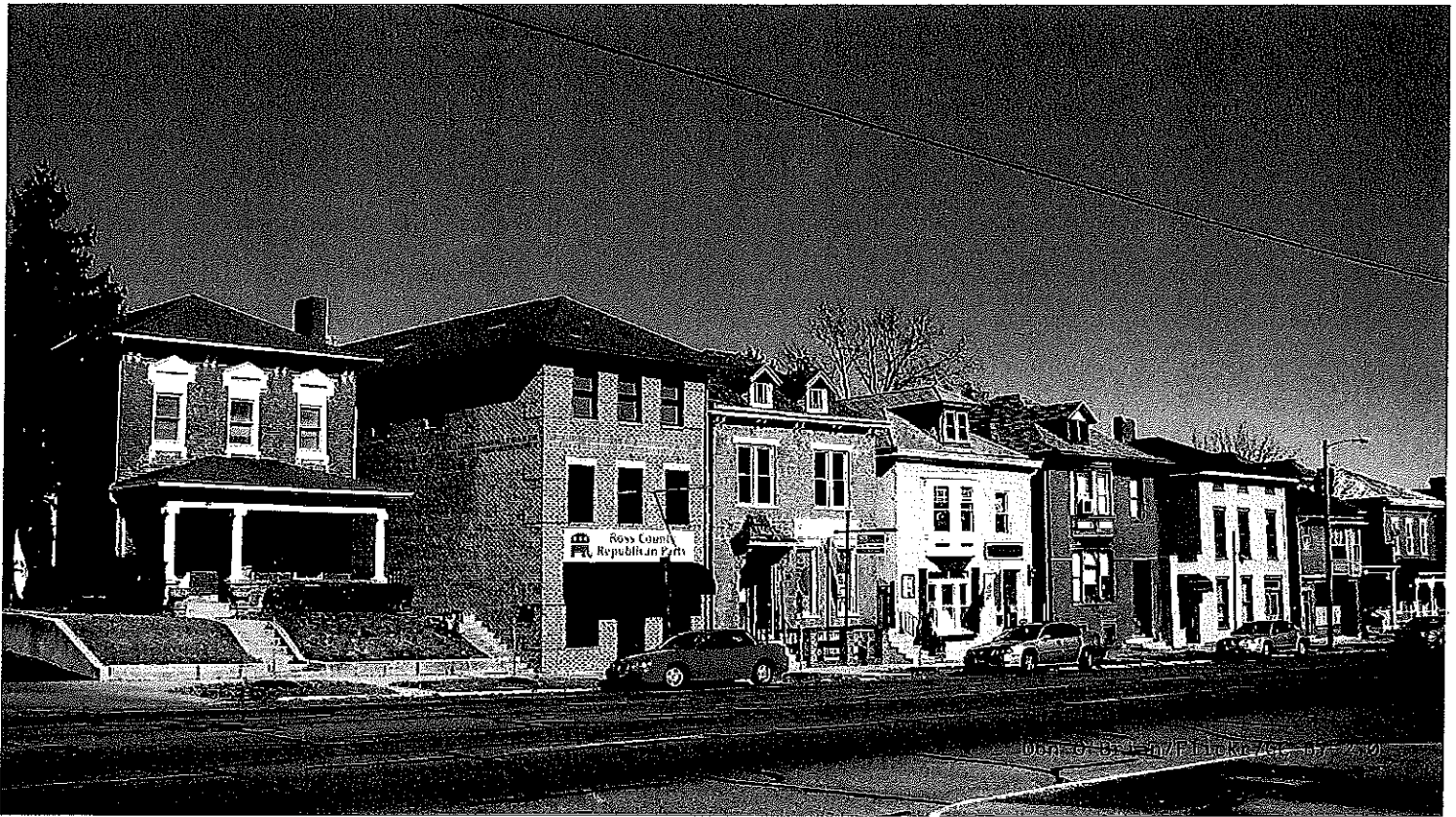
4. Local districts help the environment. Historic districts encourage communities to retain and use their existing resources in established neighborhoods. This reduces the need for cars, cuts back on pollution and congestion, and eliminates landfill waste.

5. Local districts are energy-efficient. Many older buildings were designed with energy conservation in mind, taking advantage of natural light, cross-ventilation, and climate-appropriate materials. Preservation commissions are also increasingly improving their design guidelines to make it easier for historic building owners to use renewable-energy technologies.

6. Historic districts are a vehicle for education. They are a tangible link to the past and a way to bring meaning to history and to people's lives. They preserve the original

character of buildings and streets, while welcoming growth and innovation within those spaces. They are a living, active record of communities and their residents.

7. Historic districts can positively impact the local economy through tourism. An aesthetically cohesive and well-promoted district can be a community's most important attraction. According to a 2009 report, 78% of all U.S. leisure travelers are cultural and/or heritage travelers who spent, on average, \$994 on their most recent trips—compared to \$611 spent by non-cultural and heritage travelers.



Main Street, Chillicothe, Ohio

8. Protecting local historic districts can enhance business recruitment potential.

Vibrant commercial cores and charming neighborhoods with character attract new business and quality industry. Companies continually relocate to communities that offer their workers a higher quality of life, which successful preservation programs and stable districts enhance.

9. Local districts provide social and psychological benefits. People living in historic districts enjoy the comfort of a human-scale environment (a mix of aesthetics and functionality that fit the average person's dimensions and capabilities); the opportunity to live and work in attractive surroundings; a recognizable and walkable neighborhood; and the galvanizing effect of community-based group action.

10. Local districts give communities a voice in their future. By participating in the designation process, citizens can help direct their communities' path. Making these decisions together in a structured way—rather than behind closed doors or without public comment—gives everyone involved a sense of empowerment and confidence.

The better you can articulate the benefits of a local historic district, the more easily you'll attract and retain supporters.



Julia Rocchi is the director of content marketing at the National Trust. By day she wrangles content; by night (and weekends), she shops local, travels to story-rich places, and gawks at buildings.



@rocchijulia