Landmarks Commission Meeting Minutes
Thursday September 8, 2022 – 6:30 pm
Hybrid

Members Present: Todd Hubing, Chair; Peggy Veregin; Greg Pigarelli, Vice-Chair; Kimberly Cook and Alan Hedstrom
Staff: Michael Stacey, Zoning Administrator
Absent: Lisa Reeves
Guests: Dave Udstuen and Phillip Knutson

1. **Call to order.** Hubing called the meeting to order at 6:30 pm.

2. **Consider approval of the Landmarks Commission meeting minutes of August 11, 2022.**
   Motion by **Hedstrom** to approve the minutes as presented, 2nd by **Pigarelli.** Motion carried unanimously.

3. **Consider a Certificate of Appropriateness for façade improvements at 219 S. Division Street.**
   Dave Udstuen of Brickworks explained the project including issues trying to save the old brick that was under the existing stucco. Significant damage was done to the brick while removing the stucco. Work was done to protect the building prior to COA approval.

   The group discussed other options to replace the stucco and agreed the proposed approach would be acceptable.

   Phillip Knutson questioned whether or not to install the new rock material to the top of the building or just to the top of the window.

   Cook joined the meeting at 6:44 pm.

   Hubing suggested not covering the top portion of the wall along Division Street with new material and Veregin agreed. Leaving the older brick at the top may help eliminate the potential false impression that the building was constructed at a different period in time.

   Motion by **Veregin** to approve the Certificate of Appropriateness as presented, 2nd by **Hedstrom**. Motion carried 4-0 (Pigarelli abstained)

4. **Review Final Draft of the Main Street Historic District Design Guidelines.**
   Hubing asked if we received the guidelines in Word format. Stacey to request an electronic Word copy from Erica Ruggiero.

   Motion by **Veregin** to approve paying the MIA invoice in the amount of $16,925.00, 2nd by **Hedstrom**.

   Hedstrom noted a change needed on page 19 regarding a reference to page 2, which should be page 4. Hedstrom stated there are a lot of good examples and pictures in the final document.

The group discussed requesting reimbursement to the maximum $17,000.00 amount. Stacey to process and send off to Jason Tish on Friday including $75.00 for making copies.

Motion carried 4-0 (Cook abstained)

5. **Downtown Local District.** This will be discussed next month now that the design guidelines are finished.

6. **1892 High School and Old Gym/Armory Building.**
Hubing stated there is a referendum question on the November ballot that if approved would allow demolition of the Old Gym.

The group discussed how to get information out to citizens about saving this historic building and the exorbitant cost for demolition.

Hubing stated information is not easy to find but he believes the cost to remove the building is $7 -7.5 Million.

Veregin stated a letter to editor of the Stoughton Courier Hub is one way to get the word out. Hubing stated all Commission members should send a letter to the editor. Hubing plans to send one himself and one for the Commission.

Veregin left a message for Roger Springman about getting the 1892 Coalition back together.

Hubing plans to contact the R Olde House Group. Stacey to contact the Stoughton Historical Society.

Hubing plans to meet with the School District Administrator this month and attend the next Chamber of Commerce meeting where the referendum questions will be discussed.

Hubing plans to provide the Commissioner's with links to the information about the school plan for the old gym.

7. **Community Engagement.**
Hubing is working on a letter to provide information to Local Landmark owners.

Veregin suggested a couple presentations at the Library to provide information about the new design guidelines and would like another Commission member or two to assist. Cook stated she could help.

Stacey suggested sending a notice to all property owners within the proposed Local District about the presentations at the Library. This notice could be tied to Hubing's proposed letter.

8. **Commemorative Signage for the Riverfront Redevelopment.**
Veregin plans to attend the next Committee meeting to discuss signage.

9. Discuss seeking new Commission members.
Hedstrom plans to reach out to someone he met at a conference.

Stacey to contact Patricia Micetic and Dave Udstuen.

10. Commission Reports/Calendar.
The annual Historic Preservation Conference is planned for October 12-14, 2022

The group discussed Landmark owners doing work without a COA or permit.

The group discussed a communication tower planned for 516 E. Main Street adjacent to the Depot Hill Historic District.

11. Future agenda items. Nothing discussed.

12. Adjournment.
Motion by **Hedstrom** to adjourn the meeting at 8:08 pm, 2nd by **Cook**. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey