

## **AMDENDED OFFICIAL NOTICE AND AGENDA**

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, November 14, 2019 at 6:30 pm** in the **Hall of Fame Room, Lower Level, Opera House, 381 E. Main Street**, Stoughton, Wisconsin, 53589.

### **AGENDA:**

1. Call to order.
2. Public Comment (each speaker allowed 3 minutes).
3. Consider approval of the Landmarks Commission meeting minutes of October 10, 2019.

### **Communications/Updates.**

4. Update: Linderud photo collection. (Todd)
5. Update: Community outreach. (Kristi and Kim)
6. Communication: Historic Preservation Conference in Lake Geneva Oct 25-26.

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

7. Request by Kristi Panthofer for certificate of appropriateness approval for roof improvements at 201 S. Franklin Street.
8. Request by Keri Murphy to discuss future exterior improvements at 201 S. Franklin Street.
9. **Request by Eric Francksen for certificate of appropriateness approval for roof and dragon repairs at 327 E. Washington Street.**
10. Local downtown district planning.
11. Commission reports/calendar.
12. Future agenda items.
  - a. Update: RDA subcommittee.
  - b. Update: 1892 High School.
  - c. Discuss 2019 Historic Preservation Award.
  - d. Update: 2019 local landmark mini-grants.
  - e. Subcommittee review of historic preservation ordinance definitions.
13. Adjournment.

11/11/19mps

### **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

Eric Francksen

Council Members

Leadership Team

stoughtoneditor@wcinet.com

stoughtonreporter@wcinet.com

Receptionists

Joe DeRose

Chamber of Commerce

Keri Murphy

**For security reasons, the front door of the Opera House will be locked (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 October 10, 2019 – 6:30 pm**

**Opera House, Hall of Fame Room, Lower Level, 381 E. Main Street, Stoughton, WI.**

**Members Present:** Peggy Veregin, Chair; Alan Hedstrom, Vice-Chair; Todd Hubing; Jean Ligocki - arrived @7:10 pm; Greg Pigarelli, Secretary and Kristi Panthofer.

**Absent:** Kimberly Cook

**Guests:** none

1. **Call to order.** Veregin called the meeting to order at 6:30 pm.
2. **Public Comment (each speaker allowed 3 minutes).**  
No one spoke.
3. **Consider approval of the Landmarks Commission meeting minutes of September 12 and September 23, 2019.**  
Motion by **Hubing** to approve the minutes as presented, 2<sup>nd</sup> by **Panthofer**. Motion carried 5 – 0.
4. **Update: Budget Request.**  
Stoughton City Council passed CIP budget with approval of \$13,000 Landmarks request for Historic Downtown District planning.
5. **Update: Linderud photo collection.**  
Hubing stated 80% of visitors last month to the Historic Stoughton website are new and include website visitors from Norway, Turkey and South Korea.
6. **Update: Community outreach.**
  - The Landmarks Commission will not display material at the Art Walk or the Wine Walk this year. The Commission will consider these events next year after promotional material about the Downtown District is provided by the Lakota Group.
  - Art Wendt Tribute on Facebook by Panthofer. Hedstrom will write a tribute for the Tower Times.
  - Veregin will write a clarification/plans/goals article about the Downtown District for the Courier Hub and/or the Tower Times.
7. **Communication: Historic Preservation Conference in Lake Geneva Oct 25-26.**  
Nothing new to report.
8. **Local downtown district planning.**  
The Lakota Group generated an invitation list of stakeholders and property owners for interviews on October 22nd.  
  
November 6th will be the open house for owners, tenants and the general public.
9. **Subcommittee review of historic preservation ordinance definitions.**  
None to report.

**10. Commission Reports/Calendar.**

None to report.

**11. Future agenda items.**

- a. Update: RDA subcommittee.
- b. Update: 1892 High School
- c. Discuss 2019 Art Wendt Historic Preservation Service Award
- d. Update: 2019 local landmark mini-grants

**12. Adjournment.** Motion by **Hedstrom** to adjourn at 8:57 pm, 2<sup>nd</sup> by **Hubing**. Motion carried 6 - 0.

Respectfully Submitted,

*Gregory Pigarelli*

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

1. **Name of Property:** Lewis Rinde House

Address of Property: 201 S. Franklin St, Stoughton WI

Name of historic district in which property is located: East Side

**2. Owner & Applicant Information**

Owner Name: Kristi Panthofer

Street Address: 201 S. Franklin St

City: Stoughton State: WI Zip: 53589

Daytime Phone, including Area Code:  
608 719 7227

Applicant (if different from owner):

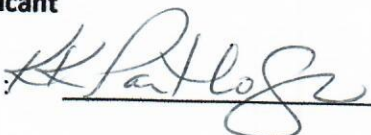
Applicant's Daytime Phone, including Area Code: same

**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:  Date: 10-21-19

Printed: \_\_\_\_\_

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

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

Architectural Feature: Roof

Approximate date of feature: 1997

Describe existing feature: Asphalt Shingled Roof  
see attached project description

Describe proposed work, materials to be used and impact to existing feature:  
I will bring in sample boards of  
asphalt shingles for approval.

Photograph No. 1-8 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. \_\_\_\_\_



137 Enterprise Dr.  
Verona, Wisconsin 53593  
608-497-3301  
madisonwi.stormguardrc.com

Valid Until: 11/05/2019  
Quote Number : 3327321000019682296

201 S Franklin St.  
Stoughton, WI 53589

201 S Franklin St.  
Stoughton, WI 53589

### Project Description:

- Protect the landscape and premises as needed with tarps
- Employ equipment as necessary for roof access and debris removal
- Remove one layer of asphalt composition roofing material on property and haul away. Additional charge for extra layers (asphalt and shake).
- Inspect and replace as needed rotted/damaged decking. First two sheets replaced at no charge. Additional sheets replaced @ \$49/sheet. If spaced boards exist and redecking is required, additional charge to deck.
- Install 1 pass of ice and water shield at all penetrations, flashings, around chimney, at porch/roof interface and 1 pass at all heated wall eaves to reduce ice damming and leaks
- Valley Protection: For shingled valleys (3 layers protection) - Install ice and water in addition to rolled metal valley material followed up by shingles in valley (California cut unless otherwise specified). For W-Valley valleys, install ice and water and W-valley
- Install felt underlayment or other roofing underlayment for maximum moisture protection
- Remove & replace gutter apron and drip edge metal around entire roofs, as needed
- Install starter shingles along all eaves and rakes for maximum wind protection
- Replace all pipe flashing on all plumbing stacks with new neoprene pipe flashings or similar
- Re-flash skylights, chimneys, or other required areas with new step flashings, if required. Additional charges for these flashings if replaced
- Remove and replace all static ventilation, if applicable. We recommend ridge vent ventilation upgrade. Storm Guard is not responsible for inadequate attic ventilation, but can assist with improvements.
- Install shingles according to manufacturer specifications including hip and ridge shingles, if applicable
- Caulk and seal all flashings where required. Paint all vents and stacks with roof accessory paint to blend in with shingles, where required
- Clean up debris and nails. Full inspection of roof and property after completion
- Five Year Craftsmanship Warranty. Extended warranty available (see below)
- Retail Payment Schedule: 60% due at signing for ordering of material and production. Balance due at completion



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- **Communications:** If you have any questions or problems, please call your sales representative, via the office or their cell phone.
- **Nails:** Please wear shoes at all times! There may be loose nails around the property, especially while your job is in progress. Also, please check your driveway or parking lot area for nails before pulling your car back in for the evening. It is difficult to locate all nails.
- **Driveways:** Please inform us in advance if you have concerns about the weight of our roofing truck in your driveway or on the parking lot area. We will not be responsible for damage to under supported or old and decaying driveways.
- **Attic Debris:** For roofing projects only....If we are doing a complete re-roof with tear-off and you have any valuables in the attic, we suggest that you cover them due to the fact that some shingle granules will make it through the joints in the roof decking and fall into the attic. It is required by the shingle manufacturer that the shingle nails penetrate through the roof decking completely. This can result in small splinters of wood that may separate from the back side of the roof decking. This is normal and cannot be avoided.
- **Take Valuables Down:** If re-roofing or siding, vibrations from the work can cause pictures, mirrors, or other valuable items to fall if not firmly secured to walls or shelving. Please take these items down as we cannot be responsible for them.
- **Outdoor Valuables:** Please let us know of any special deck furniture, trees, plants or other valuable items that would need special care.
- **Electrical Equipment:** We will be using electrical saws, long extensions cords, and in some cases, an air compressor. These items may require up to 20 amp breakers. Some 15 amp breakers are adequate if no other power is on that circuit. Please inform us prior to starting the job if you believe your home cannot handle these electrical tools. We cannot be responsible for inadequate breakers, old, or poor in-home wiring.
- **Electrical Attic Fan:** For roofing projects only....If new power attic fans are to be installed, it will be the customer's responsibility to have the new wiring connected. Storm Guard is not a licensed electrician and cannot run new wiring due to insurance liability factors.
- **Roof Vents:** For roofing projects only....If additional vents are to be installed, sawdust will be created when the roof decking is cut out to allow ventilation. This cannot be avoided and we recommend covering or removing dust-sensitive items from the attic area. Also, if you have gable-end vents and ridge vents are to be installed, the gable vents should be enclosed to allow for proper airflow in the attic. We cannot be responsible for any obstructions inside the attic that may prohibit proper airflow. Storm Guard is not responsible for inadequate roof/attic ventilation on home.
- **Satellite Dishes:** Should you have a satellite dish installed directly on your roof or side of the home, we will try to make our best attempt to reposition it to its original location, however, we cannot be responsible for any reception issues that might cause.
- **Dry Wall:** If you have textured (popcorn) ceiling, it is possible that material may flake off and fall from the ceiling. It is also possible that the sheetrock fastener heads may be revealed in a few places or seams may open up. We make every effort to keep the vibrations to a minimum, however, in the rare event that this may occur, we cannot assume any liability.
- **Wires and HVAC Lines:** Per State of Wisconsin building code, electrical, telephone, cable, alarm, or other wires and air conditioning Freon lines should NOT be installed between the rafters and directly under the roof deck. We will NOT be responsible for damaging these wires which are NOT installed according to current building codes.
- **Chimneys:** In reference to stone or brick chimneys or any brick walls above the roof line, Storm Guard does not take responsibility for any leaks or water infiltration that may result from cracks in mortar joints, brick, or mortar caps.
- **Skylights:** For roofing projects only....Should a skylight be removed or changed, some debris may fall into the home. Covering your furniture with a bed sheet or painters plastic would be a good precaution. If you opt to not replace the skylight (s) keep in mind that skylight seals may fail, resulting in leaks that we cannot be responsible for. This can only be resolved by replacing the skylights.
- **Gutters:** For roofing projects only....A re-roofing job can be very stressful for gutters! If they are in poor condition, we recommend they be removed with the roof and replaced after re-roofing. We cannot be responsible for the function of old, rusted, or improperly hung gutters after your job is completed.
- **Siding:** In reference to siding above the roofline, Storm Guard does not take responsibility for leaks and/or water infiltration that may enter through cracks or openings in the siding. It is possible that Masonite siding in locations above the rooflines may deteriorate or swell due to the absorption or moisture over time, thus, these boards can become soft. When installing new flashing behind such siding, it is likely that the deteriorated siding boards will break apart and need to be replaced at an additional charge through Storm Guard.
- **Furnace and Water Heater Pipes:** **After completion of your job, please check the interior connections of the units for proper pipe fittings.** We will assist with this whenever possible. As a result of re-roofing or re-siding, sometimes the related vent pipes will pull apart. Dangerous carbon monoxide gas can emit. If you need assistance checking the units, please contact us immediately.
- **Dumpster:** We will have a dumpster/trailer on the job site, often in the driveway. Park your vehicles on the street if possible. This will prevent us from blocking your vehicle. Parking away from the roof will also be a good preventative way to protect your car.
- **Noise:** Babies, small children even pets can be disturbed by the extra noise and activities.



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<b>Roof Replacemen: Asphalt - Replace current roof with top quality Owens Corning Oakridge 1 dimensional shingle, LL warranty</b>		\$	\$
		8,137.0	8,137.00
Owens Corning Oakridge Shingle		0	
10 Year algae resistance			
Synthetic underlayment			
225 lbs./sq.			
110 mph / 130 mph wind rating			
Standard Ice & water shield at all eaves and valleys			
Metal in all valleys			
New drip edge along entire perimeter			
<b>Roofing Upgrade (Better): Install Owens Corning Duration premium architectural shingle 130 mph wind warranty &amp; sure-nail</b>	1	\$	\$
		441.00	441.00
Owens Corning Tru-Definition Shingle			
10 Year algae resistance			
Upgraded Rhino Synthetic underlayment			
240 lbs./sq.			
130 mph wind rating			
Sure Nail strip			
Upgraded Owens Corning Ice & water shield at all eaves and valleys			
Metal in all valleys			
New drip edge along entire perimeter			
<b>Extra Ice and water shield</b>	1	\$	\$
		243.00	243.00
2 rows at all eaves due to low pitch			
<b>Roofing Upgrade - Ridge Vent Installation: Replace current box vents with continuous ridge 1 venting system</b>	1	\$	\$
		630.00	630.00
<b>Chimney Flashing and Counter Flashing</b>	1	\$	\$
		495.00	495.00
<b>Steep Roof Charge</b>	1	\$	\$
		581.00	581.00
<b>Roofing: Rubber EPDM - Tear-off 1 layer, 20+ sq., 1/2" fiber only</b>	1	\$	\$
		2,459.0	2,459.00
Roofing - EPDM - Under 250 sq.f t. project		0	
<b>Fix Bathroom Vents</b>	1	\$	\$
		336.00	336.00
Properly vent 2 bathroom fans through the roof			
		Sub Total	\$ 13,322.00
		Tax	\$ 0.00
		Adjustment	\$ 0.00
			\$
		<b>Grand Total</b>	<b>13,322.00</b>
			<b>0</b>

**Acceptance of proposal as a contract. All owners must sign if applicable:**

Acceptance of proposal as a contract: Owner shall be responsible to have materials approved by any applicable neighborhood associations. Storm Guard Restoration (we) may exercise partial billing on any job that is substantially complete. Withholdings by customer may not exceed 10% of the contract unless otherwise agreed upon. Please make checks payable to **Storm Guard Restoration**. Insurance settlements are ultimately the customer's responsibility and we allow 30 days for you to make your settlement from the date of our invoice. The portion that you have already received from your insurance company is due immediately upon completion of work. If your insurance company disputes your claim, your balance is still due to us. Interest may be charged after the 30 days. By signing below, the owner affirms they have read the "About your Job" document and accepts applicable responsibilities therein. All balances are due immediately upon receipt of invoice unless otherwise stated. We may charge 18% interest on balances past due more than 30 days. Delays in completing the job due to inclement weather, labor disputes, or customer-imposed constraints shall not be our responsibility. Extra materials are delivered to the job site so we don't run out and excess materials are owned by Storm Guard. Your job price and estimated completion has been calculated assuming our personnel shall have free access around the property and to electricity throughout the job. Customer accepts all responsibility for any color selection made by them, or another on their behalf, of materials to be used. We will use the utmost care to protect the property where our work is commencing. If there are damages to the property that are caused by us, it shall be the customer's responsibility to inform us of these damages, and prove in writing to us the cost for repairs of the related damages before any repairs are begun. Any disputes shall be handled in the city of Verona and county of Dane, WI. Prices guaranteed 30 days.

Property Owner or Agent

Date

**Ryan Engelbrecht**

Ryan Engelbrecht Email:



































Michael,

Yes, this is for 201 S. Franklin. Here is a list of projects on our mind. I believe Kristi sent photos of the windows and cistern. Let me know if you need more. We don't live there yet, so it's easier for me to rely on her pictures. I do have a copy of the inspection report if that's helpful. Let me know if you would like me to send it.

Also, we're not 100% on what we'll do right away, but these are the projects we have in mind.

- Cisters: on the south-east side of house. Cistern poses a safety hazard for our 4 young children as well as neighborhood animales, etc. It is approximately 18' deep and 8-12 feet wide. Cement base is heaving and the top has at least a 5" x 1" hole which gets larger if you push on the surrounding area. We want to fill in the cavity and remove cement and visible top and cover with topsoil and grass.
- Windows: there are multiple windows that have cracks in the glass, broken cords, broken or missing sash locks, deteriorated glazing and moisture getting in at least 1 non-functioning window which is causing deterioration on the sill. We plan to restore/repair as necessary over time. Projects would be done as certain windows are causing issues. Stained leaded glass would remain in place and untouched if possible. If stained portion will be affected by fixing a window we will have it quoted to maintain current look. We are also looking into getting the basement windows replaced.
- Tuck Pointing & Structural Porch Supports: there were many gaps found in the exterior where mortar is deteriorated or missing. There is also a column under the side porch that shows some deterioration that could cause some structural issues with the porch. We would want to have all of the foundation and supports properly tuckpointed.
- Lead Service Pipe: we plan to have the water tested after we move in to determine the current lead levels. Our inspector indicated the service water pipe is the original lead pipe. We want to have this removed which we've heard requires the front yard be dug up.
- Yard Grading: we are looking into having the soil around the foundation regraded to direct rainwater away from the foundation.
- Attic Window: there is 1 attic window that faces the back yard (east) that we'd like to make larger. Currently, it is a pane of stained leaded glass. We would like that to function as a transom with a functional window below.

Currently:



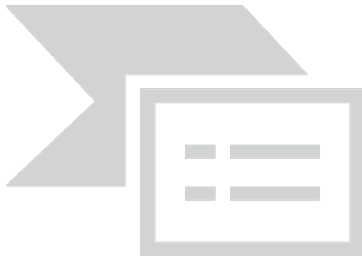
Idea: However, not so tall. Would fit proportionally within gable.





- Bat House: we've heard the current homeowners have had issues with bats. We would like to install a bat house constructed and installed following the DNR's recommendations. This also creates a National Wildlife Federation Certified Wildlife Habitat Site on the property since it would provide cover and a place for wildlife to raise young for a protected species. Recommended placement is on the south or south-east side of the house or on a poll.

South East Side of House:



We are new to this process, so please let me know if there is anything else needed to move through this.

Thanks,  
Keri Murphy

# Certificate of Appropriateness Application Form

## 1. Property Information

Name of Property: The Iverson-Johnson House (aka The Dragon House)

Address of Property: 327 East Washington St. Stoughton, WI 53589

Name of Historic District in which property is located: None

## 2. Owner & Application Information

Owner Name: Eric & Crystal Francksen

Street Address: 327 E Washington St. Stoughton, WI 53589

Daytime Phone: (608) 322-6841

## 3. Attachments







**4.a Description of Proposed Project**

**Architectural Feature:** Dragons

**Approximate date of feature:** Original (est. 1889)

**Describe existing feature:** Currently, the dragons and the wooden spines behind them have suffered severe weather damage.

**Describe proposed work, materials to be used and impact to existing feature:** The work proposed is the replacing of the rotted dragon spines and careful restoration of the original dragons. The dragons will be color matched to the house and the samples that survived with a strong exterior paint.

**4.b Description of Proposed Project**

**Architectural Feature:** Roof Shingles & Venting

**Approximate date of feature:** Unsure (est. 1995)

**Describe existing feature:** The current roof shingles have worn past their useful life. Upon inspection by several roofing specialists, it was also noted that the current box venting is insufficient, causing a hot roof in the warm months of the year.

**Describe proposed work, materials to be used and impact to existing feature:** The work proposed is to replace the existing roof shingles with GAF Timberline High Definition Architectural Shingles. The color will be a charcoal gray. Similar to the current color. Box vents currently on the roof will be replaced by more discreet hip vents. This will also drastically improve the roof's temperature control.

**5. Signature of Applicant**

Signed: 

Date: 11/8/2019

Printed: Eric Francksen