

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, March 12, 2020 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 February 13, 2020.

Discussion/Potential Action.

4. 2020 mini-grants Applications.
 - Bill Weber – 429 E. Main Street
 - Elisabeth Mensink – 400 Garfield Street
 - Keriann Murphy – 201 S. Franklin Street
 - Erin Wilson – 101 S. Fifth Street
 - Trina Keller – 154 E. Main Street
5. Local downtown district planning.

Communications/Updates.

6. Update: Linderud photo collection. (Todd)
7. Update: Community outreach. (Kristi and Kim)
8. Update: UW Madison Engineering Study of the Power Plant
9. Update: RDA subcommittee.
10. Discuss 2020 Historic Preservation Award.
11. Commission reports/calendar.
12. Future agenda items.
 - a. Update: 1892 High School.
13. Adjournment.

3/6/20mps

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
Elisabeth Mensink
Erin Wilson

Council Members
Leadership Team
stoughtoneditor@wcinet.com
stoughtonreporter@wcinet.com
Keriann Murphy

Receptionists
Joe DeRose
Chamber of Commerce
Bill Weber
Trina Keller

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 February 13, 2020 – 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; Greg Pigarelli, Secretary; and Kristi Panthofer.

Absent: Jean Ligocki and Kimberly Cook

Guests: Emily Bahr

Press: None

1. **Call to order.** Veregin called the meeting to order at 6:37 pm.
2. **Public Comment (each speaker allowed 3 minutes).**
No one spoke.
3. **Consider approval of the Landmarks Commission meeting minutes of January 9, 2020.**
Motion by **Hubing** to approve the minutes as presented, 2nd by **Hedstrom**. Motion carried 5 – 0.
4. **Proposed amendments to the Historic Preservation Ordinance.**
Veregin introduced the agenda item.

Veregin opened the public hearing.

Veregin explained the proposed ordinance amendments as recommended by City Attorney Matt Dregne.

No one registered to speak.

Veregin closed the public hearing.

Motion by **Hubing** to recommend the Common Council approve the ordinance amendments as presented, 2nd by **Pigarelli**. Motion carried 5 – 0.

5. **Update: Linderud photo collection.**
Hubing reported he plans to contact Michael Stacey to look through the Linderud collection for missing photos.

Hubing stated Mack Krumme wants to do a story about the Linderud photos for the HUB.

Hubing plans to meet with Library staff about the Linderud display. Hubing noted he has received a lot of information from one individual about the Linderud photos. A link to the Linderud photos has been added to the Library website.

6. **Update: Community outreach.**
Veregin reported the local district display boards have been removed from the Library.

The Tower Times deadline for articles is coming up on March 9th for the April 1st publication. Stacey will seek an article about historic preservation tax credits.

7. Update: 2020 local landmark min-grants.

Veregin stated letters have been sent to owners of Local Landmarks on February 5, 2020 with the deadline of March 5th for submittals.

8. UW Madison Engineering Study of the Power Plant.

Veregin reported the UW students have visited the site at least once including developer Curt Brink, RDA Chair Roger Springman and Mayor Tim Swadley.

The purpose of the study is to come up with a reuse plan for the building.

Veregin asked Stacey to provide her any important documents pertaining to the Power Plant such as the Incite Report and roof project materials.

9. Local downtown district planning.

Veregin stated she will contact the Lakota Group to set up a final meeting and presentation for the first or second week of March.

Veregin is planning a presentation to Council on March 10th.

Veregin stated there should be continued outreach while the group seeks a consultant to draft a nomination. Hedstrom will assist in drafting an RFP; Veregin will contact Cook to see if she can participate.

Veregin stated once the nomination is drafted, a public hearing will be necessary and a recommendation is sent to the Common Council.

Stacey will check if there is an RFP for the Highway Trailer nomination.

10. Commission Reports/Calendar.

Nothing to report.

11. Future agenda items.

- a. Update: RDA subcommittee – Add to the March meeting agenda.
- b. Update: 1892 High School
- c. Discuss 2020 Historic Preservation Award – Stacey stated the owner of Chorus Public House at 154 W. Main Street has done extensive work to the building. Stacey will send info to Veregin. Add to March meeting agenda.

12. Adjournment. Motion by **Hedstrom** to adjourn at 7:50 pm, 2nd by **Panthofer**. Motion carried 5 - 0.

Respectfully Submitted,

Michael P. Stacey

GRANT

APPLICATION

#1

Stoughton Landmarks Mini Grant Application – 2020

Deadline for submittal is March 5, 2020

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 2020, we have a total budget of \$10,000 and this is a matching grant program.
- We will award one or more projects until our \$10,000 budget is spent.
- Exterior work is prioritized for grant awards, although other projects may be considered.
- Work must be reviewed and approved by the Landmarks Commission (COA process) before work starts.
- New construction is not eligible.

Name of Applicant Bill WEBER

Full Address 529 MAIN ST W956 LAKE DR, EDGEMONT, WI 53534

E-Mail the web @ charter.net Phone Number 608 7516321

Property Owner Name (if different) —

Address of property 529 E MAIN ST. Stoughton, WI

Proposed Project (please be specific; attach additional sheets as necessary)

remove & replace ALL WOOD AS NEEDED ON TRACKSIDE OF Depot
TOOK POINT EAST SIDE. Emergency repairs PATCH ROOF.

Amount of grant request \$4,500.00 missing slate tiles

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 recipients may 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 <u>William J Weber</u>	Date <u>3-2-2020</u>
Print Name <u>William J WEBER</u>	
Property Owner Signature (if different) _____	Date _____
Mail completed form to: Michael Stacey, Zoning Administrator City Hall, 207 S Forrest Street, Stoughton, WI 53589	
Form revised January 2020	



03.02.2020 16:48



03.02.2020 16:48



03.02.2020 16:49



03.02.2020 16:49



08.02.2020 16:49



03.02.2020 16:49



08.02.2020 16:50



08.02.2020 16:50



03.02.2020 16:50



03.02.2020 16:51

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: TIMW

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-1

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Tax ID 39-1845927

JBST_STOUGHTON-1

East Side of Depot

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Replace Missing Brick and Re-point as needed	1.00 EA	0.00	3,000.00	0.00	3,000.00
2. Prep and Seal Brick	2,100.00 SF	0.00	0.70	32.34	1,502.34
3. Paint brick	2,100.00 SF	0.00	0.70	32.34	1,502.34
4. Single axle dump truck - per load - including dump fees	1.00 EA	256.21	0.00	0.00	256.21
5. Fascia - 1" x 8" - #1 pine	100.00 LF	0.00	6.67	11.66	678.66
6. Prime & paint exterior fascia - wood, 6"- 8" wide	100.00 LF	0.00	1.69	1.10	170.10
7. Crown molding - wood - 5 1/4"	100.00 LF	0.00	11.17	39.66	1,156.66
8. Paint crown molding - two coats	100.00 LF	0.00	1.17	0.61	117.61
9. Soffit & Fascia Installer - per hour	2.00 HR	0.00	78.53	0.00	157.06
Additional labor for installation of random lengths					
10. Refurbish existing wood - Replace as needed - East side	1.00 EA	0.00	9,000.00	0.00	9,000.00
11. Prep for paint - East side	1.00 EA	0.00	3,300.00	0.00	3,300.00
12. Two ladders with jacks and plank (per week)	3.00 WK	0.00	325.12	0.00	975.36
Totals: East Side of Depot				117.71	21,816.34
Line Item Totals: JBST_STOUGHTON-1				117.71	21,816.34

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

Summary

Line Item Total	21,698.63
Material Sales Tax	117.71
Replacement Cost Value	\$21,816.34
Net Claim	\$21,816.34

Greg Lory

GRANT

APPLICATION

#2

Stoughton Landmarks Mini Grant Application – 2020

Deadline for submittal is March 5, 2020

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 2020, we have a total budget of \$10,000 and this is a matching grant program.
- We will award one or more projects until our \$10,000 budget is spent.
- Exterior work is prioritized for grant awards, although other projects may be considered.
- Work must be reviewed and approved by the Landmarks Commission (COA process) before work starts.
- New construction is not eligible.

Name of Applicant Elisabeth A.H. Mensink ("Lisa")

Full Address 1102 Spaight St. Madison, WI 53703

E-Mail lisa.hilfiker.mensink@gmail.com Phone Number 608-239-6332

Property Owner Name (if different) same

Address of property 400 Garfield St., Stoughton, WI 53703

Proposed Project (please be specific; attach additional sheets as necessary)

please see attached description

Amount of grant request \$ 6,000.00

Attachments (REQUIRED)

- Current photographs of building and proposed project area. *Photos provided are a sample of total damage needing repair*
- Proposed project budget. *See attached estimate*

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 recipients may 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 _____ Date _____

Print Name _____

Property Owner Signature (if different) _____ Date _____

Mail completed form to: Michael Stacey, Zoning Administrator
City Hall, 207 S Forrest Street, Stoughton, WI 53589

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

1. **Name of Property:** west Elementary School
Address of Property: 400 Garfield St. (sometimes listed
404 Garfield)
Name of historic district in which property is located: Southwest
side Historic District

2. **Owner & Applicant Information**

Owner Name: Elisabeth A.H. Mensink ("Lisa")
Street Address: 1102 Spaight St.
City: Madison **State:** WI **Zip:** 53703
Daytime Phone, including Area Code: 608-239-6332
OR Mike Klinzing at 616-485-6616
Applicant (if different from owner): same
Applicant's Daytime Phone, including Area Code: _____

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**

Elisabeth A.H. Mensink
Signed: _____ **Date:** _____

Printed: Elisabeth A.H. Mensink

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

Description of Proposed Project
(attach additional sheets as necessary)

Architectural Feature: Masonry

Approximate date of feature: 1886

Describe existing feature: Please see attached proposal

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

Photograph No. _____ 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. _____

Description of Proposed Project

Architectural feature:

Wisconsin Historical Society URL:

<https://www.wisconsinhistory.org/Records/NationalRegister/NR910>

NAMES:

Historic Name: West School

Reference Number: 91001992

Property Location:

Street: 404 Garfield St. (aka 400 Garfield St.)

City: Stoughton

County: Dane

Property Features:

Period of Significance: 1900-1924

Period of Significance: 1875-1899

Period of Significance: 1925-1949

Area of Significance: Education

Historic Use: Education: School

Architectural Style: Italianate

Resource Type: Building

Architect: Holmstad, John

Designations:

Historic Status: Listed in the National Register

Historic Status: Listed in the State Register

National Register Listing Date: 01/22/1992

State Register Listing Date: 12/06/1991

Approximate date of feature: Year built: 1886. Year addition: 1905.

Describe existing feature:

The building is now used as an apartment building. The historical aspects of the building are:

Historic Use: Education: School

Architectural Style: Italianate

Resource Type: Building

Architect: Holmstad, John

Year built: 1886

Year addition: 1905

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

The existing feature of the building has a stone band at approximately four (4) feet from ground level. The brick and sandstone stone below the above-mentioned stone band has deteriorating mortar joints, loose stones, and loose brickwork. Our goal is to properly repair and preserve the sandstone stonework and the arched brick work over lower windows.

We are proposing the following exterior masonry repairs to correct these issues:

Exterior Masonry Repairs to the East Elevation.

1. Remove deteriorating mortar joints in the stonework.
2. Tuckpoint area's with new mortar
3. Secure loose stones.
4. Secure loose brick above the bottom windows.
5. Repair step cracking in the brick work above the windows.
6. Remove deteriorating caulk in the stone band and install new sealant.
 - Sealant type MP1, color light buff

Exterior Masonry Repairs to the North, South and West Elevation.

1. Tuckpoint area's in the stonework where mortar is missing or deteriorated.
2. Remove deteriorating caulk in the stone band and install new sealant
 - Sealant type MP1, color light buff Clean up.

NOTE: Mortar will be made on site to ensure it is historically accurate and does not damage existing masonry units. We will be using a Type O mortar. We will try to match color and texture to the existing mortar as close as possible. Joints will be tooled to match existing.



Eric Erickson
 3014 Mourning Dove Dr
 Cottage Grove WI 53527
 608-577-6664

www.highpointmasonry.com
 eric.highpointmasonry@gmail.com

Estimate

Date	Estimate #
2/13/2020	20015

Estimate Submitted To
Mike Klinzing Lisa Mensink

Job Location
400 Garfield St Stoughton WI 53589

Description

Exterior Masonry Repairs to the East Elevation.

1. Remove deteriorating mortar joints in the stonework.
2. Tuckpoint area's with new mortar
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Exterior Masonry Repairs to the North, South and West Elevation.

1. Tuckpoint area's in the stone work where mortar is missing or deteriorated.
2. Remove deteriorating caulk in the stone band and install new sealant
-Sealant type MP1, color light buff

Clean up.

NOTE: Mortar will be made on site to ensure it is historically accurate and does not damage existing masonry units. We will be using a Type O mortar. We will try to match color and texture to the existing mortar as close as possible. Joints will be tooled to match existing.

Total Amount	\$13,685.00
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We propose hereby to furnish material and labor - complete in accordance with the above specifications with payment to be made within 30 days upon completion of the work specified within this estimate.
 Any attention or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate.

Respectfully Submitted _____ Eric Erickson _____
 Note - this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above

Date of Acceptance _____ Signature _____

From the Wisconsin Historical Society's website:

<https://www.wisconsinhistory.org/Records/NationalRegister/NR910>

NATIONAL OR STATE REGISTERS RECORD

404 Garfield St.

National or State Register of Historic Places



Historic Name: **West School**

Reference Number: **91001992**

NAMES

Location (Address): **404 Garfield St.**

County: **Dane**

City/Village: **Stoughton**

Township:

PROPERTY LOCATION

SUMMARY

Period of Significance: **1900-1924**

Period of Significance: **1875-1899**

Period of Significance: **1925-1949**

Area of Significance: **Education**

Applicable Criteria: **Event**

Historic Use: **Education: School**

Architectural Style: **Italianate**

Resource Type: **Building**

Architect: **Holmstad,John**

PROPERTY FEATURES

Historic Status: **Listed in the National Register**

Historic Status: **Listed in the State Register**

National Register Listing Date: **01/22/1992**

State Register Listing Date: **12/06/1991**

DESIGNATIONS

Number of Contributing Buildings: **1**

Number of Contributing Sites: **0**

Number of Contributing Structures: **0**

Number of Contributing Objects: **0**

Number of Non-Contributing Sites: **0**

Number of Non-Contributing Structures: **0**

Number of Non-Contributing Objects: **0**

NUMBER OF RESOURCES WITHIN PROPERTY

[National Register and State Register of Historic Places](#), Division of Historic Preservation,

Wisconsin Historical Society, Madison, Wisconsin

RECORD LOCATION

From: <https://npgallery.nps.gov/AssetDetail/e2f0ad12-dce7-4407-953c-95fca822dd98>

Title:

West School

National Register Information System ID:

91001992

Applicable Criteria:

EVENT

Architectural Styles:

ITALIANATE

Architects:

Holmstad,John

Areas Of Significance:

EDUCATION

Periods Of Significance:

1900-1924

1875-1899

1925-1949

Significant Years:

1886

1905

Resource Type:

BUILDING

Keywords:

holmstad,john ; 1886 ; 1905

Note:

404 Garfield St.

Related Collections:

National Register of Historic Places Collection

Resource Format:

pdf

File Size (bytes):

259576

Date Published:

1/22/1992

Parks:

National Register of Historic Places

Locations:

State: Wisconsin

County: Dane County

Stoughton ; 404 Garfield St.

Rating:

Categories:

Historic

Asset ID:

e2f0ad12-dce7-4407-953c-95fca822dd98

Related Portals:

[National Register of Historic Places](#)

1992

United States Department of Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space, use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only archival paper (20 pound, acid free paper with a 2% alkaline reserve).

1. Name of Property

historic name West School
other names/site number N/A

2. Location

street & number 404 Garfield Street N/A Not for Publication
city, town Stoughton N/A vicinity
state Wisconsin code WI county Dane code 025 zip code 53589

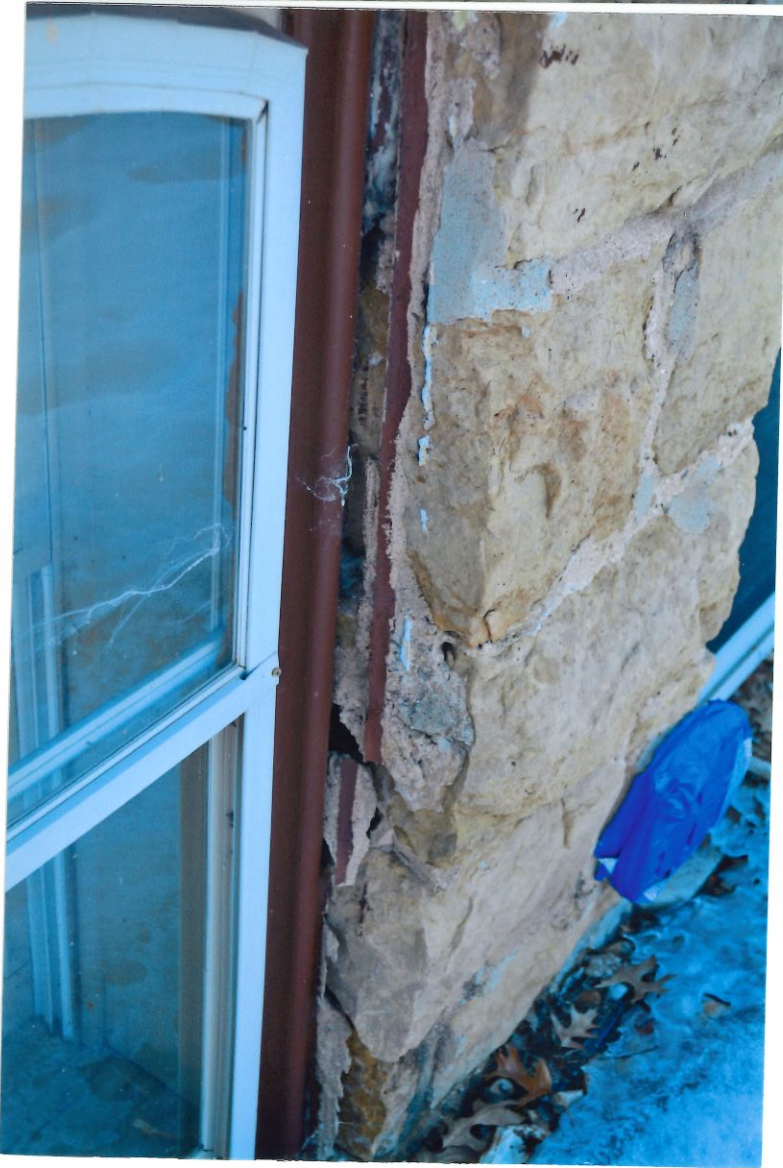
3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>—</u>	<u>—</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>—</u>	<u>—</u> structures
	<input type="checkbox"/> object	<u>—</u>	<u>—</u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: None No. of contributing resources previously listed in the National Register 0















GRANT

APPLICATION

#3

Stoughton Landmarks Mini Grant Application – 2020

Deadline for submittal is March 5, 2020

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 2020, we have a total budget of \$10,000 and this is a matching grant program.
- We will award one or more projects until our \$10,000 budget is spent.
- Exterior work is prioritized for grant awards, although other projects may be considered.
- Work must be reviewed and approved by the Landmarks Commission (COA process) before work starts.
- New construction is not eligible.

Name of Applicant Ryan + Kerianne Murphy

Full Address 201 S. Franklin Street, Stoughton, WI 53589

E-Mail kmprokop@uwalumni.com Phone Number 773-573-8479

Property Owner Name (if different) _____

Address of property _____

Proposed Project (please be specific; attach additional sheets as necessary)

Restore picture windows with stained glass transoms; we are starting with (2) windows

Amount of grant request \$ 3,800.00

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.

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Signed <u>Kerianne M. Murphy</u>	Date <u>03/04/20</u>
Print Name <u>KERIANNA MURPHY</u>	
Property Owner Signature (if different) _____	Date _____
Mail completed form to: Michael Stacey, Zoning Administrator City Hall, 207 S Forrest Street, Stoughton, WI 53589	
Form revised January 2020	



Hellenbrand Glass

211 Moravian Valley Rd
Waukegan, WI 53597

Office 608-849-8675
Fax 608-849-8678

1/5/2020

201 S. Franklin St. Stoughton, WI ***Window restoration***

Window sashes:

- ***Remove sashes from openings, Label***
- ***Remove exterior paint and all glazing***
- ***Disassemble and re-glue Sashes as needed***
- ***Component repair (splice or replace)***
- ***Prime glazing ledge and ext. of sash***
- ***Install stain glass and clear glass***
- ***Install glazing compound***

Window frames:

- ***Remove loose paint and strip area's to be repaired***
- ***Consolidate frame components as needed, (Paraloyd 72)***
- ***Splice, replace or epoxy damaged areas as needed***

Install window sashes:

- Install sashes
- Caulk ext. sash to frame
- Install Interior wood glazing stops

exclusions:

- Stain glass repair is not included in price
- Vinery repair cost
- Finish coat of paint

Price for one picture window: \$3,539.00

All four full restoration per description: \$14,156.00

Note: Not all picture windows will need this extent of repairs.



Hellenbrand Glass LLC.

Material List:

Metal Weather-strip, Wooden Windows, for Lower Sash Jambs

These metal weather-strips are compatible with double-hung wooden windows. When installed along the jambs of the lower sash, the protruding design corresponds with a cut out in the window frame and interlocks to create a barrier, which prevents rattling due to faulty installation and draft infiltration.

Replacement Lumber

Eastern White Pine (Pinus Strobus)

Consolidation

Paraloid 72

Borate wood treatment

Glues

Titebond II & III

Hide glue

Not structural repairs:

Abatron WoodEpoxy



Keri Murphy <kmprokop@uwalumni.com>

201 S. Franklin, Stoughton**Denny Berkery/The Vinery** <vinery@vineryglass.com>
To: Keriann Murphy <keriannmmurphy@gmail.com>

Wed, Jan 8, 2020 at 2:41 PM

Hi Keri,

We can certainly restore your windows. As stained glass windows age, it is natural for them to sag. Solder joints break and the vertical reinforcement bars become unattached. There is also a putty/glazing between the glass and the lead came that dries out and no longer supports the window.

If Kent can bring the worst window in, this is what I would do. First I would remove the window from the frame. Then I would flatten the window by laying it on our work table, remove any r-bar from the face of the window, resolder any broken joints, re-glaze the putty between the glass and the lead, reattach the r-bar and fit the window back into the frame. At this point, Ken could reinstall the window. Your cost for the work described above would be-\$300 per window.

Good talking to you,

Denny Berkery

The Vinery

[Quoted text hidden]

--

Denny Berkery

The Vinery, Inc.

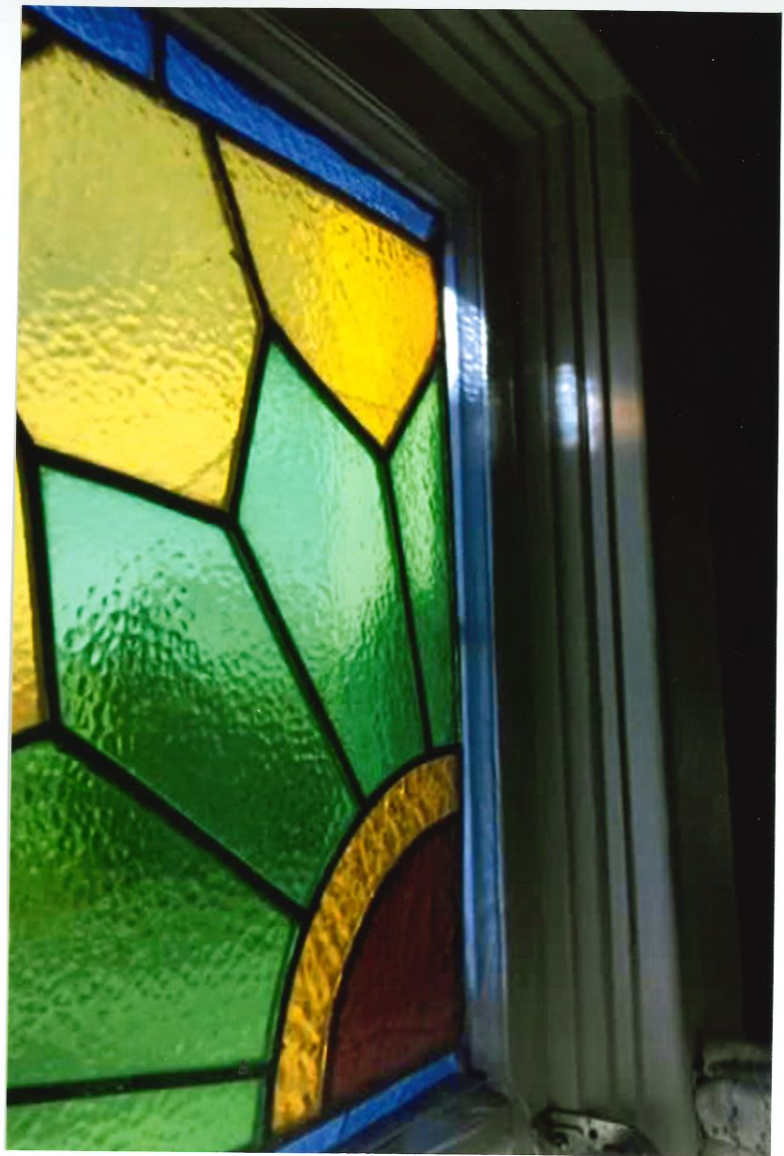
1422 MacArthur Rd

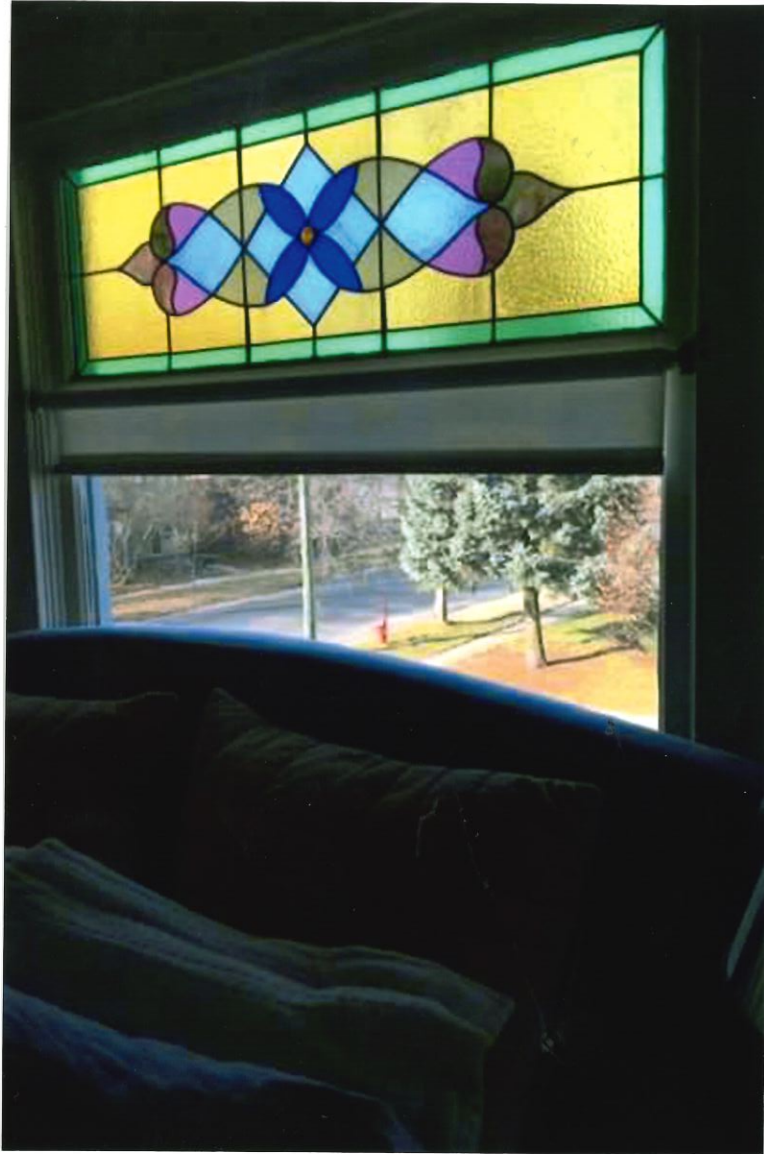
Madison, WI 53714

608-244-9900









GRANT

APPLICATION

#4

Stoughton Landmarks Mini Grant Application – 2020

Deadline for submittal is March 5, 2020

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 2020, we have a total budget of \$10,000 and this is a matching grant program.
- We will award one or more projects until our \$10,000 budget is spent.
- Exterior work is prioritized for grant awards, although other projects may be considered.
- Work must be reviewed and approved by the Landmarks Commission (COA process) before work starts.
- New construction is not eligible.

Name of Applicant Erin Wilson

Full Address 101 S. Fifth St., Stoughton WI 53589

E-Mail yogapossum@gmail.com Phone Number 310-384-7944

Property Owner Name (if different) _____

Address of property 101 S. Fifth St., Stoughton WI 53589

Proposed Project (please be specific; attach additional sheets as necessary)

restore and repaint exterior, scrape old paint, replace rotted boards, caulk joints, repaint to original yellow

Amount of grant request \$10,000

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 recipients may 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 [Signature]

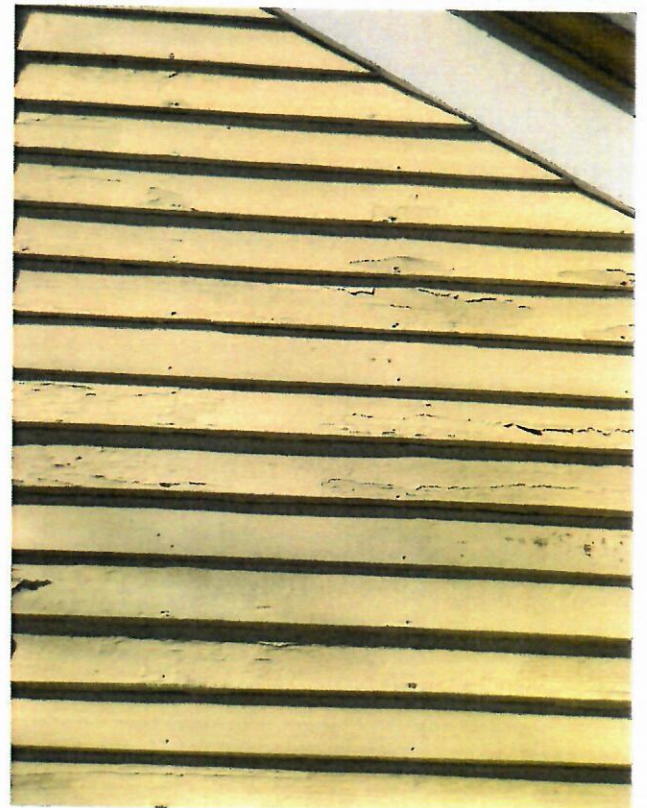
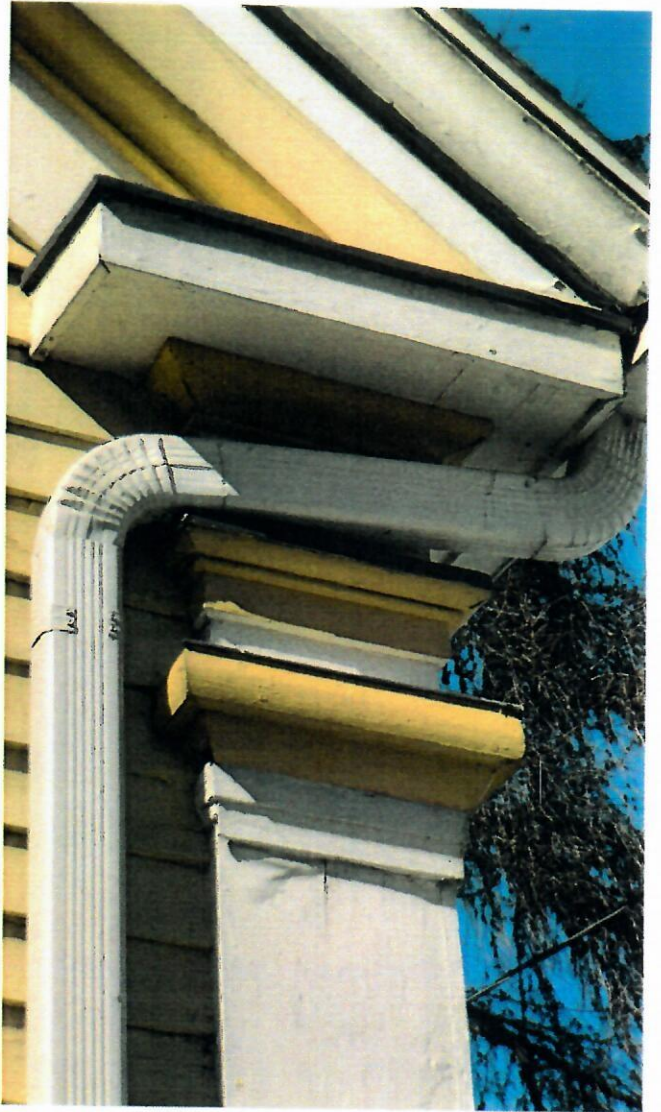
Print Name Erin Wilson Date 3/5/20

Property Owner Signature (if different) _____ Date _____

Mail completed form to: Michael Stacey, Zoning Administrator
City Hall, 207 S Forrest Street, Stoughton, WI 53589



Designated
Local Landmark
LYMAN BROWN HOUSE
1859
Stoughton Landmarks
Commission



Thomas Lulinski Home Finishing, Inc.
 701 Hildreth Rd.
 Stoughton, WI 53589
 1-608-873-9266
 tomlulinski@gmail.com
 tlhomefinishing.com



Painting & So Much More!

Proposal

Proposal No.
19195
Date
08/19/19

Name/Address	Phone	Terms	Other Information
Don Crossland 101 S. Fifth St. Stoughton, Wi. 53589		See below.	
	Mobile Phone	Email	
	602-770-7399	doncrossland@gmail.com	

Item	Work Description	Totals
Exterior Painting	<p>All work is to be completed in accordance with Wisconsin "Lead-Safe" remodeling practices.</p> <p>Scrape any loose peeling paint, apply "Peel Stop Triple Thick" bonding sealer to all bare wood, spot-prime, caulk all gaps, and paint one coat in areas that are in good shape. 2 coats on areas that are peeling. Same color scheme as existing.</p> <p>Areas of application include: Siding, soffits, fascia boards, corner trim boards, window frames, corner pillars, front porch post, front porch ceiling, door frames (no doors), miscellaneous trim boards, 2 wood storm windows, and any previously painted wood surfaces.</p> <p>Does not include the garage, doors, porch floor, rear deck, metal storm windows, window sashes, or any surfaces inside the storm windows.</p>	11,970.00
Product	<p>All paints and materials are included in pricing and made by the manufacturer of your choice. Previous homeowner was using Sherwin Williams.</p>	
Terms	<p>No deposit is required. 50% payment on first day of work, balance due upon satisfactory completion. An emailed acceptance of proposal will serve as an electronic signature.</p>	

I appreciate the opportunity to bid on the work on your home!	Total	\$11,970.00
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GRANT

APPLICATION

#5

Stoughton Landmarks Mini Grant Application – 2020

Deadline for submittal is March 5, 2020

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 2020, we have a total budget of \$10,000 and this is a matching grant program.
- We will award one or more projects until our \$10,000 budget is spent.
- Exterior work is prioritized for grant awards, although other projects may be considered.
- Work must be reviewed and approved by the Landmarks Commission (COA process) before work starts.
- New construction is not eligible.

Name of Applicant Keller Family Capital

Full Address 3085 Linnerud Dr.

E-Mail KcKeller85@outlook.com Phone Number 608-228-7772

Property Owner Name (if different) Same - Mark & Trina Keller

Address of property 154 E. Main St

Proposed Project (please be specific; attach additional sheets as necessary)

Please see attached

Amount of grant request \$2,400 - \$4,900 - see attached

Attachments (REQUIRED) *Actual Estimates will be provided ASAP

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 recipients may 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 Katrina Keller Date 3/5/20

Print Name Katrina Keller

Property Owner Signature (if different) _____ Date _____

Mail completed form to: Michael Stacey, Zoning Administrator
City Hall, 207 S Forrest Street, Stoughton, WI 53589

Project #1 – Main front entryway repair.

The tile in the front entrance to the building is old and needs replaced. As you can see from the photo, the tile is buckling and pulling away from the sidewalk, creating both an eyesore and a tripping hazard.

We have met with tile contractors and developed a plan for replacing the tiles. We plan to complete this work as soon as the temperature remains above 60°F.

We are very proud of our building and excited to make these repairs to keep our property in good repair while also continuing to preserve its historic beauty, and curb appeal to visitors of downtown Stoughton.

Estimated Cost of this project is \$500 - \$700



Project #2 – Replace dry-rotted window frames.

The wood in the main floor windows has sustained dry rot. We recently replaced the double-pane glass windows, as the instability of the wood frame was causing condensation to form between the window panes. While doing that project, it became apparent that the wood frame around the windows needs to be replaced.

We will hire a contractor to evaluate the feasibility of repairing or replacing the wood frame, saving the new windows, and proceed with the most effective solution.

Performing this project will ensure the structural integrity of the windows and therefore the entire front façade of the building. Painting to match the existing windows when the work is complete will enhance the historic beauty of this downtown building.

Estimated budget for this project is \$1,500 - \$3,500, depending on severity of damage.



Project #3 – Repair door frame for secondary entryway

The door frame to the stairwell needs to be replaced. Both the tile and the wood on the ground portion of the entryway are broken and cracking, resulting in the door not closing properly.

In conjunction with the front entryway tile project, we will replace the section of tile that connects to the sidewalk. In conjunction with the window frame project, we will replace the floorboard to this entry and potentially the frame and door, as needed.

We are estimating the incremental cost of adding this piece of work to the project will add another \$400-\$700 to the total cost.

