



OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Landmarks Commission of the City of Stoughton, Wisconsin, will hold a regular or special meeting as indicated on the date and at the time and location given below.

Meeting of: **LANDMARKS COMMISSION OF THE CITY OF STOUGHTON**

Date//Time: Thursday May 14, 2020 @ 6:30 – 7:30 p.m.

Location: Please join my meeting from your computer, tablet or smartphone.

 <https://global.gotomeeting.com/join/808796669>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (571) 317-3122

- One-touch: [tel:+15713173122,,808796669#](tel:+15713173122,808796669)

Access Code: 808-796-669

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<https://global.gotomeeting.com/install/197383573>

AGENDA

1. Call to Order
2. Elect Chairperson
3. Elect Vice-Chairperson
4. Elect Secretary
5. Consider approval of the Plan Commission meeting minutes of March 12, 2020.

Discussion/Potential Action.

6. Request by Lisa Mensink for a Certificate of Appropriateness approval for tuck pointing at 400 Garfield Street.
7. Request by Scott and Kimberly Smith for a Certificate of Appropriateness approval for reroofing at 126 E. Washington Street.

Communications/Updates.

8. Commission reports/calendar.
9. Future agenda items.
10. Adjournment.

4/30/20mps

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

Scott and Kimberly Smith

Council Members

Leadership Team

stoughtoneditor@wcinet.com

stoughtonreporter@wcinet.com

Receptionists

Joe DeRose

Chamber of Commerce

Elisabeth Mensink

Any person wishing to attend the meeting, whom because of a disability, requires special accommodation, should contact the City Clerk's Office at (608) 873-6692 at least 24 hours before the scheduled meeting time so appropriate arrangements can be made. In addition, any person wishing to speak or have their comments heard but does not have access to the internet should also contact the City Clerk's Office at the number above at least 24 hours before the scheduled meeting so appropriate arrangements can be made.

Landmarks Commission Meeting Minutes

Thursday March 12, 2020 – 6:30 pm

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

Members Present: Peggy Veregin, Chair; Todd Hubing; Greg Pigarelli, Secretary; Jean Ligocki; and Kimberly Cook.

Absent: Alan Hedstrom and Kristi Panthofer

Guests: Trina Keller

Press: 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 February 13, 2020.**
Motion by **Cook** to approve the minutes as presented, 2nd by **Ligocki**. Motion carried 5 – 0.
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

Veregin gave a summary of the applications and the Commission reviewed the applications as follows:

Application #5 – 154 E. Main Street – Trina Keller, Owner/Applicant summarized the request. The request was amended to \$2,500. The group discussed the probable age of the tile and the wood around the windows and door. Pigarelli offered to stop by the property to inspect the tile for age. The Commission agreed this is a good application.

Application #1 – 529 E. Main Street – The Commission discussed the tuck-point and wood replacement project. Veregin stated the proposed sealing of the brick is not recommended. The Commission agreed this is a good application.

Application #2 – 400 Garfield Street – The Commission discussed the tuck-point project and agreed this project meets the requirements.

Application #3 – 201 S. Franklin Street – The Commission discussed the window restoration project. Veregin stated they will need to know what windows they are referring to. The Commission agreed this is a favorable project.

Application #4 – 101 S. Fifth Street – The Commission discussed the exterior painting project. Veregin questioned the use of “Peel Stop Triple Thick Bonding Sealer” which will be discussed further during the COA review. The Commission agreed this is an appropriate application.

Motion by **Cook** to award \$2,000 to each grant request contingent on Certificate of Appropriateness approval, 2nd by **Ligocki**. Motion carried 5 – 0.

Veregin will email Mack Krumme at the HUB about a press release. Veregin will prepare and send out letters to all applicants.

5. Local downtown district planning.

Veregin stated a presentation regarding the Preserve Downtown Project with the Lakota Group is planned for the EMS Building, Hanson Room, March 18, 2020 at 5:30 pm.

Veregin is planning to provide a presentation at the Common Council on March 24, 2020 regarding the Preserve Downtown Project.

The group discussed use of the existing Downtown Design Overlay Zoning District Requirements for non-contributing building within the district.

The group also discussed Local Districts in other communities.

Cook left at 8:15pm

Veregin asked the Commissioners to look for pictures of buildings for examples to add to the presentations.

6. Update: Linderud photo collection.

Hubing stated there is now a new display at the Library with 17 (8x10) pictures that are yet to be identified. Hubing plans to contact Panthofer about adding information on Facebook.

Hubing stated he found all 38 missing photos from within the collection and plans to scan them and return the photos to the collection.

7. Update: Community outreach.

No update to report.

8. UW Madison Engineering Study of the Power Plant.

Due to the Coronavirus, the students are not in school.

9. Update: RDA subcommittee.

The consultant will be giving a presentation on May 5th regarding results of the survey and recommendations.

Ligocki will contact Denise Duranczyk to discuss findings of the survey.

10. Discuss 2020 Historic Preservation Award.

The Commission discussed a potential award recipient.

11. Commission Reports/Calendar.

Nothing to report.

12. Future agenda items.

- a. Update: 1892 High School

13. Adjournment. Motion by **Hubing** to adjourn at 8:35 pm, 2nd by **Ligocki**. Motion carried 4 - 0.

Respectfully Submitted,

Michael P. Stacey

**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.

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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
NR4

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













