

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, May 9, 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. Public Comment (each speaker allowed 3 minutes)
3. Elect Chair
4. Elect Vice-Chair
5. Elect Secretary
6. Consider approval of the Landmarks Commission meeting minutes of April 11, 2019.
- Communications/Updates
7. Update: Linderud photo collection. (Todd)
8. Update: Discuss local downtown district planning. (Peggy)
9. Update: Community outreach. (Kristi and Kim)
10. Update: Commission assistance and mentoring program (CAMP). (Todd and Michael)
11. Update: RDA subcommittee. (Peggy)
- Discussion/Potential Action
12. Review applications for the 2019 mini-grant program.
13. Consider hosting food tent at Gazebo Musik on Thursday June 27th and/or Thursday, August 15th.
14. Commission reports/calendar.
15. Future agenda items.
 - a. Discuss 2019 Art Wendt Historic Preservation Service Award
 - b. Update: Power Plant Building
 - c. Update: 1892 High School
 - d. Update: 2017 and 2018 local landmark mini-grants
16. Adjournment.

5/1/19mps

COMMISSIONERS:

Peggy Veregin
Alan Hedstrom
Kristi Panthofer

Jean Ligocki (Council Rep)
Greg Pigarelli

Kimberly Cook
Todd Hubing

EMAIL NOTICES:

Art Wendt
Council Members
Receptionists

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 April 11, 2019 – 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; Kimberly Cook; and Todd Hubing

Absent: Tom Majewski; Kristi Panthofer and Greg Pigarelli

Staff: Michael Stacey

Guests: None

1. **Call to order.** Veregin called the meeting to order at 6:30 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of March 14, 2019.**
Motion by **Hubing** to approve the minutes as presented, 2nd by **Hedstrom**. Motion carried 4 – 0.
3. **Designation of the building at 148-154 E. Main Street, historically known as the Hans Peterson Building as a Local Landmark Building.**
Veregin summarized the nomination which meets the landmark designation criteria as outlined in the Historical Preservation ordinance section 38-34(a) 1, 3, and 5.

Veregin opened the public hearing.

No one registered to speak.

Veregin closed the public hearing.

Motion by **Hedstrom** to recommend the Common Council approve the Hans Peterson Building at 148-154 E. Main Street as a Local Landmark building because it meets the landmark designation criteria according to the Historical Preservation ordinance section 38-34(a)1, 3, and 5 as follows:

1. The building exemplifies or reflects the cultural, political, economic or social history of the city, state or nation;
3. The building embodies distinguishing characteristics or an architectural type specimen, valuable for a study of a period, style, construction method, or indigenous materials or craftsmanship;
5. The building is a unique and irreplaceable asset to its neighborhood and the city.

2nd by **Cook**. Motion carried 4 – 0.

4. **Designation of the house at 118 N. Page Street historically known as the Era H. and Harriet Grout Gerard House as a Local Landmark Building.**
Veregin summarized the nomination which meets the landmark designation criteria as outlined in the Historical Preservation ordinance section 38-34(a) 3, 4 and 5.

Veregin opened the public hearing.

No one registered to speak.

Veregin closed the public hearing.

Motion by **Hedstrom** to recommend the Common Council approve the Era H. and Harriet Grout Gerard House at 118 N. Page Street as a Local Landmark building because it meets the landmark designation criteria according to the Historical Preservation ordinance section 38-34(a)3, 4, and 5 as follows:

3. The house embodies distinguishing characteristics or an architectural type specimen, valuable for a study of a period, style, construction method, or indigenous materials or craftsmanship;
4. The house is representative of the notable work of a master builder, engineer or architect;
5. The house is a unique and irreplaceable asset to its neighborhood and the city.

2nd by **Cook**. Motion carried 4 – 0.

5. Designation of the building at 515 E. Main Street (aka 100 S. Seventh Street), historically known as the Turner and Atkinson Tobacco Warehouse as a Local Landmark Building.

Veregin summarized the nomination which meets the landmark designation criteria as outlined in the Historical Preservation ordinance section 38-34(a) 1, 5, and 6.

Veregin opened the public hearing.

No one registered to speak.

Veregin closed the public hearing.

Motion by **Hedstrom** to recommend the Common Council approve the Turner and Atkinson Tobacco Warehouse at 515 E. Main Street (aka 100 S. Seventh Street) as a Local Landmark building because it meets the landmark designation criteria according to the Historical Preservation ordinance section 38-34(a)1, 5, and 6 as follows:

1. The building exemplifies or reflects the cultural, political, economic or social history of the city, state or nation;
5. The building is a unique and irreplaceable asset to its neighborhood and the city;
6. The building provides an example of the physical surroundings in which the past generations lived.

2nd by **Cook**. Motion carried 4 – 0.

6. Present proposed local landmark boundary for Power Plant building.

Cook provided historical maps that helped identify a boundary. The boundary was identified at 30 feet from the north wall, 50 feet from the east wall, back edge of sidewalk to the west and the remaining boundary follows along the river.

Motion by **Hedstrom** to accept the property boundary for the Power Plant building as presented (see attached map), 2nd by **Hubing**. Motion carried 4 – 0.

7. Review applications for the 2019 mini-grant program.

Veregin stated for the record that Landmarks Commission member Kristi Panthofer owns a locally landmarked home and has applied for a grant through this round of our min-grant

program. While Commissioner Panthofer is eligible to apply, it is a conflict of interest for her to have any role in the discussions or decisions regarding this round of grants. Let the record show that Commissioner Panthofer is not present for this discussion and has no vote over this round of grants.

Veregin introduced the 3 applications. The Commission discussed the applications.

The application for 201 S. Franklin Street is favored because of the amount of work and overall cost of the project. Veregin stated that the work must be repair before replace.

The Commission discussed each application as summarized:

529 E. Main Street – A budget and estimate of costs is needed. Repair before replacement is necessary.

130 E. Main Street – The application is not based on historic preservation and the issue appears to be recent roof work that may be warranty related. The Commission is not recommending funding this project.

201 S. Franklin Street – An updated estimate of costs is need for repairing instead of replacement of the front columns.

Motion by **Hedstrom** to recommend not funding the project for 130 E. Main Street since the application is not based on historic preservation, 2nd by **Hubing**. Motion carried 4 – 0.

Motion by **Hedstrom** to request a budget and estimate of costs for the project by the May meeting at 529 E. Main Street, 2nd by **Hubing**. Motion carried 4 – 0.

Motion by **Hedstrom** to request a budget and estimate of costs for repairing the columns by the May meeting at 201 S. Franklin Street, 2nd by **Hubing**. Motion carried 4 – 0.

8. Future agenda items.

Back to the regular agenda of items. CAMP update and RDA Subcommittee discussion.

9. Adjournment. Motion by **Hubing** to adjourn at 7:35 pm, 2nd by **Cook**. Motion carried 4 - 0.

Respectfully Submitted,

Michael Stacey

Stoughton Landmarks Mini Grant Application – 2019

Deadline for submittal is April 5, 2019

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 2019, 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.
- Work must be reviewed and approved by the Landmarks Commission (COA process) before work starts
- New construction is not eligible.

Name of Applicant Kristi Panthofer
Applicant Address (full) 201 S. Franklin St, Stoughton WI 53589
Applicant E-Mail Kpanthofer@sbcglobal.net Applicant Phone Number 608 719 7227
Property Owner Name (if different) _____
Address of property _____

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

repair of exterior porch railings and columns, and painting home

Amount of grant request: \$2500⁰⁰ or any amount using custom milled spindles to match. I had extras made the first time around.

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 Kristi Panthofer Date 3/11/19
Print Name KRISTI PANTHOFER
Property Owner Signature (if different) _____ Date _____

From: **macsmac** macartisancarpentry@gmail.com
Subject: **MAC Estimate**
Date: March 6, 2019 at 9:38 AM
To: kpanthofer@sbcglobal.net



Kristi, estimate attached. Let me know if you have any questions.

Regards,
Mark

Mark Macaulay
MAC | macaulay artisan carpentry
608 695 0219



ESTIMATE

March 06, 2019
Kristi & Tim
201 S Franklin, Stoughton WI 53589
608-719-7227

Project:
Exterior Wood Repair
Porch Roof

Description

- 1) Replacement of deck rail and stair rail parts with significant wood rot, and repair of those parts and areas where practical. This includes spindles, newel posts, top and bottom rails, columns and "lattice" pieces. Replacement material will be: a) match of existing material (T&B), or b) C&B Better Cedar, or c) a combination of the two materials. Repairs to be handled with actual wood patches and/or a 2-part wood epoxy. Replacement parts and areas of repair will be spot primed.
- 2) Installation of 1/2" fiberboard with .45mm EPDM rubber roofing membrane over 2nd level, front porch deck.

PLEASE NOTE: The following estimate is based on a visual inspection on March 1, 2019, in which snow covered some of the areas needing attention, therefore this should be considered a "minimum" estimate, and is not a firm "bid" for all repair. Any additional work not specified above will be billed time and material, at \$0.00/hr.

Client will provide 34+ replacement spindles. Custom-milled spindles, if necessary, will be additional.

1) Deck/Stair Railings & Columns

Time & Material Estimate	1,600.00
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2) EPDM Roof

Material	500.00
Labor	600.00
Estimate	2,700.00

Thank you!

WINGER PAINTING
6860 SPRINGTON DR
WI 53562

Estimate

Date	Estimate #
3/9/2019	169

Name / Address
KRISTI PANTHOFFER 201 S FRANKLIN ST STOUGHTON WI 53589

			Project
Description	Qty	Rate	Total
PRESSURE WASH - REMOVE DIRT, MOLD AND MILDEW, LOOSE AND PEELING PAINT USING PRESSURE WASHER AND CLEANING SOLVENT IF NEEDED	12	50.00	600.00
SOFFIT AND FASCIA - SCRAPE LOOSE AND PEELING PAINT, APPLY *ONE* COAT PRIMER TO BARE WOOD AREAS, APPLY *ONE* COAT SHERWIN WILLIAMS SUPER PAINT	40	50.00	2,000.00
SIDING - SCRAPE LOOSE AND PEELING PAINT, APPLY *ONE* COAT PRIMER TO BARE WOOD AREAS, APPLY *ONE* COAT SHERWIN WILLIAMS SUPER PAINT	110	50.00	5,500.00
WINDOW, DOOR CASING AND TRIM - SCRAPE LOOSE AND PEELING PAINT, APPLY *ONE* COAT PRIMER, APPLY *ONE* COAT SHERWIN WILLIAMS SUPER PAINT	40	50.00	2,000.00
PORCH CEILINGS AND FLOORS - SCRAPE LOOSE AND PEELING PAINT, APPLY *ONE* COAT PRIMER TO BARE WOOD AREAS, APPLY *ONE* COAT SHERWIN WILLIAMS SUPER PAINT	10	50.00	500.00
PORCH PILLARS AND RAILINGS - SCRAPE LOOSE AND PEELING PAINT, APPLY *ONE* COAT PRIMER TO BARE WOOD AREAS, APPLY *ONE* COAT SHERWIN WILLIAMS SUPER PAINT	16	50.00	800.00
LIFT RENTAL - 1 WEEK RENTAL AND DELIVERY BOTH WAYS		2,500.00	2,500.00
MATERIALS - SHERWIN WILLIAMS EXTERIOR SUPER PAINT AND PRIMER IN ONE FLAT	36	52.00	1,872.00
SHERWIN WILLIAMS PORCH N FLOOR ENAMEL	4	55.00	220.00
MATERIALS - TAPE, PLASTIC, ROLLER COVERS AND CAULK		75.00	75.00
GARAGE - GARAGE IS INCLUDED IN THIS PRICE TOTAL			
CAULKING - ALL AREAS WILL BE CAULKED AS NEEDED AND IS INCLUDED IN THE PRICE, NOT TO EXCEED TWO CASES. THERE WILL BE AN EXTRA CHARGE AFTER 2 CASES BUT WILL BE DISCUSSED WITH CLIENT BEFORE PURCHASING		0.00	0.00
		Total	

E-mail
twing11567@yahoo.com

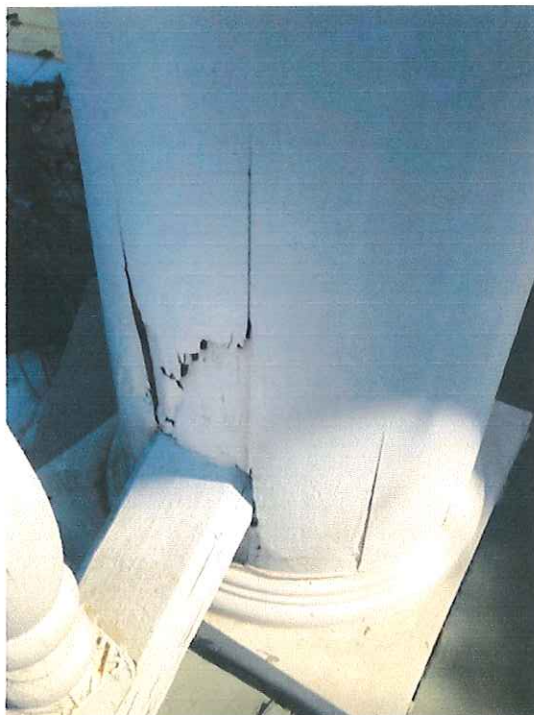
Estimate

Name / Address
KRISTI PANTHOFFER 201 S FRANKLIN ST STOUGHTON WI 53589

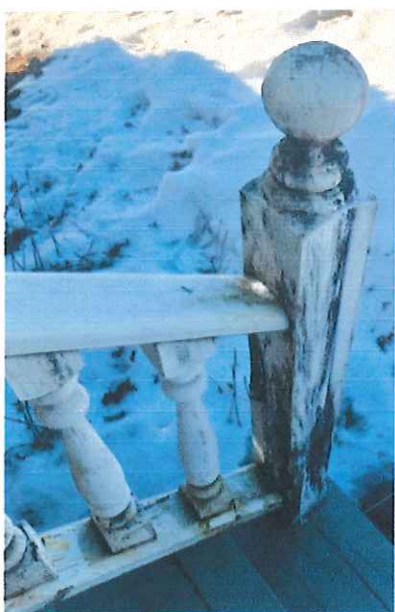
E-mail
twing11567@yahoo.com



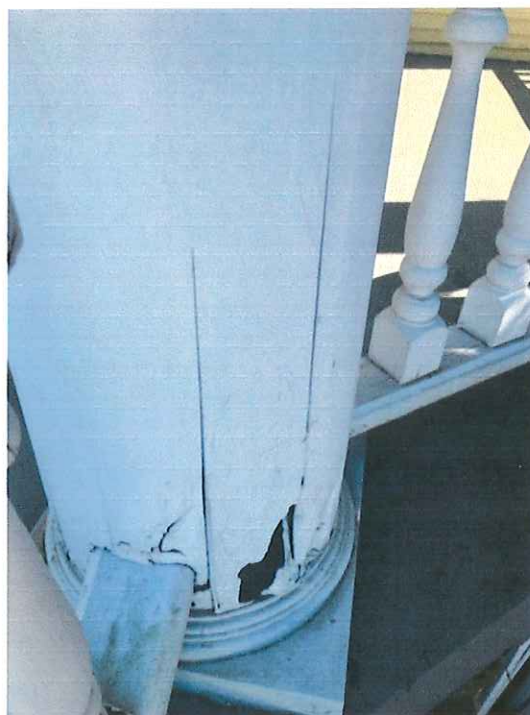
First column



second column



right railing



3rd column



left railing

PorCH on Franklin St



left rail



left rail



right rail

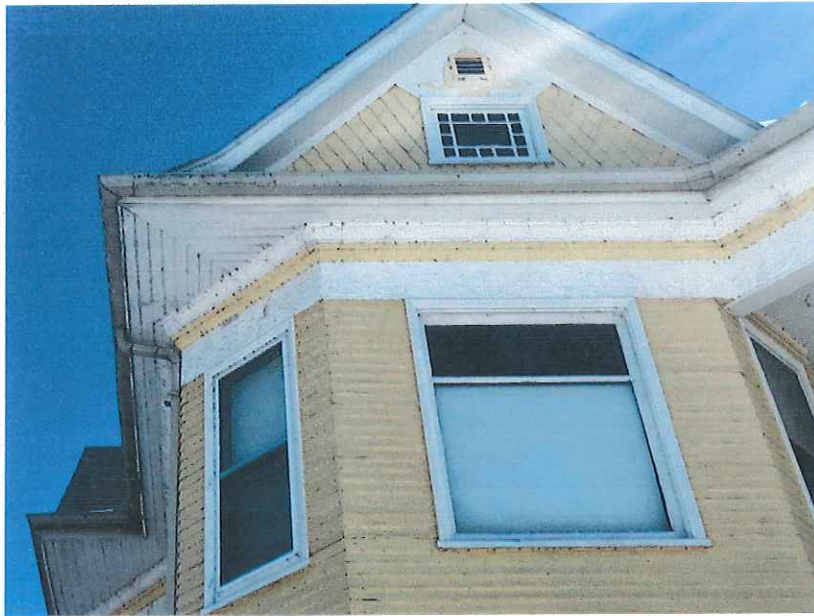


left rail

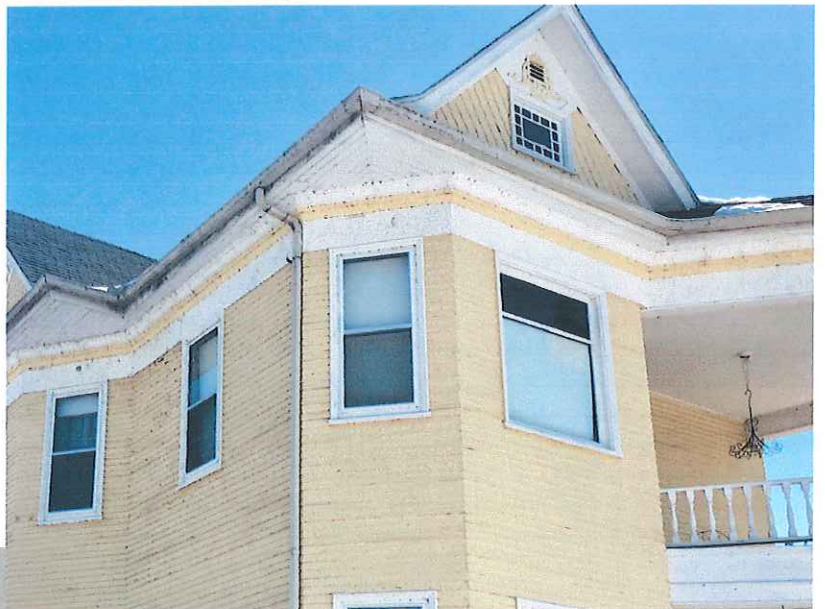


Lattice rotted

PORCH on Park St



House needs
painting !!





MACAULAY ARTISAN CARPENTRY

608 695 0219 | macsmac@sbcglobal.net
449 N Baldwin Street Madison Wisconsin 53703

PROPOSAL

April 12, 2019
Kristi & Tim Panthofer
201 S Franklin, Stoughton WI 53589
608-719-7227

Project:
Porch Columns

Description

Front Porch Columns, Main Level: The columns are load-bearing, meaning they are supporting the upper deck and roof above that; there are no posts inside of the columns bearing the load. All three show significant rot around the base and splitting in various locations, and thus are no longer adequate as load bearing members. While not 100% certain, it is my best judgement that the columns are likely made of pine. The existing columns are clearly not original to the house.

Repairing the existing columns will involve installing temporary supports in order to remove the columns, and installing load-bearing steel columns where columns exist. The actual repair would be cosmetic only and is difficult to fully assess until taken down. Regardless, they are no longer structurally sound as a load bearing unit. After repair, they would then be split so as to wrap around the steel load-bearing supports. I do not know of a solution to repair the existing columns that would bring them back to load-bearing capability.

Because these are not the original columns there is no 'original fabric' to maintain. It is my opinion therefore that the better, and possibly less expensive alternative to repair is to replace with new, same style columns built with wood which has a far better exterior rating than pine, such as red cedar or a thermally modified wood that has a higher resistance to moisture related decay. The process of installing new columns would be the same as for repairing – in other words, while I believe the new columns would be technically rated for load-bearing capacity, I highly recommend installing steel, load-bearing supports and wrapping them with the new columns.

Side Porch Corner Column: Same as above, with the following exception: with only a roof rather than a walk-out porch above, it is my opinion that a non-split load bearing column will be sufficient without the use of a steel column.

The following estimate is based on a visual inspection of the existing columns, decking and stone piers. It does not include any work that may become necessary due to faulty piers or deck framing structure, although that is not anticipated.

3 Columns at 12" diam, tapered, 106" height	
1 Column at 10" diam, tapered, 97" height	
Columns	5,500.00
Installation (bracing, removal, install steel posts, install wraps, finishing)	3,500.00
Estimate	9,000.00

Mark Macaulay
MAC | macaulay artisan carpentry
608-695-0219 | macartisancarpentry@gmail.com

Hi Michael,

I know I already submitted my info for consideration for a Landmarks Commission grant, but just wanted to let you know the carpenter now also advises replacing 4 columns that are rotting. They are the only supports for holding up the second story porches and as you can see in the photos previously sent, they need to be replaced. I don't have Mark's bid for the work yet, but the custom made cedar columns to match will be \$5500. If you can add this to my grant request, that would be great, if not, that's ok too, as I did not have complete info at the time of submittal.

Best, Kristi Panthofer

Kristi, I've heard back from three suppliers, two of which sell TurnCraft-produced product, and one local Craftsman.

All quotes come in roughly the same around 5,500.00+/-, and include three columns with 12" diameter for front porch, and one 10" diameter for side porch. There's a 6-8 wk lead time, possibly 8-12 wks for the local maker.

The TurnCraft-product I quoted is cedar. I suspect the columns you have now are pine, thus the lower cost, and rot. The local maker quoted a thermally-modified poplar, which is a newer technology product (still real wood), and designed to last outdoors.

I've had the local maker build columns for two projects and can attest to their quality. After researching TurnCraft-product I expect they're high quality as well – as long as you use the proper wood for exteriors.

Either way, as mentioned the cost is roughly the same.

Let me know your thoughts.

Regards,
Mark

Stoughton Landmarks Mini Grant Application – 2019

Deadline for submittal is April 5, 2019

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- For 2019, 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.
- Work must be reviewed and approved by the Landmarks Commission (COA process) before work starts
- New construction is not eligible.

Name of Applicant William J WEBER + Jane E WEBER

Applicant Address (full) W 9561 LAKE DR EDGERTON, WI 53534

Applicant E-Mail theweb@charter.net Applicant Phone Number 608 751 6324

Property Owner Name (if different) _____

Address of property 529 E MAIN Stoughton

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

repair or replace all wood on east side of Depot soffits fascia + brackets
or prep for paint.

Amount of grant request: \$1,500

Attachments (REQUIRED)

restoration cost \$9,500.00

☒ Current photographs of building and proposed project area. on file

☒ Proposed project budget.

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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.

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Signed William J Weber Jane Weber Date 4 April 2019

Print Name William J WEBER Jane 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: 4/15/2019 Date Assigned:

Price List: WIMA8X_APR19
Labor Efficiency: Restoration/Service/Remodel
Estimate: JBST_STOUGHTON-19

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Tax ID 39-1845927

JBST_STOUGHTON-19

West Side of Depot

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. XL Custom Overhang Bracket and Installation Includes detaching and resetting of an existing bracket to duplicate design	1.00 EA	0.00	1,400.00	0.00	1,400.00
2. Refurbish existing wood - Replace as needed - West side	1.00 EA	0.00	9,000.00	0.00	9,000.00
3. Prep for paint - West side	1.00 EA	0.00	3,300.00	0.00	3,300.00
4. Two ladders with jacks and plank (per week)	3.00 WK	0.00	325.12	0.00	975.36
Totals: West Side of Depot				0.00	14,675.36
Line Item Totals: JBST_STOUGHTON-19				0.00	14,675.36

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	14,675.36
Replacement Cost Value	\$14,675.36
Net Claim	\$14,675.36

Greg Lory

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	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 H.S., 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	1/10/2019	6/14/2019	1/18/2019	Completed
JOSEPH CABIBBO	404 S. FIFTH ST	FR. PORCH REPAIRS	\$2,500.00	6/14/2018	9/20/2018		6/14/2019		Permit issued 4-22-19
		TOTAL 2018 FUNDING:	\$5,000.00						

2019 GRANT FUNDING

APPLICANT	PROPERTY		GRANT AMOUNT	AWARD DATE	COA APPROVAL	PROJECT APPROVAL	DEADLINE	FUNDS PAID	NOTES
KRISTI PANTHOFER	209 S. FRANKLIN ST	PORCH REPAIR							
BILL WEBER	529 E. MAIN ST	REPAIR EASTSIDE EXTERIOR							
JUDY LYNCH	130 E. MAIN ST	GUTTER REPAIR							Application Denied
		TOTAL 2019 FUNDING:	\$5,000.00						