OFFICIAL NOTICE

The City of Stoughton will hold a **Special** meeting of the **Landmarks Commission** on **Monday, August 5, 2013, 5:15 pm** at the **Stoughton Power Plant #1, 515 S. Fourth Street,** Stoughton, WI.

AGENDA:

1. Meet with Steve Mar-Pohl, Principal Architect with InSite Consulting Architects to make a site visit, inspection and provide preliminary recommendations for the Stoughton Power Plant #1 building (Local Landmark).
2. Adjournment

7/31/13mps

COMMISSIONERS:

Alan Hedstrom, Chair	Michael Engelberger (Council Rep)	Kathleen Kelly
Peggy Veregin, Vice-Chair	Ryszard Borys	Connie Kraus
Andrea Rainka, Secretary	Anna Stracener	

EMAIL NOTICES:

Art Wendt	Receptionist	Stoughton Hub
Council Members	Leadership Team	Matt Dregne, City Attorney

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.

Stoughton Power Plant #1
601 S 4th Street
Site Visit Summary

On July 18th at 5:30pm, a site visit was conducted at the Stoughton Power Plant, a Local Landmark building. Jen Davel, architect with the State Historic Preservation Office, met with members of the Landmarks Commission, City Council and City Staff to review the current condition of the building and provide feedback for next steps.

Based on her observations Ms. Davel spoke to the group and noted that although the interior suspended ceiling system has failed, the building envelope is solid and in repairable condition. The roof has obvious failure points which should be addressed. She noted the original roof covering was extant on the building and informed the group that further evaluation was needed to determine if it was repairable or needed to be replaced. Clay tile roofs have an expected life span of about 100 years, many lasting longer if kept in good repair. Given the age of the roof, she said the roof may be beyond its natural life span and if so would need to be replaced.

Ms. Davel noted that the exterior brick masonry was sound with some areas of mortar failure and cracks. She pointed out that many of the wall cracks are located in the corners of the building which typically corresponds to water infiltrating the wall from a leaking roof. The wall cracking will stop when the water stops entering the wall; therefore, it is important to address the leaking roof.

In summary, she told the group that the building was repairable and that she has seen many masonry buildings in much worse shape than this one easily repaired.

Recommendations for next steps:
Ms. Davel recommended that a temporary repair be made to the roof, something which can be made quickly and at low cost. She suggested that a tarp, properly attached to the building is a very common intervention and is often used as an emergency measure to stop water infiltration in advance of roof repair. She gave a recent example of the Zablocki VA Medical Center in Milwaukee, a National Historic Landmark, which recently used tarps on the roof of one of their historic buildings to stop water infiltration until the roof could be repaired.

She also recommended that we seek the advice of a building envelope repair company that specializes in the evaluation of historic buildings. She recommended that a firm that specializes in repairing historic buildings can give us advice regarding the extent of damage, recommend both long and short term appropriate repairs, and give us an estimate of probable costs.

Her final remarks addressed the opportunities for redevelopment of the property. If the city were to sell the building to a private developer/owner, the building may be eligible for historic preservation tax credits. The program offers up to 30% of approved rehabilitation costs as a direct credit on income taxes. To qualify for the program, the building would need to be listed in the National Register of Historic Places and the rehabilitation project would need to be approved by the State Historic Preservation Office before commencement of work.