

Please find below our findings and recommendations regarding the Stoughton City Power Plant #1.

## Background:

The first commercial hydro-electric in the nation was installed in 1887 on the Fox River in Appleton, WI. In 1911 the City of Stoughton constructed the City Power Plant #1 which was designed as a "run of river" conventional hydro-electric generating station. Despite the modern/technical nature of the project the designer chose to incorporate Romanesque Revival elements in to the design. Currently the facility is not in use but its condition is good overall with a few notable exceptions (see below). In fact, the Power Station's license to operate is still active but the holder is not actively planning its use.

## Observable Physical Conditions:

The building was constructed utilizing load-bearing brick masonry walls with steel roof framing covered with Federal Tile. Federal Tile is a product that was commonly used in an industrial context that provided both a structural deck and a roof covering. The condition of the structure is fair to good overall; however, substantial roof repair work is required at penetrations, terminations, and transitions. These conditions typically require the use of flashings which have failed in most cases at this building. Overall masonry restoration is required that can be considered normal with the following exceptions: 1.) at the northeast corner there has been some substantial settlement cracks that will require complete restoration, 2.) the retaining wall work along the Yahara River should be restored in its entirety for both historic and bank stabling purposes. The restoration of original steel sash windows is highly recommended. Wherever restoration is not possible, replacement with new steel sash windows matching the existing is required.

The building should be cleaned of all non-historic elements and contents in preparation for a full restoration of the interior architecture which includes the office and several other interior spaces. Finally, we would recommend that, as much as possible, that the building be prepared for new use.


Cost to Restore: \$500,000 to \$750,000 (variable dependent on restoration goals and site scope)

Cost to Demolish: \$600,000 to \$800,000 (variable dependent on abatement, permits, bank stabilization and other unforeseen costs)

- Remove building
- Reserve materials for historic materials "brokers"
- Substantial abatement required
- Remove foundations and abate as required
- Restore river bank to stable and/or historic condition
- Coordinate with the DNR, etc.
- Erosion Control
- Bank stabilization required (temporary and final)

Based on 1) the cost to properly demolish as compared to the cost of restoration and 2) based on the building's and site's unique and important place in Stoughton's history.

Restoration to its period of significance is recommended as funds allow.

This of course is a preliminary report. A more comprehensive report would allow us to fully develop potential costs. We would be happy to assist in this as well.

Thank you,

Stephen E. Mar-Pohl, AIA, NCARB President InSite Consulting Architects



Photo 1 - Overall View



Photo 2 - North and West Facades



Photo 3 - View of federal tile/roof



Photo 4 - View of window at river run



Photo 5 - Deteriorated Foundation/Retaining Wall



Photo 6 - Deteriorated Foundation/Retaining Wall



Photo 7 - View of street side retaining wall



Photo 8 - View of "back" entrance



Photo 9 - Southeast Corner - Note Wall Movement



Photo 10 - Southeast Corner - Note Wall Movement



Photo 11 - View of interior arched window



Photo 12 - View of interior condition (lay-in ceiling and existing steel sash windows)



Photo 13 - View of original electrical panel



Photo 14 - View of original steel sash window



Photo 15 - View of original steel sash window



Photo 16 - View of precast concrete infill panel



Photo 17 - View of turbine access



Photo 18 - View of damaged retaining wall and unstable bank/erosion