

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,

A handwritten signature in black ink, appearing to read 'S. Mar-Pohl', with a stylized, cursive script.

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