

## **Landmarks Commission Meeting Minutes**

**Thursday March 8, 2017 – 7:00 pm**

**City Hall, Ed Overland Room, Lower Level, 381 E. Main Street, Stoughton, WI.**

**Members Present:** Peggy Veregin, Chair; Alan Hedstrom, Vice-Chair; Kimberly Cook; Todd Hubing and Tim Swadley

**Absent:** Greg Pigarelli

**Staff:** Michael Stacey, Zoning Administrator

**Guests:** Michael Engelberger; Emily Bahr; Cathy Jaglin; and Don Dargel

1. **Call to order.** Veregin called the meeting to order at 7:00 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of February 8, 2018.**  
Motion by **Hedstrom** to approve the minutes as presented, 2<sup>nd</sup> by **Swadley**. Motion carried 5 – 0.
3. **Request to designate the former South School building at 1009 Summit Avenue a local landmark building.**  
Veregin summarized the request.

Veregin opened the public hearing.

Cathy Jaglin – Spoke in favor of the designation.

Peggy Veregin – Explained the reasoning to go through this process since records could not be found to verify the building was ever approved as a local landmark.

Tim Swadley – Stated one of the benefits of being designated a local landmark is the local grant funds that are offered for exterior renovations.

Don Dargel – Spoke in favor of the designation.

Mike Engelberger – Spoke in favor of the designation.

Veregin closed the public hearing.

Motion by **Hedstrom** to recommend the Common Council approve designating the South School building at 1009 Summit Avenue as a Local Landmark building based on the building being of Queen Anne style architecture; for its significance reflecting the work of master architect Allan D. Conover; and for its association with the history of education in Stoughton, contingent on the amendments as discussed at the Landmarks meeting of March 8, 2018, 2<sup>nd</sup> by **Swadley**. Motion carried 5 – 0.

4. **Request by Calvin Merath, Building and Grounds Supervisor, SASD for certificate of appropriateness approval to repair the mortar joints on the 1892 High School, 211 N. Forrest Street.**  
Swadley, who is also on the school facilities committee, explained the need for the mortar repair. Swadley stated this will prevent water from getting in and provide much needed minimum maintenance until a use is found for the building.

Motion by **Hubing** to approve the certificate of appropriateness as presented, 2<sup>nd</sup> by **Cook**.  
Motion carried 5 – 0.

- 5. Discuss marketing Stoughton with Susan Liimatta, Stoughton Chamber of Commerce.**  
Susan Liimatta could not make it to the meeting so this agenda item will be tabled until June 14, 2018.

**6. Discuss the process to create a Local District for the Main Street Commercial Historic District.**

Currently, property owners within the Downtown Design Overlay Zoning District which is the Main Street Commercial Historic District have to go through a Planning Commission approval process for any changes to the exterior of the building unless the building is a local landmark which in that case goes through the certificate of appropriateness process through the Landmarks Commission.

The commission discussed:

- Outreach to property owners.
- Potential code changes for non-contributing or non-conforming buildings within the district.
- The many benefits of creating a local district.
- Potential future funding for exterior repairs/remodeling.
- Simplifying the approval process by having one commission charged with approving exterior projects.
- Providing expertise in repairing historic buildings.

Hubing and Hedstrom will bring back ideas next month for providing information to property owners about the benefits of creating a local district.

**7. Discuss local landmark status of 148/154 E. Main Street, 118 N. Page Street and 515 E. Main Street.**

The commission will plan to have public hearings for these properties all at once. Veregin will check the records at City Hall for nomination paperwork and evaluate how to proceed.

**8. Discuss ordinances related to exterior building maintenance standards.**

Veregin stated this is too much to tackle right now but maybe the commission could partner with another committee.

Swadley stated the commission should seek direction from the Council.

Motion by **Swadley** to seek direction from the Common Council regarding minimum maintenance standards for all buildings within the City using the minimum maintenance standards Attorney Dregne provided from the Village of Oregon for comparison, 2<sup>nd</sup> by **Hedstrom**. Motion carried 5 – 0.

**9. Status update for Highway Trailer / Moline Plow building redevelopment.**

Swadley stated the Council approved over \$700,000 to demolish the highway trailer building but saving the portion known as the blacksmith shop. The redevelopment authority will have to decide how to proceed.

**10. Discuss 2017 & 2018 local landmark grants.**

Veregin provided the 2017 application and letter sent to property owners and asked the commissioners to review and provide feedback for the 2018 application and letter.

Stacey stated the sooner the application is available the better so property owners can line up contractors

The commission discussed other ways to provide incentives to landmark property owners such as waving permit fees.

Veregin stated we could survey other communities to find out what they are doing to help landmark property owners.

Veregin and Cook will work to have the application and letter ready for review/comment at the next meeting.

**11. Discuss the Wisconsin Association of Historic Preservation Commissions (WAHPC) 33rd Annual Meeting and Conference to be held in Platteville on April 27 – 28, 2018.**

Motion by Hubing to reimburse the registration fee for any members who attend, 2<sup>nd</sup> by Cook. Motion carried 5 – 0.

**12. Discuss prospective new Commissioner.**

Veregin asked the commissioners to bring ideas to the next meeting.

**13. Commission Reports/Calendar.**

The commission discussed the Linderud photos.

Veregin read the agreement document for use of the photos which essentially gives the Stoughton Historical Society control over how the photos are used according to the family's wishes.

Hubing plans to contact Dave Bjerke of the Bryant Foundation about interest in providing the photos for public viewing at the Norwegian Heritage Center.

**14. Future agenda items.**

Preservation awards for 2018 and Linderud photos.

**15. Adjournment.** Motion by Hedstrom to adjourn at 9:05 pm, 2<sup>nd</sup> by Cook. Motion carried 5 - 0.

Respectfully Submitted,

*Michael P. Stacey*