

## **Landmarks Commission Meeting Minutes**

**Thursday March 14, 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; Kristi Panthofer; Tom Majewski and Todd Hubing

**Absent:** Greg Pigarelli

**Staff:** Michael Stacey

**Guests:** Roger Springman

**Press:** Alex Cramer

- 1. Call to order.** Veregin called the meeting to order at 6:34 pm.
- 2. Consider approval of the Landmarks Commission meeting minutes of February 13, 2019.**  
Motion by **Cook** to approve the minutes as presented, 2<sup>nd</sup> by **Hubing**. Motion carried 5 – 0.
- 3. Status of 2017 and 2018 local landmark grants.**  
Letters were previously sent to the 2 remaining recipients. Nothing new to report.
- 4. Discuss 2019 local landmark grants.**  
The deadline is April 5, 2019.

Stacey to forward all applications when received to the commission for review.

Stacey will contact Judy Lynch to request more information for the application related to property located at 130 E. Main Street including details regarding the gutter and heat tape location.

### **5. Status update for Power Plant Building.**

Veregin stated the power plant building is on a large parcel that includes part of the old public works facility to the north.

An Ad-Hoc group consisting of Mayor Swadley, RDA representatives, Veregin and others met today to discuss the local landmark boundary for the power plant building.

Veregin stated the local landmark nomination paperwork could not be found. On a separate but related note the building has been previously determined to be eligible for the National Register of Historic Places in 1988; eligibility was confirmed by the State Historic Preservation Office in 2019.

Veregin stated there is a need to define the local landmark boundary for the power plant soon.

The group discussed whether the boundary should mirror the description provided in 1988 for the determination of eligibility (DOE) for National Register of Historic Places. This documentation defined the property as 1-foot from the building foundation. Veregin explained why this is an inappropriate boundary and should not be adopted for the local

landmark boundary. The boundary should be defined based on the historic building, its significance and its setting. The history and significance of the building alone should provide guidance for the boundary. Based on current standards, the DOE boundary would not be accepted as an appropriate boundary in a National Register nomination.

Roger Springman stated the RDA favors the local landmark description being 1-foot from the building foundation similar to the DOE. Roger stated there is a good chance the building will be used commercially and there could be an attached patio area.

Veregin stated the future redevelopment of the building is unrelated to the boundary. Regarding redevelopment and rehabilitation tax credits (for National Register-listed buildings): the tax credits can only be used for the building and the size of the parcel has no bearing.

Majewski arrived at 7:09 pm.

Veregin and Cook provided details about the rules to list a property in the National Register. Veregin stated, it does not matter what the DOE states about a boundary because the DOE establishes eligibility for the National Register; the nominated boundary is ultimately determined through the National Register nomination process. The DOE is from 1988 so it is rather dated.

The commission plans to focus on the local landmark description first.

Motion by **Majewski** to form a sub-committee consisting of Veregin, Hedstrom and Cook to work on the local landmark description, 2<sup>nd</sup> by **Hubing**. Motion carried 6 - 0.

Veregin stated this process will not impede the progress to remove the public works buildings on the parcel.

Majewski stated the commission should establish the local landmark boundary first then follow that same boundary for the National Registry description. A certified survey map can then be created to match that same boundary.

Stacey questioned the reasoning for the survey to follow the local landmark boundary. Majewski reiterated that was the decision moving forward to keep the description consistent.

**6. Discuss status of 1892 High School.**

Veregin stated that she met with Roger Springman, Steve Jackson, Stoughton School Board and Luke Butz, Stoughton Schools Building and Grounds Supervisor to discuss the background of the 1892 coalition with the goal of building rehabilitation and reuse.

**7. Local landmark status update for 148/154 E. Main Street, 118 N. Page Street and 515 E. Main Street.**

Veregin is working on the local landmark nomination forms. The public hearing is scheduled for April 11, 2019.

The group agreed there needs to be better records going forward.

Stacey transferred commission documents to a new file cabinet which is locked in storage.

**8. Discuss Linderud photo collection.**

Hubing gave an overview of the changes to the Linderud photo collection website at [www.historicstoughton.org](http://www.historicstoughton.org)

All photos have been added and comments can now be added by the public for each photo. The hope is that the public provide comments to identify buildings, people, etc...

**9. Discuss 2019 Preservation Award.**

The presentation at the Common Council is planned for April 9<sup>th</sup>, 2019. The awards will be presented to Tony Hill and the Village Players, and Dave Udstuen of Brick Works Masonry.

**10. Discuss local downtown district planning.**

Veregin spoke with a preservation planner about the process for initial public outreach to create a local district. He explained that he uses various strategies to address questions and concerns early in the process.

The group discussed having multiple meetings with more than one presentation and recording the presentation to be replayed on the local station WSTO.

Veregin stated there is a need to find out how project cost influences the request for proposals (RFP) process. Stacey to check with Rodney Scheel what the cost threshold is before a formal bid process is required.

Motion by **Majewski** to have Veregin develop an RFP for the initial public engagement and have staff find out what the ceiling is before a formal bid process is required and report back at the next meeting, 2<sup>nd</sup> by **Cook**. Motion carried 6 – 0.

The group discussed the newly created revolving loan fund (RLF) and the tax incremental financing (TIF) programs for the downtown. Denise Duranczyk is chair of the RDA sub-committee overseeing these programs.

Motion by **Hedstrom** to request a joint meeting with the RDA sub-committee to discuss the programs and the commission's plans to create a local downtown district, 2<sup>nd</sup> by **Hubing**. Stacey to contact Denise Duranczyk to schedule a meeting as soon as possible. Motion carried 6 – 0.

**11. Discuss Community Outreach.**

Cook and Panthofer discussed updates to the Facebook page including future information related to May Preservation Month; 2019 Preservation Award; Promote drying out a historic building and promoting the Linderud Photo Collection website.

**12. Approve participation at the Earth Day fundraiser on Saturday, April 27<sup>th</sup> at the Lagaret, 515 E. Main Street from 10:00 am – 5:00 pm.**

The cost is \$40.00 for an inside booth which can be processed online at [www.sustainablestoughton.org](http://www.sustainablestoughton.org)

Motion by **Hedstrom** to approve spending \$40.00 to participate in the Earth Day fundraiser, 2<sup>nd</sup> by **Panthofer**. Motion carried 6 – 0.

Stacey will sign up the commission and pay the fee online if possible.

Majewski left at 8:26 pm

**13. Discuss WAHPC State Conference and WHS – CAMP Event on April 12, 2019.**

Veregin explained the Commission Assistance and Mentoring Program (CAMP) event which is free for up to 100 attendees.

Stacey will check his schedule to see if he can attend. Veregin plans to attend. There are landmarks public hearings scheduled for the night before on April 11<sup>th</sup>.

**14. Commission Reports/Calendar.**

Stacey stated we may need to seek another meeting room in the future as the Opera House expands their use of the building.

**15. Future agenda items.**

Public hearing for the local landmarks and a potential joint meeting with the RDA sub-committee.

**16. Adjournment.** Motion by **Hedstrom** to adjourn at 8:50 pm, 2<sup>nd</sup> by **Hubing**. Motion carried 5 - 0.

Respectfully Submitted,

Michael Stacey