

Landmarks Commission Meeting Minutes

Monday, August 17, 2015 – 7:00 p.m.

City Hall, Hall of Fame Room, Lower Level, 381 E. Main Street, Stoughton, WI.

Members Present: Peggy Veregin, Chair; Michael Engelberger; Stephen Mar-Pohl; Josh Mabie; Kimberly Cook and Greg Pigarelli

Absent: Alan Hedstrom, Vice-Chair

Staff: Zoning Administrator, Michael Stacey

Guests: Tiffany Viets; Eric and Cindy Francksen

1. **Call to order.** Peggy called the meeting to order at 7:10 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of July 9, July 27 and August 6, 2015.** Peggy stated there was no quorum on August 13, 2015 so there should not be minutes.

Motion by **Michael E** to approve the minutes as presented, 2nd by **Josh**. Motion carried 6 – 0.

3. **Certificate of Appropriateness (COA) request by Tiffany Viets for exterior repairs including signage replacement at 120 E. Main Street (Brickson Block, constructed 1884, formerly Stoughton Store).**

Tiffany Viets explained the COA request.

Stephen arrived at 7:17pm and Kimberly arrived at 7:18pm

The group discussed:

Front wall signage and what is potentially behind the existing sign. Tiffany stated it will be 3 months before they will do anything with the signage. When the existing sign is taken down, this will be an ideal opportunity to observe existing conditions behind the current sign and possibly discover evidence of the original façade and storefront configuration. For this reason, Commission members would like an opportunity to observe the façade when the existing sign is taken down. Depending on what is discovered of the original façade and storefront design, the proposed design of the new signage may need to be refined for scale and placement. Commission requests a sketch detail of the proposed spandrel panel boards to be installed below the storefronts showing scale and profile (depth) of recessed or projecting areas.

Siding size and texture. Historically, the finish of wood siding was smooth; therefore, the Commission prefers smooth siding in order to retain the historic appearance.

Rear brick wall removal due to safety. No footing installed for the brick wall. Applicant proposes to install an approx. 4-foot wall at the rear of the building. The Commission would allow siding along the side and rear beyond the original historic building instead of brick.

Any portion of historic brick facades that require repair should be re-pointed with lime mortar to match existing in composition, texture, joint type and profile, no harder than Type N; broken or missing brick should be replaced in kind (color and hardness).

The roof replacement needs to be added to the COA request. The Commission would like a detail of the roof at the front of the building where it can be seen from across the street.

The existing windows may be repaired. Stephen will schedule at time to look at the windows to determine if they are repairable. Removal of awning is proposed to happen when the windows are repaired or replaced. The Commission will need more details of the proposed signage and siding. Window work was not included on the current COA application.

Motion by **Stephen** to approved the certificate of appropriateness providing the requested information is submitted and reviewed by the Commission, including the discussed conditions, and a set of elevation drawings and details of the front roof edge that can be seen from the street, 2nd by **Michael E.** Motion carried 6 – 0.

4. Certificate of Appropriateness (COA) request by Eric Francksen for exterior repairs and window replacement at 327 E. Washington Street (Iverson-Johnson House, constructed 1898).

Eric and Crystal Francksen explained the COA request.

Discussion:

Wood is being replaced in kind.

Sealing in the application means caulking around vents etc....

Douglas Fir is used to replace the front porch floor. Paint vs Varnish.

Repair of the dragon heads to match original. Applicants will try to repair existing heads first and replace with new wood only if necessary.

Storm windows will be replaced and Sashes will be repaired and painted.

Motion by **Stephen** to approve the certificate of appropriateness as presented excluding the language related to sealing clapboards, 2nd by **Josh.** Motion carried 6 – 0.

5. Status Updates:

A. Power Plant – Stephen stated some business opportunities have fallen through.

B. 1892 High School – While a structural evaluation was not conducted during the site visit, the building appears to be sound. The commission discussed an email from Alderperson Tom Majewski related to potential uses for the building. It was also noted that the spacious rooms, high ceilings, wide corridors and general configuration lends itself well for reuse for academic purposes including technical education programs or a Charter School. It is important to discuss the building's future and possibilities for reuse with the School District to understand what their preferences and plans are for reuse of the building.

- 6. Local History and Preservation Conference – Early Bird reservation reminder.**
The annual preservation conference is October 9th and 10th in Middleton, WI.
- 7. Discuss Historic Preservation Award.**
Michael E. stated the original nominees are interested in acceptance of the award.
- 8. Discuss Budget for next year.**
Commission to discuss at next meeting.
- 9. Commission Reports/Calendar.** None discussed.
- 10. Future agenda items.** None discussed.
- 11. Adjournment.** Motion by **Stephen** to adjourn at 9:10 pm, 2nd by **Greg**. Motion carried 6 – 0.

Respectfully Submitted,

Michael Stacey