Stoughton Landmarks Mini Grant Application – 2022

Deadline for submittal is April 11, 2022

The Stoughton Landmarks Commission serves to recognize and preserve the historic and cultural resources within the City of Stoughton, as prescribed by the Stoughton Landmarks Ordinance.

- **For 2022, we have a total budget of $12,000 and this is a matching grant program.**
- **We will award one or more projects until our $12,000 budget is spent.**
- **Exterior work is prioritized for grant awards, although other projects may be considered.**
- **Work must be reviewed and approved by the Landmarks Commission (COA process) before work starts.**
- **New construction is not eligible.**

Name of Applicant Katherine Simdon

Full Address 130 E Main St., Stoughton, WI 53589

E-Mail Katherine@overt.space **Phone Number** 608-516-7161

Property Owner Name (if different) Judy Lynch

Address of property

Proposed Project (please be specific; attach additional sheets as necessary)

Refreshing exterior paint and new awning

Amount of grant request $2,250

Attachments (REQUIRED)

- [ ] Current photographs of building and proposed project area.
- [ ] Proposed project budget.

Terms and Conditions: If awarded a grant from the Stoughton Landmarks Commission, the applicant agrees to complete the project within one year of grant notification. A one year extension may be granted if a written request is received prior to the original grant expiration, otherwise the grant amount will be recaptured and applied to another grant project. Any construction work toward which grant money is applied must be pre-approved by the Landmarks Commission and meet the Secretary of the Interior's Standards for Treatment of Historic Properties. The Standards are available on the National Park Service website: www.nps.gov/history/hps/tps/standguide/index.

Award recipients may schedule an on-site pre-construction walk-through with members of the Stoughton Landmarks Commission who will visit the project site once prior to commencement of project activities.

Applicants who have been awarded grants must provide the Stoughton Landmarks Commission with photos of the finished work, together with proof of expenditure, before any reimbursement can be made.

The Stoughton Landmarks Commission reserves the right to publicize the names and locations of the grant recipients as well as publicize photographs of the properties.

Signed Katherine Simdon **Date** 4/7/22

Print Name Katherine Simdon

Property Owner Signature (if different) Judy Lynch **Date** 4/7/22

Mail completed form to: Michael Stacey, Zoning Administrator
City Hall, 207 S Forrest Street, Stoughton, WI 53589

Form revised February 2022

Stoughton Landmark Mini Grant Proposal

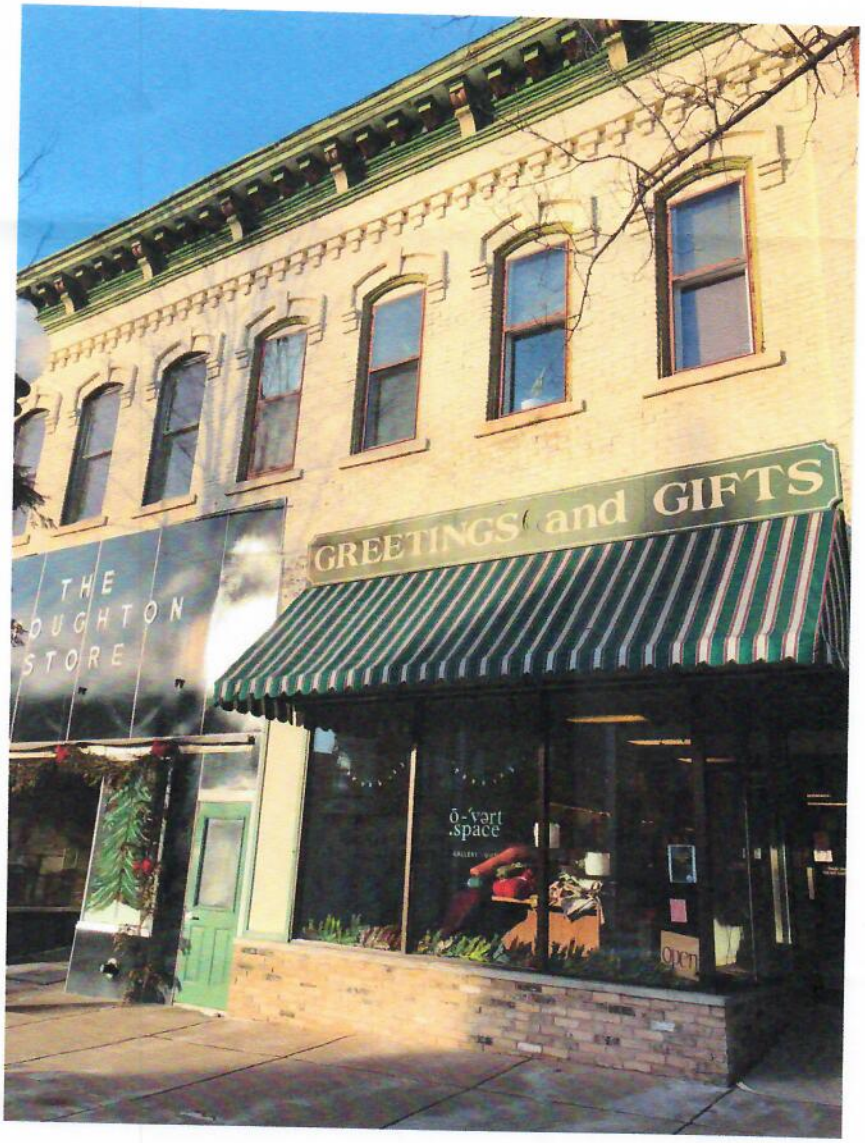
Proposed Project: Refreshing exterior paint and replacing the awning on Overt Space Gallery + Gift store front.

Details: Because the building is connected to Main Street Kitchen, both store fronts will be painted in the same off-white color. Currently the color is a light yellow and is peeling off. The building will first be pressure washed to remove all peeling paint.
Kim Goldsmith, owner of the Main Street Kitchen building has signed off on refreshing the paint on her side of the building.

Total project cost:

Pressure wash	$300
Labor of painting	$2250
Cost of Materials	$275
Recover awning	$1676
Total	**$4501**

(Quotes are attached)


GREETINGS and GIFTS
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STORE
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QUOTE Q10446

"Overt Space Gallery & Gifts"

February 1, 2022

Prepared by Dan School
school@barabooawning.com

Baraboo Awning
1111 Walnut Street
PO Box 57
Baraboo, WI 53913
phone 608-356-8303
fax 608-356-0140
www.BarabooAwning.com

Bill To
Overt Space
130 E Main St
Stoughton, WI 53589

Billing Contact
Katherine
Overt Space Gallery & Gifts
katherine@overt.space
office 608-516-7161
phone 608-516-7161

Installation Address
Overt Space
130 E Main St
Stoughton, WI 53589

Qty	Description	Price
1	**Recover**	$1,589.00

: Fabricate and install new fabric cover for existing awning frame. New fabric will be woven acrylic fabric color of your choice. Price includes all materials and complete installation. Price does not include city permits if applicable.

Notes

	Subtotal	$1,589.00
	5.5% Tax	$87.40
	Total	**$1,676.40**
Deposit	due at time of order	**$838.20**
Balance	due upon completion	$838.20

Terms and Conditions

All material is warranted to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.
APPLICABLE SALES TAX WILL BE ADDED TO PROPOSAL PRICE
ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.
Note: This proposal may be withdrawn by us if not accepted within 30 days. Interest will be charged on late payments at the rate of 12% per annum.

Approved By: on February 1, 2022

Customer:

Name _____ Signature _____ Date _____

Flores Painting

308 Pinecrest Drive #2
Cambridge, WI 53523
608-792-5756

DATE:	1/30/2022
INVOICE #	2
Customer ID	Simdon

BILL TO:

Katherine Simdon
Overt Space Gallery & Gift
130 E. Main St.
Stoughton, WI
katherine@overt.space

DESCRIPTION	AMOUNT
Exterior Custom Painting Estimate	
*Powerwash exterior of building	300.00
*Siding/Brick - paint all cream colored brick on front side of building 2 coats	2,250.00
*Cost of paint/materials	275.00

SUBTOTAL	$2,825
OTHER	
TOTAL	**$2,825**

OTHER COMMENTS

Estimate includes all labor/paint/materials

Make all checks payable to
Flores Painting

If you have any questions about this invoice, please contact
Adrian Flores @ 608-792-5756, or atrain1979_10@hotmail.com

Thank You For Your Business!

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April 26, 2022

Katherine Simdon
130 E. Main Street
Stoughton, WI 53589

Dear Applicant:

Congratulations! On behalf of the Stoughton Landmarks Commission, I am pleased to announce that your project proposal for exterior painting and new awning at **130 E. Main Street** has been selected to receive funding through our Local Landmark Mini-grant Program. You have been awarded **$2,250.00** toward your project.

Next steps: The work requires a Certificate of Appropriateness (COA) from the Landmarks Commission per the normal project review process, and according to the terms on the grant application. As outlined in the terms and conditions of the grant program, one or more members of the Commission may attend a pre-construction walk-through of the project, scheduled at your convenience. Once the work has been completed, you must submit photos of the completed work together with proof of expenditure; the Commission will then send you reimbursement for the grant amount. According to the terms of the grant, work must be completed by June 2023.

If you have questions, please don't hesitate to contact Michael Stacey at the Planning Department at 608.646.0421 or email: mstacey@ci.stoughton.wi.us. (Please remember that all exterior work must be approved by the Landmarks Commission through a COA, before work starts, regardless of whether it received grant funding.)

Again, congratulations, and thank you for your stewardship of the building at **130 E. Main Street**, and for helping us preserve Stoughton's historic buildings and community character.

Sincerely,

Todd Hubing

Todd Hubing
Stoughton Landmarks Commission, Chair

CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589
(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

CERTIFICATE OF APPROPRIATENESS
STOUGHTON LANDMARKS COMMISSION

July 13, 2023

Katherine Simdon
130 E. Main Street
Stoughton, WI. 53589

RE: Certificate of Appropriateness for 130 E. Main Street, Stoughton

Dear Ms. Simdon,

The Stoughton Landmarks Commission reviewed the certificate of appropriateness request to remove the front wall sign, replace the awning and repaint the front façade at 130 E. Main Street on July 13, 2023. Based on the provided documentation, the commission voted unanimously to approve the proposed project with the following conditions:

- The peeling paint shall be removed by hand with a scraper or wire brush;
- The front brick may be painted the same as the existing color;
- The area approved to paint is the front brick façade not any of the cornice areas.

Therefore, in accordance with the provision of Section 12.135 of the Stoughton Municipal Code, we issue a Certificate of Appropriateness for this project as conditioned above.

If you have any questions, please contact Michael Stacey at 608-646-0421.

Sincerely,

Todd Hubing

Todd Hubing
Chair, Stoughton Landmarks Commission

Overt Space, LLC
Overt Space Gallery + Gift
130 E Main St.
Stoughton, WI 53589
608-516-7161

Stoughton Landmarks Commission
207 S. Forrest St.
Stoughton, WI 53589

June 8, 2023

Dear Landmarks Commission,

This is a letter of request for an extension on the Landmarks Grant I applied for last year. I have not been able to complete the proposed updates on the building and am looking for a year extension to complete the upgrades.

Thank you for your time,

Katherine Simdon

Katherine Simdon

Landmarks Commission Meeting Minutes
Thursday July 13, 2023 – 6:30 pm
Hybrid

Members Present: Todd Hubing, Chair; Kimberly Cook, Secretary; Alan Hedstrom; Lisa Reeves; Peggy Veregin; David Udstuen and Greg Pigarelli, Vice-Chair.
Staff: Michael Stacey, Zoning Administrator
Absent: None
Guests: Jack McCommon; Ed Guzman; David Everett; Katherine Simdon;

Call to order. Hubing called the meeting to order at 6:30 pm.

1. **Roll Call and Verification of Quorum.**
   Hubing verified a quorum is present.

2. **Certification and Compliance with Open Meetings Law.**
   Hubing stated the meeting was noticed and is open to the public.

3. **Review/approval of the Landmarks Commission meeting minutes of June 8, 2023.**
   Motion by **Veregin** to approve the minutes as presented, 2nd by **Reeves.** Motion carried unanimously

5. **Review/approval of a certificate of appropriateness at 148/154 E. Main Street.**
   David Everett and Ed Guzman explained the project.

   The Commission discussed the COA request.

   Veregin questioned the existing and proposed type of window material. David Everett stated both are vinyl.

   Ed Guzman explained only the storm window is being replaced in the porch on the alley side of the building.

   Motion by **Hedstrom** to approve of the COA as presented, 2nd by **Reeves**. Motion carried unanimously.

6. **2022 mini-grant, 1-year extension request to complete project at 130 E. Main Street.**
   The Commission discussed the mini-grant extension request.

   Motion by **Reeves** to approve of the mini-grant 1-year extension, 2nd by **Hedstrom**. Motion carried unanimously.

7. **Review/approval of a certificate of appropriateness at 130 E. Main Street.**
   The Commission discussed the COA request.

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Dar's Sew Happy
418 Roosevelt St.
Fort Atkinson, WI 53538
920-563-9623

014385

CUSTOMER'S ORDER NO.	DATE
608-516-7161	10-20-23

NAME Overt. Space Katherine Simdon

ADDRESS 130 E Main ST

CITY, STATE, ZIP Stoughton, Wi. 53589

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

	QUAN.	DESCRIPTION	PRICE	AMOUNT
1	1	18' Awning		
2		Sunbrella		
3		Tuscan		
4				
5		($1,700)		
6		1700.00		
7				
8		Pd		
9		CK # 1279		
10				
11		Dep.		
12				

RECEIVED BY

A-4705
T-46528

KEEP THIS SLIP FOR REFERENCE

01-11

2022 GRANT FUNDING

APPLICANT	PROPERTY	PROJECT SUMMARY	GRANT AMOUNT	AWARD DATE	COA APPROVAL DATE	PROJECT APPROVAL DATE	PROJECT DEADLINE	DATE FUNDS PAID
Ryan & Keri Murphy	201 S. Franklin Street	Replace Gutters	$0	N/A				
Eric & Crystal Francksen	327 E. Washington Street	Interior & Exterior Repairs	$1,375	4/14/2022	9/9/2021	7/14/2022	June 2023	7/18/2022
Dale Otradovec	160 E. Main Street	Exterior Repairs	$1,375	4/14/2022	5/12/2022	12/8/2022	June 2023	12/15/2022
Emily and Ben Thompson	620 S. Prairie Street	Painting Exterior	$0	N/A				
Badger Theater	255 E. Main Street	Roof Replacement	$4,500	4/14/2022	6/9/2022	8/11/2022	June 2023	8/12/2022
Scott and Kim Smith	126 E. Washington St	Chimney and Downspout Repair	$975	4/14/2022	4/14/2022	6/8/2023	June 2023	6/9/2023
Katherine Simdon	130 E. Main Street	Front Façade Paint and Awning	$2,250	4/14/2022	7/13/2023		Extention Approved to June 2024	
		TOTAL 2022 FUNDING:	$12,000					
		LEFTOVER:	$1,525					

Landmarks Commission Meeting Minutes
Thursday November 9, 2023

Members Present: Kimberly Cook, Secretary; Lisa Reeves; Greg Pigarelli, Vice-Chair; Peggy Veregin and Alan Hedstrom.
Staff: Michael Stacey, Zoning Administrator
Absent: Todd Hubing and David Udstuen
Guests: Gary Becker; Katrina Becker; Lara Romine; Ray Pfeifer and Ben Brubaker.

1. **Call to order.** Pigarelli called the meeting to order at 6:30 pm.

2. **Roll Call and Verification of Quorum.**
   Pigarelli verified a quorum is present.

3. **Certification and Compliance with Open Meetings Law.**
   Pigarelli stated the meeting has been noticed and is open to the public.

4. **Review/approval of the Landmarks Commission meeting minutes of October 12, 2023.**
   Motion by **Reeves** to approve the minutes as presented, 2nd by **Hedstrom.** Motion carried 4-0 (Veregin abstained).

5. **Approval of the 2023 Mini-Grant Project at 118 N. Page Street.**
   Pigarelli introduced the request.

   The Commission discussed the finished project.

   Motion by **Veregin** to approve the project as presented, 2nd by **Cook**. Motion carried unanimously.

6. **Approval of the 2023 Mini-Grant Project at 404 S. Fifth Street.**
   Pigarelli introduced the request.

   The Commission discussed the finished project. It was discovered that the award letter needs to be amended to reflect the actual project. Stacey will update the letter to reflect the exterior repair and painting project.

   Motion by **Hedstrom** to approve the project as presented, 2nd by **Veregin**. Motion carried unanimously.

7. **Approval of the 2022 Mini-Grant Project at 130 E. Main Street.**
   Pigarelli introduced the request. There was confusion as to the amount paid toward the awning because the amount was illegible. The front façade painting was done with white paint while the approval was for a matching cream color.

   Motion by **Hedstrom** to Table the request until more information about the project is provided, 2nd by **Veregin**. Motion carried unanimously.

Hi Michael,

There is not a plan to repaint. I tried to match the cream but I was finding it difficult to match the yellowing of it throughout the years. So I chose a soft white, the same color that Stoughton Floral has on their building. It looks better than it being just slightly off. I didn't think it would be a problem and I asked my neighbors their opinions as well. I just want to be clear that it's my intent to make the downtown beautiful too, it helps my business along with the rest of downtown. I honestly didn't think that it would be an issue.

I am scheduled to install the awning next week.

Katherine Simdon
608-516-7161

From: Michael Stacey <MStacey@cityofstoughton.com>
Date: Wednesday, October 25, 2023 at 7:46 AM
To: Katherine Simdon <katherine@overt.space>
Subject: RE: Landmarks Mini Grant for 130 E. Main Street, Stoughton

Hello Katherine,

The paint looks white on the lower front of the building. Are there still plans to paint it to match the existing approved cream color?

Michael P. Stacey
City of Stoughton
Zoning Administrator
207 S. Forrest Street
Stoughton, WI. 53589
608.646.0421
M-F 7am – 4pm