

**HISTORICAL PRESERVATION COMMISSION  
EDGERTON CITY HALL  
12 ALBION STREET**

Monday, August 5, 2019 at 5:45 p.m.

1. Call to Order; Roll Call.
2. Confirmation of Meeting Notice Posted on Friday, August 2, 2019.
3. Elect Chair.
4. Approve March 25, 2019 Historical Preservation Commission Meeting Minutes.
5. Consider certificate of appropriateness for:
  - a. 102 W Fulton St (C&M Printing)
  - b. 125 W Fulton St (Bonnie's Beauty Shop)
  - c. 14 W Fulton St Windows (Feels Like Home)
  - d. 1 W Fulton St (Dickinson)
  - e. 106 W Fulton St (Borgs)
6. Public Comment.
7. Adjourn

cc: All Committee Members      City Administrator  
All Council Members  
Department Heads              Newspapers

**NOTICE:** If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341

**MARCH 25, 2019 HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
CITY OF EDGERTON**

Committee chairperson Paul Davis called the meeting to order at 7:00 PM p.m. Commission members present were Sarah Braun, Paul Davis, Mona Reiersen, and Debbie Olson. Also present were City Administrator Ramona Flanigan and owners of Forward Physical Therapy.

Flanigan confirmed the meeting agendas were properly noticed on Friday, March 22, 2019 at the Post Office, Edgerton Library and City Hall.

**APPROVAL OF MINUTES:**

An Olson/Reiersen motion to approve the January 16, 2019 Historic Preservation Commission meeting minutes passed, all voted in favor.

**CONSIDER CERTIFICATE OF APPROPRIATENESS FOR SIGN AT 102 W FULTON ST:**

Forward Physical Therapy has requested approval for a projecting sign to be installed at 102 W Fulton Street. The proposed sign size is 33.4" x 48" with a height of 120" from sidewalk. It will be installed on the first-floor cornice on the corner of the building. The sign meets the sign ordinance requirements. Braun stated the sign color scheme matches the Historic Preservation color palette and complement the awnings installed on the building.

A Davis/Braun motion to approve certificate of appropriateness for 102 W Fulton Street to install a projecting sign passed on a 4/0 roll call vote.

An Olson/Braun motion to adjourn passed, all voted in favor.

Ramona Flanigan/jas  
City Administrator

# Memo

**To:** Historic Preservation  
**From:** Staff  
**Date:** 7/31/2019  
**Re:** August 5, 2019 Meeting

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**Application for a Certificate of Appropriateness for 125 W Fulton St:** The owner of 125 W Fulton Street, Bonnies Beauty Shop, is requesting approval to replace doors and paint trim white. The doors will be made of steel and will be light gray or white (storm doors will be white)

**Application for a Certificate of Appropriateness for 102 W Fulton St:** The owner of 102 W Fulton St, C&M Printing, in requesting approval to replace the missing masonry column bases.

**Application for a Certificate of Appropriateness for 14 W Fulton St (windows and door):** The owner of 14 W Fulton Street, Arnhem LLC (Feels Like Home), is requesting approval to replace 5 rear windows, a rear door, and paint trim. The windows will fill the original window opening and preserve the masonry arches. The door will be made of steel and painted a color that is in the approved color pallet. The windows will be made of vinyl. The windows and trim will be white.

**Application for a Certificate of Appropriateness for 1 W Fulton St:** The owner of 1 W Fulton Street, Tom Dickinson, is requesting approval to replace 14 of the windows in the poorest condition. The petitioner submitted two alternative scopes of work:

1. Replace windows and frames of 23 windows with new frames and install plexiglass in the frames. Windows in basement would be filled in with treated plywood (paint color to match existing).
2. Remove 35 windows and frames and replace all windows with double hung, vinyl windows the same size as the existing, attached new windows to concrete block???

When asked which technique he would choose, the petitioner indicates he would probably go with the plexiglass alternative but is open to suggestions. The cost of new vinyl windows is considerably more expensive than the plexiglass alternative. The use of plexiglass and the filling in of the basement windows is a significant deviation from the recommended treatment of historic structures. The Historic Commission should evaluate the condition of the windows and consider the need to replace widows. If the building is being damaged by defective windows, then the cheaper solution, which would hopefully be temporary until the building is redeveloped, would allow more windows to be repaired and therefore more of the building to be protected from the elements.

**Application for a Certificate of Appropriateness for 106 W Fulton St:** The owner of 106 W Fulton Street, Richard Borgs, is requesting approval to tuck point the front of the building; treat and paint the wood headers over the upper story windows on Fulton Street (paint the wood white); replace the front door and maybe the sidelight windows with a new door (frames to be unpainted, aluminum ; door may have a vent installed); replace the three second floor front windows and casings (windows will be white aluminum and trim will be white).

Ankonong Construction  
 Charles Keller  
 164 Fairfield Cir  
 Edgerton, WI 53534  
 608-449-0528. Kkel56@charter.net

# QUOTE

Bonnie's Beauty Shop  
 Bonnie Slagg  
 125 W Fulton St  
 Edgerton, WI 53534

Quote # 0000001  
 Quote Date 06/23/2019

Item	Description	Unit Price	Quantity	Amount	
Service	Remove and replace front and rear entry and storm doors at beauty shop.				
Product	1.) 36" hinge right entry door with full glass, painted per color form Master Craft door. 2.) 36" hinge left entry door with full glass painted per color form Master Craft door 3.) 2- 6" storm-screen combo (Larson) with self storing screens in * white and keyed 4.) Trim interior and exterior to customers satisfaction 5.) Add \$75.00 to bid for new locking knobs 6.) Miscellaneous trim and nails  Materials supplied per Nelson-Young Lumber	1474.00	1.00	1,474.00	
	Labor	610.00	1.00	610.00	
<b>NOTES:</b> Bid good for 60 days. 6/23/2019  Please sign and return  _____ Bonnie Slagg. Date					
				<b>Subtotal</b>	2,084.00
				<b>Total</b>	2,084.00
				<b>Amount Paid</b>	0.00
				<b>Quote</b>	<b>\$2,084.00</b>



102 W. Fulton

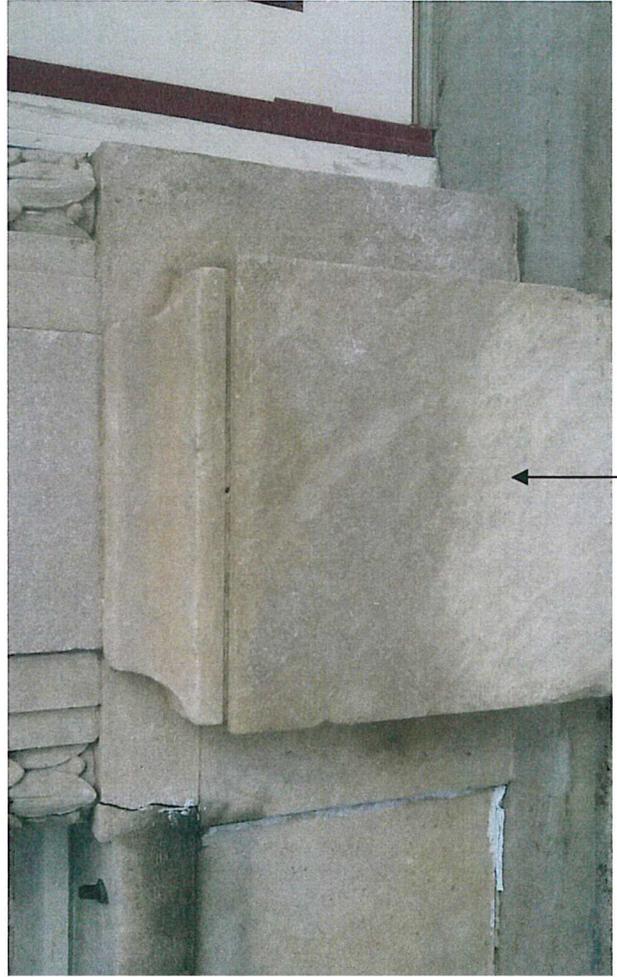


Existing column base, intact in 2 places on front of building



Replaced front step

Missing column bases on 3 areas



Close up of column base

The first part of this project was to replace deteriorated front step, which we have submitted with this plan project.

Part 2 is to have new column bases molded and installed in 3 spots where they have broken over the years (photo's show the 2 that are still in place and the 3 spots where they are missing).

Part 3 (photo's on next page) is to have cracks repaired and to mortar loose joints in the decorative façade on the front and side of the building.

Two estimates are attached, if possible we would like to get this project completed in 2018.



Proposal

All AROUND CONTRACTING LLC  
P.O. BOX 692  
STOUGHTON WI 53589

PROPOSAL NO.
SHEET NO.
DATE 7-1-2019

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME ARNHEM LLC	ADDRESS 14 W FULTON ST.
ADDRESS 14 W. FULTON ST Edgerston WI 53534	DATE OF PLANS
PHONE NO. 608-345-7261	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of \_\_\_\_\_

Replacing: 2 Special High - Special order Windows 92H x 37 1/4 W  
2 Special order Windows 77 1/2 H x 30 1/2 W  
1 Window 66 H x 27 1/2 W  
1 Special order extra wide exterior door 82H x 42W

Scope of Work; Demo old windows and exterior door. Replace all wood not structurally sound. Remove burglarly bars from window and re-install them back in front of new windows.

All window frames and wood will be primed with high quality exterior primer and 2 coats of high quality exterior paint

Current design of window will be preserved (arch etc) and all opening will be sealed and caulked with high quality material.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Nine Thousand Eight Hundred Fifty Dollars (\$ 9,850.00 ) with payments to be made as follows.

50% down - 50% AT completion + inspection

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted All AROUND CONTRACTING LLC

Per \_\_\_\_\_

Note — this proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

14 W. Fulton



14 W. Fulton



14. W. Fulton



## City of Edgerton \Downtown Façade and Sign Improvement Program

Application For Façade Improvement – Window Repair and/or replacement: Main Floor of building, 14 windows.

**Applicant Name: Tom Dickinson**

**Location of Property: 1 West Fulton St. Edgerton, WI 53534** (T.W. Dickinson and Sons Tobacco Warehouse)

### Part II: VALUE TO DOWNTOWN

The **Dickinson Tobacco Warehouse** is located at the main, most important, most highly visible and primary traffic and pedestrian intersection in the City.

It is the **most prominent building at that main intersection**, where the only stop lights in town are located.

The building is located at the intersection of State Highway 59, and Federal Highway 51, the center of heaviest automobile and commercial traffic In the city.

**In short, it is the most visible building, located at the most prominent and greatest concentration of vehicular traffic in the entire City.**

The value of this project to the City, because of this primary location, is inestimable. The importance of a strong, positive, attractive visual appearance of this building is critical to the overall impressions and reactions anyone will form, upon first impression, of the entire city. This building stands out as a City historic landmark, and as such, must convey a strong, positive, attractive and appealing appearance, as well as a strong symbol of the City's vibrant, powerful economic history.

The current Edgerton City Manager has directly described this building at "the Crown Jewel" in Edgerton's overall Downtown Re-Development efforts. Indeed, because of it's prominent and primary location, this building warrants extraordinary attention to ensure it's well-kept and positive appearance, as well as long-term functionality.

The value of this building to the City is limited only by the creative potential of those who are interested in promoting Edgerton's economic vitality. A Grant for repair/replacement of original 1885 windows is essential to maintain this positive appearance. Almost every window in the building requires repair or replacement, and these windows are of a very unusual size and dimension, thus adding to the cost.

This application for window repairs/replacement will apply to the 14 windows on the main (middle) floor of the building only.

The Applicant is currently actively pursuing, with a Committee composed of 18-20 local citizens, the formation and creation of an "Edgerton Agriculture and Industry History Museum", to be located in this

intersection, where the only stop lights in town are located. Every day, all day, people in vehicles are required to stop at the traffic lights, with this building as the most visible and obvious structure in view. This is where primary State Highway 59, and Federal Highway 51 intersect, the location of heaviest automobile and commercial traffic in the city. The approach from the East, coming from Newville on Fulton Street, is also the primary conduit for traffic from I-90/39.

In short, it is the most visible building located at the most prominent and most heavily trafficked site in the entire City. It therefore warrants and requires maximum support to ensure it's healthy and viable appearance.

The Applicant has worked to coordinate mutually beneficial improvement ideas and plans with the owner/occupants of the Depot Café to facilitate and improve the "Harry Potter Festival." The applicant supports and coordinates with the content creator for "The Dickinson Warehouse Museum Project" on Facebook. The applicant supports and assists The Edgerton Outreach Thrift Store for needed additional storage space.

# R.C. LEE CONSTRUCTION

# ESTIMATE

11316 N. Washington Road  
Edgerton, WI 53534  
(608) 576-9227

<b>For:</b>
Tom Dickinson

<b>Date</b>
2/25/17

	Description	Amount
1	Estimate for tobacco warehouse windows.	
2	Replace four windows on the south wall, eight windows on the east wall, five windows on the north wall, six windows on the west wall.	
3	Remove and haul away existing window sashes from 23 windows.	
4	Install new 2x4 and 2x2 sash frames.	
5	Install 2 pieces of plexiglass onto new sash frames inside existing window openings.	
6	Plexiglass will be nailed and caulked to new wood window sashes.	
7	All new wood will be painted prior to installation.	
8	Paint will be matched as close as possible to existing color.	
9	All window opening below ground level will be filled in with 3/4" treated plywood.	
10		
11	No permit will be obtained for this job. If permit is required, its costs will be added to project total.	
12		
13	Estimated damage to 23 windows. To repair more windows, it can be done at an additional cost.	
14		
15	Materials and labor	\$12,700.00
16		
17		
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25		

If estimate is accepted, \$8,500.00 is due prior to starting.  
Remainder of the total is due upon completion of job.

*(~ \$553.00 per each window)*

Owner signature: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor signature: \_\_\_\_\_ Date: \_\_\_\_\_

Proposal  
Hometown Remodeling, LLC

975 E. Prairieview Drive Edgerton, WI 53534 (608)884-8200

Proposal submitted to: Tom Dickinson Phone: (703) 841-4992 Date: 5/24/16  
Street: 1 Fulton St. Job Name:  
City, State and Zip Code: Edgerton, WI 53534 Email: tomwde3@gmail.com

We Propose hereby to furnish materials and labor - complete in accordance with specifications below, for the sum of: Fourty nine thousand, six hundred and twenty five dollars (\$49,625.00)

Payment to be made as follows: 50% down upon starting, 50% upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below 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 Workman's Compensation Insurance.  
AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Authorized Signature: \_\_\_\_\_ Daniel Dillman, member LLC

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for: Window Replacement

Replace all window units with Lindsay Vinyl double hung with grills to match existing wondowunits.

Remove all existing wood window and frame.

Attach new windows to concrete block.

Rebuild arch tops with Azek composite material.

Caulk all units. 24 single units. 11 double units.

Haul away all old window units and rubbish. Any repair to clock if needed would be extra.

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 outline above.

Date of Acceptance: \_\_\_\_\_ Signature: \_\_\_\_\_

Signature: \_\_\_\_\_