

**SPECIAL JOINT MEETING OF  
HISTORICAL PRESERVATION COMMISSION AND  
REDEVELOPMENT AUTHORITY**

**EDGERTON CITY HALL  
12 ALBION STREET**

Monday, October 12, 2020 at 6:30 p.m.

NOTE: PER EMERGENCY ORDER - FACE COVERINGS ARE REQUIRED

1. Call to Order; Roll Call.
2. Confirmation of Meeting Notice Posted on Friday, October 9, 2020.
3. Historic Preservation Consider Certificate of Appropriateness for 1 W Fulton Street.
4. Redevelopment Authority Consider façade grant for 1 W Fulton Street
5. Public Comment.
6. 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



# Memo

**To:** RDA and Historic Commission

**From:** Staff

**Date:** 10/8/2020

**Re:** October 12, 2020 Meeting

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**1 W Fulton St:** The owner of 1 W Fulton Street, Tom Dickinson, is requesting approval to replace approximately 13 of the worst windows (there are 28 total in the building). The replacement windows will be custom built wood sashes with single pane glass (some may have original glass). The sashes will look almost identical to the existing sashes but will be fixed (not operational). The work includes frame repair as needed. None of the windows in this phase are basement windows.

Prior to the work, the Historic Commission must issue a Certificate of Appropriateness.

The petitioner plans to complete the project in 3-4 phases and may request funding for future phases. The cost of this phase is \$12,500. The petitioner first applied for this project under the Flip Flop grant and is requesting the higher grant amount. The maximum regular grant amount would be \$5,000 and the maximum Flip Flop grant would be \$7,200.



Dickinson Warehouse Window Replacement Project

Phase One

RHJ-ENTERPRISES

Customer Satisfaction is number 1

DATE: 08/31/2020

806 Dickinson Ave.  
Edgerton, WI 53534  
Phone (608) 718-4463  
Email: bubbaof1969@charter.net

TO Tom Dickinson (Owner)  
5303 N. 10<sup>th</sup> St.  
Arlington, VA 22205  
(703) 841-4992

Phase One for T. W. Dickinson Tobacco  
Warehouse Project located at One West Fulton  
St. Edgerton WI

CONTRACTOR	PROJECT	PHASE ONE PROPOSAL	START DATE
Robert Johnson	One West Fulton St. Warehouse	\$12,500.00	Upon Grant Approval

DESCRIPTION
<p>Work to be perform for Dickinson Warehouse Window Replacement Project at One West Fulton St.</p> <p>Remove, build (*1) and replace sills, stops and double hung windows Six high priority windows  Middle lower on North Elevation (see photo)  Upper far right and lower left on West Elevation (see photo)  Upper left on South Elevation (see photo)  Upper right and lower second from the left on East Elevation (see photo)</p> <p>Two uppers on North Elevation  Three remaining uppers on West Elevation  One remaining upper on South Elevation  One remaining upper on East Elevation  A total of thirteen windows</p> <p>Replace or repair window casements as needed  Remove, and replace exterior trim  Paint all trim, stops, silis and double hung windows  Install salvaged window panes or replace with new panes as needed (pinned and chaulked)  Remove all debris</p> <p>Includes all materials, labor and equipment for the T. W. Dickinson Tobacco Warehouse Window Replacement Project Phase One located at One West Fulton, Edgerton, WI.</p> <p>(*1) Windows will conform to approved design submitted to the Edgerton Historic Preservation Commission.</p>

Thank You For Your Business

# R.C. LEE CONSTRUCTION

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

# ESTIMATE

<b>For:</b>
Tom Dickinson

<b>Date</b>
8/18/20

	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	\$16,500.00
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.

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

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

Application For Façade Improvement Grant – Window Replacement, Phase 1

**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 its prominent and primary location, this building warrants extraordinary attention to ensure it is well-kept and projecting a pleasing, appealing 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 project will be accomplished in 3 or 4 phases. This application for Grant assistance is **Phase 1**, which will cover approximately 1/2 of the total 28 windows in the building. **Phase 1 is to repair or replace those windows that currently are in greatest need of attention, based on a tour and assessment by the City Engineer and a local contractor/bidder.**

The applicant is currently pursuing the formation and establishment of an “Edgerton Agriculture and Manufacturing History Museum in the building. This proposed museum will house and display artifacts and items from Edgerton’s leading role nationwide in the tobacco industry. It will also highlight and display products related to the economic engines of the Highway Trailer Company, Monarch Laboratories, the Nunn-Bush Shoe Factory, Prepo, Ikl, and Edgerton Light and Shade. Thus it is essential that all windows be repaired or replaced as soon as possible, so as to accommodate this new local historical site, which will draw additional visitor and historic tourism traffic to Edgerton.

A local woman-owned business is also interested in locating world headquarters here, pending completion of interior renovations.

Over the last 25 years, the Applicant has completed and paid for extensive structural and other repairs to the building, including, but not limited to:

- 1) August, 2018: Total, complete roof replacement, using highest quality fiberglass 50 year rated shingles, with highest fire resistance rating; Diaz Roofing, Edgerton, WI. Cost: \$31,000
- 2) Gutter and downspout repairs - Adams Roofing, Janesville
- 3) Extensive brick and mortar tuckpointing and repairs, especially on west facade – work done by Mr. Mark Deegan, local contractor
- 4) Extensive structural strengthening of the building foundation (solid limestone blocks), adding concrete bolsters on interior ground floor foundation walls.
- 5) Exterior patching and repairs – Mark Deegan, local contractor
- 6) Cracked mortar has been repaired on the interior of the building

Overall cost of these repairs (in addition to 2018 roof replacement) is approximately \$15,000.00, all paid for by the Applicant .

The Applicant has paid, and continues to pay, regular annual expenditures for taxes, insurance, and utilities, amounting to over \$20,000 in the last 15 years.

In addition, local friends and associates of the Applicant have completed the following:

- 1) window and door repairs and modifications
- 2) repairing damage to walls and foundation caused by vehicles striking the building,
- 3) removing plants growing around the Depot side of the building,
- 4) repairing and strengthening the loading dock and the lean-to side entrance.
- 5) Repairing protective metal lattice work over exterior basement windows
- 6) Electric elevator repair
- 7) Repair of primary loading dock on west side
- 8) Installation of new lockset on lean-to entrance

### **PART III: PROPERTY LOCATION**

The Dickinson Tobacco Warehouse is located at the most important location in the city, at the primary intersection, where the only stop lights in town are located. It is the most prominent building at that intersection. Every day, all day, people in vehicles coming from 4 directions are required to stop at that traffic light, 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 1-90/39.

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 over the years, cooperated with and worked to coordinate mutually beneficial improvement ideas and plans with Community Event planners, for example, the Harry Potter Festival, Tobacco Days, and Chilimania.

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 by providing needed additional storage space at no cost to the Outreach.

The applicant recently made a \$1,200 donation to the Edgerton Outreach Center.

#### **PROJECT COSTS (Estimates)**

Two bids for this work were solicited and received from: 1) Mr. Ryan Lee Construction; and 2) Mr Robert Johnson, RHJ Enterprises. Both bids are attached with this Grant Application.

The variance in the costs between the two bids is due to differences in labor costs. This is attributable to the fact that RHJ Enterprises is proposing to custom build, by hand, each window, depending on the original building opening and required dimensions, design, color, and shape. He will use original construction techniques wherever possible in order to adhere to National Trust for Historic Preservation guidelines and City Inspection codes and regulations. Each window will be in 100% compliance with City Codes and Historical Preservation guidelines. Strength, rigidity, durability and quality of construction are of highest priority.

Additional labor costs will be incurred due to work necessary to prepare the individual window openings in the building to receive and hold the new window. This will entail cleaning and clearing each window, tightening brick and mortar work around the opening, and then installation of necessary enclosure wood to actually hold the window in place. New window sills and headers must be custom measured, custom built, and installed.

This attention to detail accounts for the difference in labor costs between the two bids and the overall cost of this Phase 1 of window replacement in the building. Mr. Johnson will use the highest grade Douglas Fir lumber for each custom built window frame. No vinyl or plastic materials will be used. He will also use glass in each window, not plexiglass. He will re-use existing, original panes of glass whenever possible. He will use highest grade long-life caulking and window glazing.

The RHJ Enterprises bid also includes necessary rental of a scissors lift to enable installation of newly built windows on the upper floor, at a cost of \$600 per day. It is possible that it may require up to 6 days of scissors rental to accomplish all of the top floor work.

The installation of the new windows from the outside will require hiring additional temporary labor assistance.

In addition, contractor will be required to procure, and apply, high quality, long endurance exterior paint, that matches existing color. Additional labor costs will be incurred in careful application of at least 2 coats of this paint.

Mr. Lee indicated that due to a heavy existing workload at the present time, he would not be able to commence work of this project until next year, at the earliest. Mr. Johnson can start work immediately, and thereby be soonest in compliance with the City demands and requirements for completion of this work.

### **PROJECT TIMETABLE**

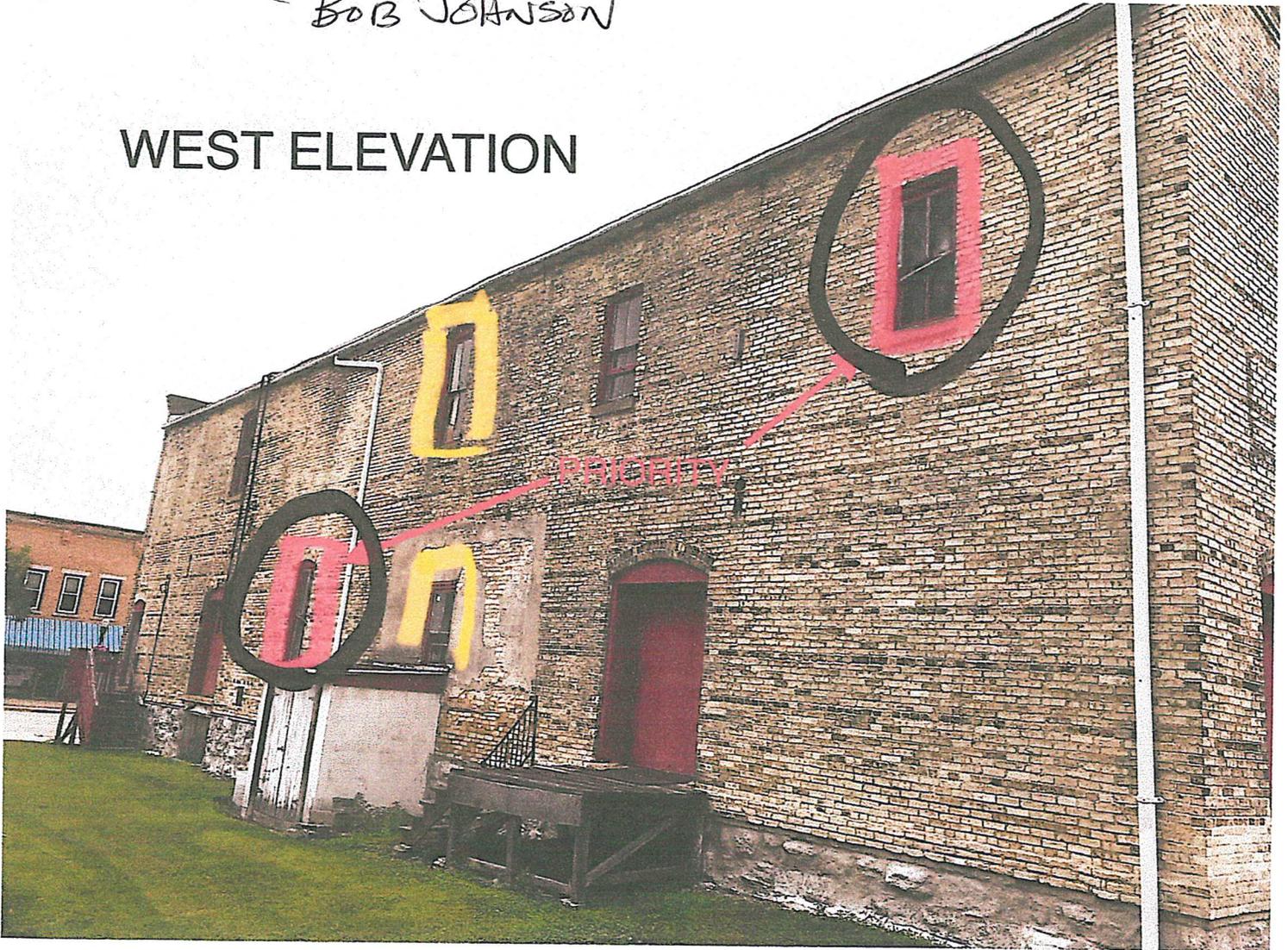
It is estimated that once project is approved and work can commence, it will take approximately 60 days to complete the installation of the 13 windows in Phase 1.

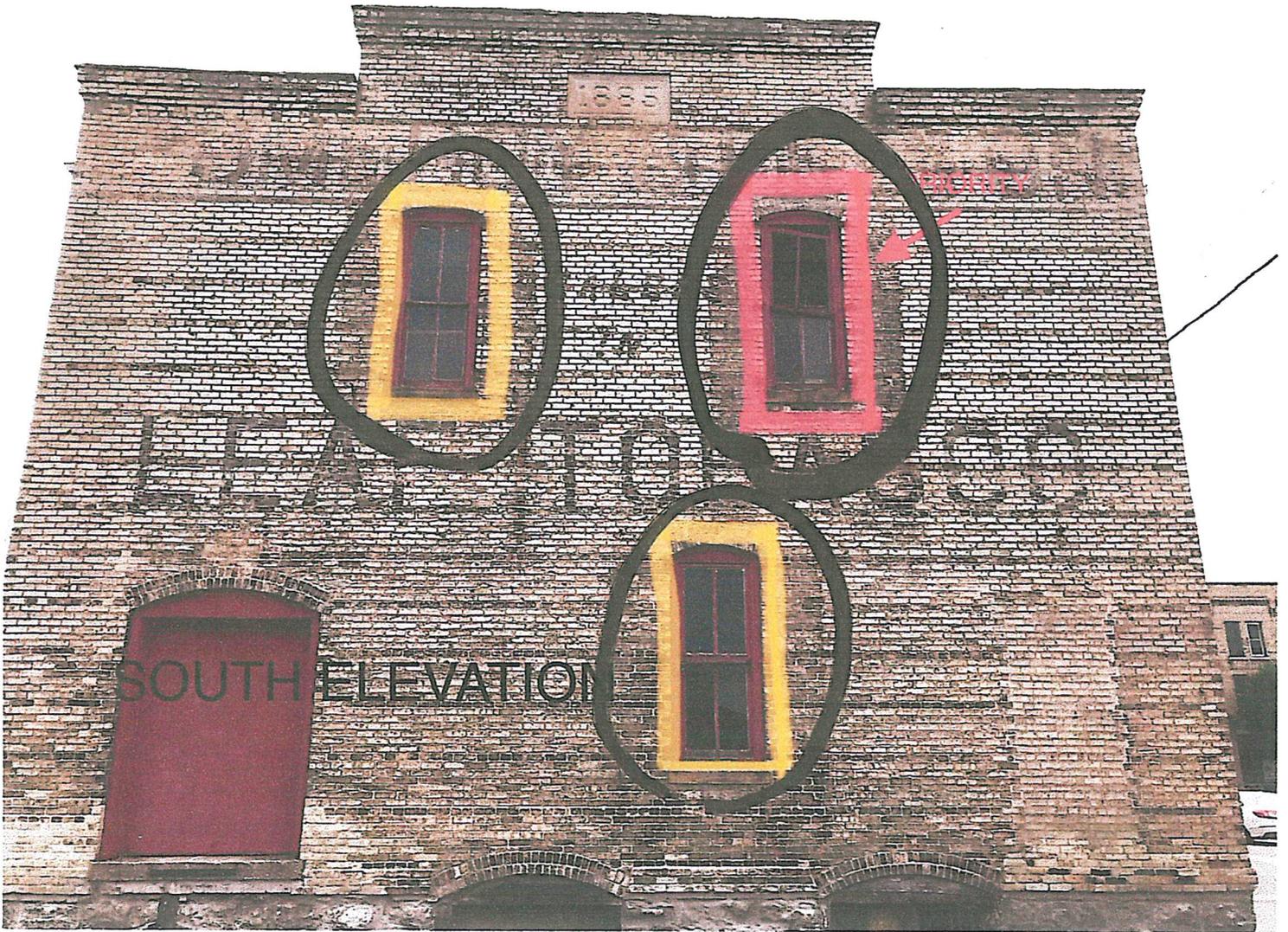
9/18/20

THE FIFTEEN WINDOWS CIRCLED  
IN BLACK MARKER ARE THE WINDOWS  
TO BE REPLACED IN PHASE I.  
WINDOWS HIGHLIGHTED IN RED ARE HIGH  
PRIORITY REPLACEMENTS & THOSE IN YELLOW  
ARE THE NEXT PRIORITY REPLACEMENT

BOB JOHNSON

## WEST ELEVATION





EAST ELEVATION

HIGH PRIORITY



NORTH  
ELEVATION



HIGH  
PRIORITY

T.W. DICKINSON & SONS

