



**Agenda**  
**Historical Preservation Commission**  
**Tuesday, July 11, 2023 at 5:30 PM**  
**City Hall Council Chambers, 100 E Fountain St,**  
**Dodgeville, WI**

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**I. CALL TO ORDER AND ROLL CALL**

**II. CONFIRMATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW**

**III. APPROVAL OF MINUTES**

1. Approval of Minutes from June 13, 2023

**IV. NEW BUSINESS**

2. Discussion and possible action to approve a Certificate of Appropriateness for 302 N Iowa St for new signs at BMO Bank.
3. Discussion and possible action to approve a Certificate of Appropriateness for 102 S Iowa St for the Higbee Hotel paint colors.
4. Discussion and possible action to approve a Certificate of Appropriateness for 130-134-138 N Iowa St for the replacement of two windows on the south side of the auditorium building.

**V. OLD BUSINESS**

5. July 14 | 10am-5pm -Local History Day – volunteer signup sheet
6. Discuss new projects and review COA forms
7. Grant Due Aug 2023 - Survey

**VI. ADJOURN**

8. Motion to Adjourn

*Any person who has a qualifying disability, as defined by the Americans with Disabilities Act, that requires the meeting or material at the meeting to be in an accessible location or format, must contact the City Clerk at the address listed above or call 930-5228, prior to the meeting so that any necessary arrangements can be made to accommodate each request.*

**Call meeting to order 5:31**

6/13/23

**ROLL CALL:**

Jeff, Ann, Emily, Roxanne, Rebecca

Motion to approve May Minutes- Jeff motion, Rebecca second

**New Business:**

Finalizing Walking tour- Jeff to reach out to Laurie for more information on digital version

Roxanne and Jeff going through final edits

Ann to present copies to City council- July 18<sup>th</sup>

Roxanne to add to City Council agenda

Friday, July 14<sup>th</sup> Town Square 10am-5pm

Invite local historic businesses to invite for book signing

Roxanne to reach out to Laurie for business owners

Ann has sign up for Town Square- also to invite Jason Tish

Emily to make flyer for Town Square event

Ann to make Facebook event

Roxanne to create mock invite to send to group

**New Projects:**

August/September new project ideas

Survey

Revamp COA?

Host and event or Volunteer to drop off new COA and tax credit info to all historic businesses

Rebecca motion to adjourn 6:18

Emily second

City of Dodgeville, Wisconsin  
Historic Preservation Commission

Application for  
of Appropriateness

Section IV. Item #2.

Reference Chapter 16A

100 East Fountain Street  
Dodgeville, WI 53533

Ann Fillback-Watt, Chair  
Phone: 608-512-5303  
Email: fillbackwatt@gmail.com

FOR COMMISSION USE ONLY

Chair's Signature: \_\_\_\_\_

Date Received: \_\_\_\_\_

Certificate Number: \_\_\_\_\_

Commission Action:

☐

Approved

☐

Disapproved

Date Action Taken: \_\_\_\_\_

Applicant

Name: Capital City Neon Sign Co., Inc.

Address: 4226 Neptune Ct Madison WI 53714

Telephone: 608-222-1881 Email: ccsigns@sbcglobal.net

Owner (if other than applicant)

Name: Oak Street Investment Grade Net Lease Fund Series 2020-I, LLC

Address: \_\_\_\_\_

Telephone: 317-410-9694 Email: Drew.Wides@blueowl.com

Designations

Historic  
District:

☒

Downtown

☐

Strong-Jones District

Other:

☐

Old Rock School

☐

Col. Stevens House

☐

Slag Furnace

☐

Peter Spang House

☐

Mining Cabin

Historic  
Register:

☐

City

☐

State

☐

National

☐

N/A

Nature of Improvement (check all that apply)

☐ Adaptive

☒ Alteration

☐ Conservation

☐ Demolition

☐ New Construction

☐ Rehabilitation

☐ Restoration

☐ Stabilization

Synopsis of project (one sentence):

We are rebranding BMO Harris Bank to BMO Bank, changing 1 wall sign and 3 awnings.

**Two completed copies** of this application must be submitted, along with the following: 1) a detailed description of **EACH** modification and/or improvement; 2) an exact description of all materials being used and the method of application or installation; and 3) include as many of the following as is practicable.

☐ Photographs

☐ Sketches/Renderings

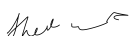
☐ Plans

☐ Specifications

☐ Sample Materials

☐ Other: \_\_\_\_\_

As the owner or authorized agent of the owner(s) of the property that is the subject of this application, I declare that the statements herein and the attached exhibits present the information required for this application to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Digitally signed by Sheila Williams  
Date: 2023.06.21 12:05:14 -05'00'

8/15/2023

Signature

Estimated Project Completion Date

\*\*\* THIS CERTIFICATE MUST BE POSTED, ALONG WITH THE BUILDING PERMIT, AT THE CONSTRUCTION SITE \*\*\*

## **Selected Definitions**

"Adaptive use" means the restrained alteration of a historical or architectural resource to accommodate uses for which the resource was not originally constructed but in such a way so as to maintain the general historical and architectural character.

"Conservation" means the sustained use and appearance of a resource essentially in its existing state.

"Rehabilitation" means the process of returning a historical or architectural resource to a state of efficiency or soundness by repair or alteration designed to encourage its continued use but without noticeable changing of the resource's exterior appearance.

"Restoration" means the process of accurately recovering all or part of the form and detail of a resource and its settings, as it appears at a particular period of time, by means of removal of later work and the replacement of missing earlier work.

"Stabilization" means the process of applying measures designated to halt deterioration and to establish the structural stability of an unsafe or deteriorated resource while maintaining the essential form, as it presently exists, without noticeably changing the exterior appearance of the resource.



City of Dodgeville, Wisconsin  
Historic Preservation Commission

Application for Certificate  
of Appropriateness

Reference Chapter 16A

100 East Fountain Street  
Dodgeville, WI 53533

Ann Fillback-Watt, Chair  
Phone: 608-512-5303  
Email: fillbackwatt@gmail.com

FOR COMMISSION USE ONLY

Chair's Signature: \_\_\_\_\_

Date Received: \_\_\_\_\_

Certificate Number: \_\_\_\_\_

Commission Action:

☐

Approved

☐

Disapproved

Date Action Taken: \_\_\_\_\_

Applicant

Name: C. Mark Schroeder  
Address: 14 Sauthoff Road, Madison WI 53704  
Telephone: 608-256-9999 Email: rainbowsendrenovations@gmail.com

Owner (if other than applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Designations

Historic  
District:

☒

Downtown

☐

Strong-Jones District

Other:

☐

Old Rock School

☐

Col. Stevens House

☐

Slag Furnace

☐

Peter Spang House

☐

Mining Cabin

Historic  
Register:

☒

City

☐

State

☐

National

☐

N/A

Nature of Improvement (check all that apply)

☐

Adaptive

☐

Alteration

☐

Conservation

☐

Demolition

☐

New Construction

☒

Rehabilitation

☒

Restoration

☐

Stabilization

Synopsis of project (one sentence):

Replace awning, paint the building, and add a small balcony on Iowa Street

**Two completed copies** of this application must be submitted, along with the following: 1) a detailed description of **EACH** modification and/or improvement; 2) an exact description of all materials being used and the method of application or installation; and 3) include as many of the following as is practicable.

☐

Photographs

☒

Sketches/Renderings

☐

Plans

☐

Specifications

☒

Sample Materials

☒

Other:

awning color - maple sugar 7634 / 14-47

As the owner or authorized agent of the owner(s) of the property that is the subject of this application, I declare that the statements herein and the attached exhibits present the information required for this application to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

C. Mark Schroeder 11/8/22  
Signature

2023 August 2023  
Estimated Project Completion Date

\*\*\* THIS CERTIFICATE MUST BE POSTED, ALONG WITH THE BUILDING PERMIT, AT THE CONSTRUCTION SITE \*\*\*



June 25, 2023

Dodgeville Historic Preservation Commission  
100 East Fountain Street  
Dodgeville, WI 53533

Dear Historic Preservation Commission Members,

I was paging through paint color charts at Menards and found a group that fit the color scheme of the Hotel Higbee as follows:

1. Seriously Sand: body of walls
2. Bordeaux (Burgundy): for window trim and corbels, and some upper fascia accent lines
3. Onyx: "Hotel Higbee" lettering
4. Sauteed Mushroom: for shadow around the "Hotel Higbee" lettering and soffit and fascia base color
5. Pacific Pearl: not much – maybe a small surprise?

So – what do you think? If approved, I'll start painting pronto – within 2-3 weeks!

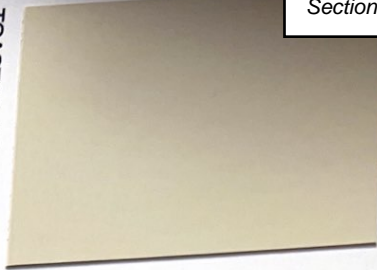
Thank you for your consideration!

Sincerely,



C. Mark Schroeder

TOASTED ALMOND  
MENT124-1  
25D, WN1B



HORSERADISH  
MENT118-1  
24C, WN1B

GLAZED  
GRANITE  
MENT060-5  
12E



WHISKERS  
MENT150-3  
30E, WN3A



DELICATE WHITE  
MENT065-1  
13E, WN3A

CAVALRY  
MENT045-6  
9E



GRAY HERON  
MENT190-5  
38E



DOVER GRAY  
MENT065-5  
13E



PACIFIC PEARL  
MENT060-1  
12E, WN1F

ONYX  
MENT060-6  
12E



SAUTEED  
MUSHROOM  
MENT119-4  
24D



SERIOUSLY  
SAND  
MENT119-2  
24D



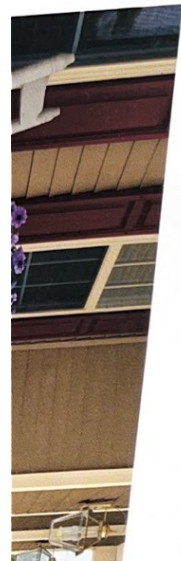
BORDEAUX  
MENT079-6  
16D



WARM UP  
MENT098-5  
20C



LEFT IMAGE  
Body: Sautéed Mushroom  
Trim: Seriously Sand  
Accent: Bordeaux



PARAMOUNT  
& REVOLUTION

HE  
ME  
26I

BAI  
MEN  
27E

MOT  
MENT  
31E



## Lauree Aulik

**From:** Ann Fillback Watt <fillbackwatt@gmail.com>  
**Sent:** Friday, July 7, 2023 10:55 AM  
**To:** Lauree Aulik  
**Cc:** Roxanne Reynolds-Lair; Cliff Gonyer; J Hill; Rebecca Hofer; Tia Fisher; Emily VanDeWiel  
**Subject:** Fwd: Auditorium window replacement  
**Attachments:** interactive\_application-certificate\_of\_appropriateness.pdf; South Window Estimate.pdf

Hi Lauree-

I received the attached COA. I'm currently on vacation so I can't add this the agenda. Is it possible to add this to the agenda so we can give the 24 hour notice?

Ann

Sent from my iPhone

Begin forwarded message:

**From:** Jeffery Grayson <jefferygrayson@yahoo.com>  
**Date:** July 6, 2023 at 7:19:36 PM CDT  
**To:** Ann Fillback Watt <fillbackwatt@gmail.com>  
**Cc:** Roxanne Reynolds-Lair <rrlair@ci.dodgeville.wi.us>  
**Subject:** Auditorium window replacement

Dear Ann & HPC Members,

I would like to replace two third floor windows on the south side of the Auditorium building located at 130/134/138 N Iowa St. These are the only two windows on this side of the building.



We have a significant rot issue in the sash that needs remediation.





The window sill has significant water damage issues as well.



Wood on the exterior is also having issues. (Both Sill & Trim)



We would like to replace the window, sill and trim with a custom vinyl window from Tri-State Custom Windows. We will wrap the existing sill and trim in metal (and paint it the same color Burnt Red), or if possible, we would prefer to replace the wood trim and sill with Palight (in the same dimensions) also painted in the same color Burnt Red. The exterior color of the vinyl window itself would change to be Beige.

I will have sample of the window material/color and of the textured Palight to show at the meeting.

The window currently does not have a built in screen. We would like to add that too, to make the windows more usable for us.

An estimate we received last year from Tri-State is attached. It has additional info if you're interested. We are getting an updated quote, which I should have by the July HPC meeting. I will share it with you then.

My COA application form is also attached.

I look forward to seeing you all at the 7/11/23 HPC meeting. Please let me know if there's anything else you need from me, to get me on the July agenda!

On a separate note, we recognize the front of our building and awning are also needing attention. We'll be back to address that separately. 👍

Thank you for considering this request.

Jeffery Grayson  
608-574-7335

City of Dodgeville, Wisconsin  
Historic Preservation Commission

Application for  
of Appropriateness

Section IV. Item #4.

Reference Chapter 16A

100 East Fountain Street  
Dodgeville, WI 53533

Ann Fillback-Watt, Chair  
Phone: 608-512-5303  
Email: fillbackwatt@gmail.com

FOR COMMISSION USE ONLY

Chair's Signature: \_\_\_\_\_

Date Received: \_\_\_\_\_

Certificate Number: \_\_\_\_\_

Commission Action:

☐

Approved

☐

Disapproved

Date Action Taken: \_\_\_\_\_

Applicant

Name: Jeffery Grayson

Address: 134 N Iowa St Dodgeville, WI 53533

Telephone: 608-574-7335 Email: JefferyGrayson@yahoo.com

Owner (if other than applicant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Designations

Historic  
District:

☒

Downtown

☐

Strong-Jones District

Other:

☐

Old Rock School

☐

Col. Stevens House

☐

Slag Furnace

☐

Peter Spang House

☐

Mining Cabin

Historic  
Register:

☐

City

☐

State

☐

National

☐

N/A

Nature of Improvement (check all that apply)

☐ Adaptive

☐ Alteration

☐ Conservation

☐ Demolition

☐ New Construction

☒ Rehabilitation

☐ Restoration

☒ Stabilization

Synopsis of project (one sentence):

Replace 3rd floor window(s) on South Side of Auditorium Building located at 130/134/138 N Iowa Street.

**Two completed copies** of this application must be submitted, along with the following: 1) a detailed description of **EACH** modification and/or improvement; 2) an exact description of all materials being used and the method of application or installation; and 3) include as many of the following as is practicable.

☒ Photographs

☐ Sketches/Renderings

☐ Plans

☐ Specifications

☒ Sample Materials

☒ Other: Detailed description in body of email

As the owner or authorized agent of the owner(s) of the property that is the subject of this application, I declare that the statements herein and the attached exhibits present the information required for this application to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Jeffery Grayson Target: July 31, 2023

Signature

Estimated Project Completion Date



## **Selected Definitions**

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## Customer Proposal

3940 Wisconsin 23, Dodgeville, WI, 53533 • 608-930-1945 • kelby@tristatecustomwindows.com

### Dealer Information

Tri State Custom Windows  
3940 Wisconsin 23  
DODGEVILLE WI 53533  
Kelby Thomas  
☎ 6089301945  
✉ kelby@tristatecustomwindows.com

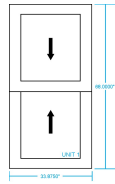
### Customer Information

Jeff Gryson  
134 N Iowa St.  
Dodgeville WI 53533  
☎ 608.574.7335  
✉ janicegrayson@yahoo.com, Jefferygrayson@yahoo.com

### Order Information

Quote Name: Jeff Grayson  
Quote ID: Q111050  
Date Created: May 09, 2022  
Date Modified: May 12, 2022  
Expiration Date: June 11, 2022

10



**Quantity:** 2  
**Series:** Midwest  
**Interior Color:** White  
**Interior Trim:** N/A

**Unit Price:** \$614.31  
**Location:** Stairway and Bedroom  
**Exterior Color:** Beige  
**Exterior Trim:** Wrap Exterior in Metal

**Line Price:** \$2,528.62  
**Installation:** Insert- Wrap Exterior  
**Glass Package:** 272  
**Hardware:** White

**Overall W x H:** 33.875" x 68.000"  
**Screen:** TSM - BET  
**Decorative Glass:** N/A  
**Accessory:** N/A

Unit #	Type	Width	Height	Glass Strength	Grilles	Grille Pattern	U-Factor   SHGC
1	Double Hung	33.8750"	68.0000"	Annealed	N/A	N/A	0.26   0.31





Sub Total: \$1,228.40  
Installation: \$1300.00  
Sales Tax: \$67.57  
**Your Project Cost: \$2,596.20**

Section IV. Item #4.

**Jeff Gryson**

Customer Name

Customer Signature

Date

**Kelby Thomas**

Sales Rep Name

*Kelby Thomas*

Sales Rep Signature

**May 12, 2022**

Date

**Notes**

Exact Sizes Beige Exterior White Interior Replacements Wrap Exterior - Red - Check color ? Replace Rotten Ledges/Sills or anything else Rotten or Deteriorated 2nd Story

**Weighted Average Energy Values**

U-Factor: 0.26

SHGC: 0.31

VT: 1

**Payment Terms**

Down Payment: 50% = \$1,298.10

Balance Due: 50% = \$1,298.10

Payment Terms: Payment due upon project completion

Late Payment:

**Disclaimer**

If Tri State Custom Windows are Installing, Install Includes Labor, Material, Disposal, Spray Foam Insulation. This Quote Also Includes Replacing Anything Found to be Deteriorated in the Framework of the Existing Windows. All Operable Windows Come With a Full Screen. Windows DO NOT come with Jamb extensions unless windows are ordered with new trim and Tri State is Installing.