

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, November 25, 1997 at 6:30 P.M. in the Council Chambers of the City Auditorium

Members Present: President Jerry Bower, Lee Marshall, Jim Pollard, Leslie Meadows, and Twyla Kepler.

Members Absent: Alderperson Robin Pierson.

Others Present: Ruth Moser, representing the Mayor's office.

The meeting was called to order at 6:30 P. M. After roll call, it was announced the meeting was properly noticed.

Motion by Meadows, second by Marshall to waive the reading of the minutes of October 28, 1997 meeting and to approve same. Motion carried.

Tour of the City: Most of the Commissioners had taken the tour of the City. The focus of the tour was in the proposed Residential Historic District, as outlined in the 1989 Architectural Historical Survey. The Commissioners used a numbering system to evaluate the homes with number one having the highest priority assigned to a structure and to definitely keep from being destroyed. A few other properties outside of the district were also selected. (See the attached list.)

Commercial District: The City's Commercial District also was discussed. Meadows said that the Main Street did have a Streetscape plan, and had developed guidelines. Meadows will get copies and distribute them to the Commissioners.

Ordinance: Bower and the other Commissioners have spent considerable time working on the revision of the existing Historic Preservation Ordinance. They used the City's present ordinance and the current Dodgeville Historic Preservation Ordinance as a guideline. After discussion, there was a motion by Meadows, second by Kepler to present the revised ordinance to the Mayor as written for action and approval by the City Council. Motion carried unanimously.

Railroad Depot: There was a motion by Meadows, second by Pollard that the Commission designate the Railroad Depot as a Historic Structure. Motion carried. (A public hearing will be set at a later date.)

Future Meeting Dates: The Commission will not meet in December, but they will continue to meet at 6:30 P.M. on the fourth Tuesday of each month starting with January 27, 1998.

There being no further business to come before the Commission, there was a motion by Kepler, second by Pollard to adjourn at 8:15 P.M. Motion carried.

Minutes submitted by: Ruth Moser

City Tour - Homes selected as # 1 within
the proposed Residential Historic District

560 North Central Avenue
575 "
414 "
415 "
466 "
475 "
480 "
314 "
340 "
222 "
263 "

394 North Church Street (Church)
263 " (Church)

562 North Park Street
420 "
322 "
313 "
361 "
218 " (Church)

220 East Union Street

Other sites outside the proposed Residential
Historic District.

109 South Sheldon Street
420 East Court Street
465 West Court Street
481 West Court Street
417 East Gage Street
333 South Grove Street

A. D. German Warehouse
Railroad Train Depot

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Tuesday, October 28, 1997 at 6:30 in the Council Chambers of the City Auditorium

Members Present: President Jerry Bower, Alderperson Robin Pierson, Lee Marshall, Jim Pollard, and Leslie Meadows

Members Absent: Twyla Kepler, and Lou Heiser

Others Present: Mayor Tom McCarthy, Ruth Moser, Administrative Assistant, Alderpersons Ed Lee, Richard Cairns, Carson Culver; Bill McCorkle, DPW; and Jude Elliott, Clerk/Treasurer.

Meeting was called to order at 6:30 P. M. After roll call, it was announced the meeting was properly noticed.

Motion by Marshall, second by Meadows to waive the reading of the minutes and to approve same. Motion carried.

President Jerry Bower read a letter of resignation from Lou Heiser. Mayor McCarthy will appoint a replacement for him.

It was announced that Luella Edwards, Assistant to the Mayor would not be able to attend Tuesday night meetings for a eight weeks. Because of the difficulty of selecting a different time, it was decided not to change the time or place of meetings.

City of Dodgeville: Pollard reported on his conversation with officials at Dodgeville and Mineral Point. The merchants and residents there seem to more receptive to preservation than here in R.C. He did not get a lot of nuts and bolts information from them.

Tour of the City: None of the Commissioners had taken the tour of the City.

Railroad Depot: Leslie Meadows and Larry Allen co-chair a Main Street/Chamber committee on the restoration of the railroad depot. Leslie reported that WI DOT ISTE A grant funds may be available in the Spring. Mayor McCarthy said that the DOT still owns the property and that the City is negotiating with them for an exchange of properties. There is also a possibility of contamination on the property. The City is actively pursuing the exchange. The City cannot apply for grants until we own the property, so it is imperative that the transaction be made soon.

Gary Hardy of the High School construction class and the 829th Engineering Detachment of the WI National Guard have expressed interest in helping with the restoration. A motion was made by Pierson, second by Meadows for the Commission to recognize the importance of this historic structure and back the Railroad Committee's action on restoration. Motion carried.

Future of the Commission: President Bower said the Commission has two main concerns:

1. The relationship of the Commission to the City Council. The Historic Preservation Commission currently has no authority to act upon any matters, but only to recommend to the City Council.

2. The construction of the new City Hall. What will happen to the building after the offices move out? Will it be heated and maintained?

Meadows expressed another concern.

3. Educate the Council to the importance of the Historic Preservation Ordinance.

Pollard said that it's very difficult to ask merchants on Court Street to restore their buildings historically when the City is abandoning the auditorium for a new City Hall. He questioned the future maintenance of the building, not just now, but possibly ten years from now.

Marshall also expressed concern because the City was moving out of the auditorium.

The Mayor assured the Commission members that the auditorium will be maintained. He said that there has been a search for a Senior Center. Perhaps this building would serve that purpose. The Mayor asked that the aldermen respond to the Commissioners.

Alderman Lee explained the new City Hall will serve not only the offices now located in the auditorium, but also the Utilities and the Police Department headquarters. The Council will cooperate in any way to find tenants for the building.

Alderman Cairns reassured the Commission that the building will be heated and maintained. The areas are zoned, so that the large auditorium is only heated to the minimum during the winter. The Council is willing to work with the Commission, write down some suggestions, narrow them down and report back to the Council. Start planning now for the future.

Alderman Culver stated that the City moving out to a consolidated facility is definitely to the City's advantage. We must find alternative use for the current building. The Auditorium is the historic part of the building, and it was never meant to be used for City Hall.

Some suggestions for the future use of the current auditorium were:

Senior Center- a place where seniors could come, leave their supplies, and have a place to call their own. They have not been able to find such a facility.

Winter home for APT - a use for the Auditorium.

The club rooms and the Auditorium are currently rented out on a regular basis by many organizations.

Perhaps the Chamber of Commerce and Main Street could be enlisted to help find other uses for the building.

Meadows feels more work needs to be done to the Ordinance to put some teeth in it. The Commissioners agreed to meet briefly after the meeting to decide what might be changed.

The next meeting of the Commission will be Tuesday, November 25, at 6:30 p.m.

Motion to adjourn by Marshall, second by Pollard, at 7:35 p. m. Motion carried.

Minutes submitted by: Ruth Moser

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, Sept. 23, 1997 at 6:30 in the Council Chambers of the City Auditorium

Members Present: President Jerry Bower, Lee Marshall, Jim Pollard, and Twyla Kepler

Members Absent: Alderperson, Robin Pierson, Leslie Meadows, and Lou Heiser

Others Present: Ruth Moser, representing the Mayor's office.

Meeting was called to order at 6:30 P. M. After roll call, it was announced the meeting was properly noticed.

Minutes of the three previous meetings were reviewed. Motion by Marshall, second by Kepler to waive the reading of the minutes and to approve same. Motion carried.

ORDINANCE REVIEW: The Commission did not feel that the Ordinance needed further review at this time.

GOALS: Bower and the Commission reviewed the goals. Currently the City has a specific historic business district, but no residential district. The historic residences are scattered all over the City. Pollard said that the Standards for Rehabilitation have been set up by the State, which make it very difficult and expensive to restore a historic building. One has to meet these standards in order to qualify for tax credits.

Copies of the Municipal Code from Dodgeville were distributed and their criteria may be used as a guideline. Pollard volunteered to call Dodgeville. The City of Columbus plan was also mentioned as providing a model which we might use.

PLAN OF ACTION: Commissioners felt that they should take a tour of the City and pick out five or six homes or businesses worthy of being placed on the local register of Historic buildings. Because of busy schedules and the difficulty of getting together to do such a tour, each Commission member has been asked to take a personal tour of the City and make a list of such properties, and bring names and addresses of homes to Luella Edwards, Assistant to the Mayor.

The next meeting of the Commission will be Tuesday, October 28, at 6:30 p.m.

Motion to adjourn by Marshall, second by Pollard, at 8:15 p. m. Motion carried.

Minutes submitted by: Ruth Moser

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Thursday, July 24, 1997 at 6:15 in the Council Chambers of the City Auditorium

Members Present: President Dr. Jerry Bower, Alderperson Robin Pierson, Leslie Meadows and Lee Marshall

Members Absent: Twyla Kepler, Jim Pollard and Lou Heiser

Others Present: Luella Edwards, Assistant to the Mayor

Meeting was called to order at 6:15 P. M. After roll call, it was announced the meeting was properly noticed.

Minutes of the meeting of April 29th were reviewed. Edwards will mail the next two sets of minutes and all three sets will be approved next time.

SET MEETING TIME AND DATE: Discussed changing day and time. Meeting time was changed to 6:30 and on the fourth Tuesday of each month. The **next meetings will be: 9/23, 10/28, and 11/25.**

DESIGN GUIDELINES: The Commission discussed whether to proceed with the design guidelines. Bower feels we should educate the property owners to the merits of historic preservation before adopting any further guidelines. The Commission agreed.

Pierson feels that the Council could be informed as we progress. He also suggested a cable TV program and newspaper article. Bower suggested WRCO program and also to pull historic preservation into the comprehensive plan.

ORDINANCE: Bower explained the ordinance covers only properties that the Commission has designated as historic. The Commercial district was reviewed.

The next agenda will include:

- Education - radio, TV, newspapers
- Establish goals and a plan of action

Motion to adjourn by Pierson, second by Bower, at 7:45 p. m. Motion carried.

Minutes submitted by: Luella Edwards

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, June 10, 1997 6:00 P. M. Council Chambers City Auditorium

Members Present: Chairman Dr. Jerry Bower, Alderperson Robin Pierson, Lee Marshall, Twyla Kepler, Leslie Meadows, and Lou Heiser.

Members Absent: Jim Pollard

Others Present: Mayor Tom McCarthy; Assistant to the Mayor, Luella Edwards; Bill McCorkle, DPW; Larry Reed and Carol McChesney, State Historic Preservation Office

The meeting was called to order at 6:00 P.M. After roll call it was announced that this meeting was properly noticed.

Minutes of the last meeting were not available.

Mayor McCarthy informed the Commission Dr. Jerry Bower was officially appointed President of the Commission at the last Council meeting and President Bower assumed his seat.

Larry Reed of the State Historic Preservation Office was here to inform the Commission about their duties, etc. He informed the Commission:

1. there are 112 Historic Preservation Commissions in the State at the current time all qualified properties within the City are listed on the State and National Register
2. this designation is totally separate from our Ordinance
3. this Commission must designate our own properties - it is appropriate to nominate those properties which are already listed on the State and Federal Registry. first.
4. there are 3 levels of progression: Local, State and Federal. They have similar laws but are separate and distinct programs.
 - A. Federal: has its own income tax credits and guidelines
 - B. State: Wisconsin has income tax credits for owner occupant which is a 25% credit and WI is one of 5 states to have this credit. WI also has a State historic building code which will come into play whenever we become a Certified Local Government.
 - C. Local: Protects property from owner to not do something awful to the property. An ordinance has the authority to prevent external alteration and demolition. It can have a positive financial benefits.

Reed went on to explain the City's ordinance is unusual in that the Historic Preservation

Commission is not independent - they only recommend to the City Council.

Our Ordinance does not force property owners, Commission is here to help them , but at the same time promote Historic Preservation. The Commission should also be a watch dog for protecting the City's historic properties. The Commission should help educate the public to respect the historical aspects of buildings. There is a delicate balance which must be maintained. There is value given to property by the property that surrounds the historic building and as such we need to be conscience of the neighborhood as a whole. We are only caretakers of the land

Pierson was concerned whether a property which has been designated by the Commission and listed on the Local Register could ever be "unlisted". Reed explained the ordinance addresses this on page 6. Some of the reasons to "unlist" a property:

1. A building has lost its integrity, maybe because of a fire.
2. Economic hardship - can't afford - no one will buy. Waukesha is only one property in the State that he knows of where one was rescinded for economic hardship.

Reed further explained the historic designation has no bearing on property value assessment. The ordinance won't require building owners to restore a building (return to original condition) when it is more appropriate to rehab. Our ordinance only applies to exteriors and to historic property. The Commission should be there to offer assistance. The Commission can designate historic properties and districts. We may wish to update our historical survey as it is 10 years old and things change.

Dr. Bower feels the COMMISSION DUTIES should be to:

1. Designate properties (whole buildings) if design is significant.
2. Prepare brochure: (Educate the Community) who the Commission is etc.
3. Hold public information meeting
4. Prepare Historic Brochures.
5. Set up Sub Committees in several areas

The Commission thanked Larry Reed for attending the meeting and offering his insights and suggestions.

The next meeting will be held July 24, 1997 at 6:15 p.m.

ADJOURN: Motion to adjourn by Meadows, second by Marshall. Motion carried and meeting adjourned.

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday April 29, 1997 5:00 P.M. Council Chambers City Auditorium

Members Present: Alderperson Robin Pierson, Lee Marshall, Jim Pollard, Twyla Kepler, Leslie Meadows, and Lou Heiser.

Members Absent: Dr. Jerry Bower

Others Present: Mayor Tom McCarthy and Luella Edwards, Assistant to the Mayor

Meeting was called to order at 5:00 P.M. After roll call, it was announced that this meeting was properly noticed.

There were no minutes as this is the first meeting of the Commission.

Mayor McCarthy explained the creation of the Commission and reviewed the responsibilities of the Commission members.

ELECTION OF OFFICERS: The Mayor will appoint the President of the Commission at the May 5, 1997 meeting of the Common Council. Motion to elect Jim Pollard as President of the Commission. Pollard declined the position stating time constraints. Motion made by Jim Pollard, second by Leslie to elect Dr. Jerry Bower as temporary chairman. Motion carried.

SET MEETING TIME AND DATE: The meetings will be held the third Thursday of the month at 6:15 p.m.

DETERMINE THE CITY STAFF CO-ORDINATOR: Luella Edwards, Assistant to the Mayor was selected to be Staff Co-ordinator.

REVIEW HISTORIC PRESERVATION ORDINANCE, MANUAL, AND RESPONSIBILITIES OF THE COMMISSION: Attorney Leineweber gave a history of the Historic Preservation Ordinance and reviewed the WI Statute which required this Commission to be created. The City's ordinance was passed in December 1995 which created Chapter 450 of the City's ordinances.

Attorney Leineweber reviewed the ordinance with the Commission members. Leineweber explained that we must create a government body that will exist for a long time.

Leineweber suggested we invite Larry Reed of the State Historic Preservation Office to meet with the Commission. The Commissioners could hear directly from the state representative about what their priorities should be and how best to go about meeting their responsibilities. Edwards will call and arrange a time with Reed to meet with the Commission.

Marshall wondered how aggressive will the Commission be and how sensitive will they be to the impact of this ordinance on the property owners.

Mayor McCarthy explained how important it is to maintain a working relationship with the property owners.

Leineweber explained how important it was to develop a reasonable set of guidelines. As the guidelines are implemented, the people will see the progress which is made using the ordinance. Any recommendations to the Common Council by the Commission should be regarded with a fair amount of influence.

Pierson feels we will need to educate the Common Council on the importance of the ordinance and walk slowly.

Edwards suggestion was to use some of the City's revolving housing rehab funds from the CDBG 1981 for historic preservation building rehab.

Motion by Meadows, seconded by Pierson to adjourn. Motion carried and meeting adjourned at 6:15 P.M.

Minutes submitted by: Luella Edwards