

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Monday, November 30, 1998 at 6:30 P.M. in the Council Chambers of the Municipal Building

Members Present: President Jerry Bower, Alderperson Norm Sandmire, Leslie Meadows, Twylah Kepler, Lee Marshall, Kent Houck and Terry Testolin

Others Present: Luella Edwards, Assistant to the Mayor

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

Motion made by Sandmire, second by Kepler to approve the minutes of the last meeting. Motion carried.

Public Hearing: The public hearings were opened at 6:40. The minutes of the public hearings will be written separately. The hearings closed at 7 P. M.

Designation to Local Register: As a result of the public hearing, the following properties were listed on the Local Register.

Motion by Houck with a second by Marshall to nominated the Bowen D. Houck residence, 420 East Court Street to be listed on the Richland Center Historic Properties Register. Motion carried unanimously.

Motion by Meadows with a second by Kepler to nominate the James E. Pollard residence, 220 East Union Street to be listed on the Local Register of Historic Properties. Motion carried unanimously.

Motion by Sandmire with a second by Meadows to nominate the City Auditorium to be listed on the Local Register of Historic Properties. Motion carried unanimously.

Plaques will be given to these home owners to be placed on the property. It was suggested to also mail the property owner a congratulation letter. Later in the spring a press release will be issued.

Update on Educational brochures and plaques: 500 brochures have been printed. They will be distributed to Council members, Chamber/Main Street offices and the Library. Kepler thought some should be mailed. Edwards suggested we mail one out to each contributing property listed in the City's historical survey when setting up our informational meeting in the spring. Marshall thought it better not to mail them out, rather have them available as a handout at the meeting in March.

The plaques have been ordered and should be here by the end of the year.

Future listing on Local Register - 1987 survey list: Some of the properties that were suggested were: Dr. Delventhal, Dr. Edwards, Passages. Bower will speak to Dr. Delventhal, Edwards will speak to Sonia at Passages, and Houck will contact Dr. Edwards.

Update on becoming a Certified Local Government: Most of the information has been gathered for Certification and will be sent in soon.

Reports Requests, etc: The next meeting of the commission will be Wednesday, January 26, 1999, at 6:30 P.M.

Minutes submitted by: Luella Edwards

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**HISTORIC PRESERVATION COMMISSION
PUBLIC HEARING
November 30, 1998 6:30 P. M.**

The public hearing was called to order at 6:40 P. M. by Commission President Jerry Bower to place three properties on the local historic register. President Bower explained that he would like each speaker to state their name prior to their comments. Comments would be solicited alternately between those "in favor" and those "opposed" to the designation.

The following properties have been nominated by the Richland Center Historic Preservation Commission to be placed on the Local Historic Register:

President Bower: The first listing is the Bowen D. Houck residence at 420 East Court Street, Richland Center

Would anyone like to speak for the nomination? (Ask 3 times for each)

Kent Houck: Kent introduced John Houck, Bowen's son. John takes care of his father's financial affairs and is listed as a contact on the tax records. Kent is Bowen's brother. Kent reviewed the property and the owners history. The property is historically and architecturally significant per the 1987 City survey.

John Houck: John mentioned he did not receive a notice of the public hearing. He also asked if getting a clearance from the Historic Preservation Commission would be necessary prior to receiving a building permit. Jerry explained it may take longer, but a special meeting of the Historic Preservation Commission would be called. The process could take a month.

President Bower: Would anyone like to speak against the nomination? (3 times)

None

President Bower: The second listing is the James E. Pollard residence at 220 East Union Street, Richland Center. Bower reviewed the property and said that this property is already listed both on the National and State Register of Historic Properties.

President Bower: Would anyone like to speak for the nomination? (3 times)

Twylah Kepler: Kepler explained the property is also important because of Julia Bowen who was the first president of the Women's suffrage movement.

President Bower: Would anyone like to speak against the nomination? (3 times)

None

President Bower: The third listing is: The City Auditorium at 182 N. Central Ave, Richland Center. Bower explained this property is also already listed both on the National and State Register of Historic Properties.

President Bower: Would anyone like to speak for the nomination? (3 times)

Twylah Kepler: Kepler explained we should recognize that it was the first municipal auditorium built in Wisconsin.

President Bower: Would anyone like to speak against the nomination? (3 times)

Aldersperson Culver: Culver explained he was not speaking against nomination, but was wondering if we shouldn't wait six months before putting it on the register?

Luella Edwards: Edwards explained the City is now required by the State to secure the state approval on any alterations, either inside or outside.

Twylah Kepler: Kepler wondered if new owners would have any restrictions?

President Bower: Would anyone else wish to speak?

(No response)

Hearing none I now close the public hearing. Let the record reflect the time as 7:00 P. M.

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, October 27, 1998 at 6:30 P.M. in the Council Chambers of the City Auditorium

Members Present: President Jerry Bower, Lee Marshall, and Kent Houck

Members Absent: Alderperson Norm Sandmire, Leslie Meadows, Twylah Kepler

Others Present: Luella Edwards, Assistant to the Mayor

The meeting was called to order at 6:30 P. M. After roll call, it was announced there was not a quorum present. It was decided to review and discuss a few of the items listed on the agenda.

EDUCATIONAL BROCHURE: Marshall presented a handout he and Meadows have put together regarding the commission. Those present reviewed the brochure and made minor revisions. Marshall will have five hundred (500) made by Hynek Printing

Future listings on Local Register: Many properties were discussed. Marshall will follow up with Pollard (220 E. Union St) to see if he will be returning the forms to have his property placed on the register. Other properties mentioned were the Kirkpatrick House (109 S. Sheldon owned by Dr. Stephen Delventhal & Jennifer), Unbehaun House (NW corner of S. Sheldon & Court St), and Rich & Almarie Schwarting (499 E. Second). Houck said Bowen Houck was still interested but wanted to go on the register in conjunction with other properties.

Houck suggested having out of town speakers come to a meeting to speak to people who have been invited because their properties could be listed on the local register. This will be checked into for a meeting in 1999.

CERTIFIED LOCAL GOVERNMENT (CLG) STATUS: Edwards stated all of the information has been gathered and the Mayor's office will be submitting the letter of request to the state early in November.

PLAQUES: Bower brought several catalogs along with five price quotes from suppliers. It was decided additional information should be requested from the low bidder, Erie Landmark Co.

Set Public Hearing: No public hearing was set.

The next meeting of the commission will be Wednesday, November 4, 1998, at 1 P.M. to be held at the Brewer Library, Richland County History Room.

Minutes submitted by: Luella Edwards

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, September 29, 1998 at 6:30 P.M. in the Council Chambers of the City Auditorium

Members Present: President Jerry Bower, Alderperson Norm Sandmire, Lee Marshall, Twylah Kepler, Leslie Meadows, and Kent Houck.

Members Absent: none

Others Present: Ruth Moser, Administrative Assistant.

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

Motion by Houck to waive the reading of the minutes of the last meeting in lieu of printed copies and to approve same. Second by Meadows. Motion carried

Update on Brochure Information: Meadows showed a sample of the proposed brochure. It is a tri-fold with a photo of the Railroad Depot on the cover. The inside reviews questions and answers about the local Historic Preservation Commission and their purpose. Bower reviewed the questions and a few changes were made. There was a motion by Houck, second by Kepler to authorize Meadows and Marshall to proceed with printing of the brochure.

Bower brought several catalogs showing plaques to be mounted on historic buildings. There was discussion about personalizing these plaques, but most thought it would be best to go with one standard one for all. The cost is about \$100.00 to \$125.00 for a 10" X 7" plaque. It would be optional for the home owner to have one, but the cost would be covered by the Commission. Bower will check further into costs if several are purchased at one time.

Future listings on Local Register:

- a. Establish form for listing.

The Commission reviewed the form for listing on the National and State Register and made changes pertinent to Richland Center. A motion was made by Bower, second by Meadows to approve the form as reviewed for listing properties on the local register. Moser will print a form with recommended changes and Houck will check it over, and bring it back to the next meeting.

- b. Narratives from Property lists. All narratives are in except one. That will be finished soon and can be distributed to the members.

Update on becoming a CLG (Certified Local Government)

- a. Member biography. All biographies are in and most other requirements have been met.

Set Public Hearing: It was originally thought that the Public Hearing for the new listings for the local register would be held during the October meeting. Due to the fact that the notice must appear in the local paper for two weeks plus a waiting period, it won't be possible to get all information together before October 5 which would be the date to have it to the Observer for publishing. Therefore it was decided to postpone the hearing until the November meeting.

Reports, Requests, etc. The Wisconsin Association of Historic Preservation Commissions and the State Historical Society of Wisconsin Fall Workshop will be held on October 24, 1998 in the G. A. R. Room of the State Capitol in Madison. Bower will plan to attend and urged other commission members to go if they can. The registration is due October 16, so let the Mayor's office know, so your names can be sent in.

The next meeting of the commission will be Tuesday, October 27, 1998, 6:30 P.M.

Adjourn: Motion by Sandmire, second by Marshall to adjourn. Motion carried and meeting adjourned at 7:40 P.M.

Minutes submitted by: Ruth Moser

MINUTES
HISTORIC PRESERVATION COMMISSION
TUESDAY, AUGUST 25, 1998

PRESENT: Meadows, Houck, Kepler, Bower & Sandmire.

MEMBERS ABSENT: Marshall

The Minutes of the June 23rd meeting were approved as printed.

Update on educational brochure: Meadows presented six questions & brief answers, she had gleaned from various brochures. These looked good. Commissioners agreed that the brochure would be designed for property owners, not the general public. The audience would include real estate agents & lenders/bankers, in addition to owners of property which the Commission is interested in listing on the local register. Meadows suggested using a photo of the depot on the cover of the brochure. Meadows & Marshall will continue to work on the brochure.

Future listings on the local register: Houck recommended that we develop a form to be filled out by the owner of a property that the Commission is interested in adding to the local register. Kent agreed to work on developing this form, to include such things as a legal description of the property, list of alterations & their date, why the property is eligible to be listed, etc.

We agreed to plan for a public hearing for our October meeting and suggested the following as possibilities: Jim Pollard's home (Leslie will contact), The Warehouse (Jerry will contact), and the Jones' home (Lee will contact).

Discussed the progress that has been made toward Richland Center becoming a Certified Local Government (CLG). Members agreed to get their brief biographies to LuElla, if not turned in at this meeting.

NEXT MEETING: Tuesday, 22 September 1998, 6:30 pm., in the Council Chambers.

Adjourned at 7:40 pm.

Minutes prepared by Jerry Bower

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, June 23, 1998 at 6:30 P.M. in the Council Chambers of the City Auditorium

Members Present: President Jerry Bower, Lee Marshall, Alderman Norm Sandmire, Leslie Meadows, Kent Houck, and Twylah Kepler.

Others Present: Luella Edwards, Assistant to the Mayor.

President Bower called the meeting to order at 6:37 P. M. After roll call, it was announced the meeting was properly noticed.

Motion by Marshall, second by Houck to waive the reading of the minutes of May 21, 1998 meeting and to amend those minutes to include Kent Houck under members present. Motion carried.

Update on Educational brochures: Meadows explained she had sent out letters requesting brochures from other communities. She received brochures from Middleton, LaCrosse, Mazomanie, Waupaca and Dodgeville. She was impressed with the brochure from Mazomanie. Meadows feels the brochure should be simple and uncluttered. Mazomanie also sent much information about their Historic Preservation Commission.

Marshall and Meadows asked for some direction on what kind of brochure they should focus on- what is historic preservation verses historic properties, etc.

(Meadows would like to see the historic building code. Edwards will check with McCorkle to see if he has a copy.) Copies will be sent to each of the memebers.

Bower feels there are three goals we should achieve with our brochures:

1. Introduce the commission and preservation. (Similar to Mazomanie and LaCrosse)
2. Blend the two items in one brochure.
3. Educate the community about the brochure.

Listing of properties on the local register: Marshall said Bob Jones approached him again about putting his property on the local register.

Glanzer visited with the commission prior to the beginning of the meeting. Glanzer said he would be interested in listing on the local historic register his properties: the Warehouse, Krouskop Mansion, and his other house across the street from the Warehouse (Banker house).

Other properties mentioned to put on the local register were: Pollard's house (E. Union St); Laue's house (420 N. Park St); the Kirkpatrick house (N. Sheldon St); and the Bowen Houck house (420 E. Court St.)

Marshall will put some pictures together of Pollards and Jones houses and the Warehouse for the brochure. Meadows will work on the narrative.

Houck mentioned the Lewis House. He will talk to them to see if they are interested in having their home listed on the local historic register.

Edwards suggested City Hall be added to the register. Houck will check with Bowen Houck and Kepler will check with Helen Strang to see if they would be interested in having their homes listed on the local register.

Marshall said there is a market now for historic homes which have been restored.

Bower mentioned LaCrosse's idea of purchasing a plaque for each property on the local register. He felt it would be a good idea for us also. Meadows has information on plaques.

Edwards is to send a letter to each property owner who wished to be on the local register along with a copy of the preservation ordinance.

Update on CLG (Certified Local Government): Edwards and Bower will work on the requirements and report to the commission at the next meeting. It is the feeling we will be a CLG by year's end.

Reports: Kepler distributed narrative on three properties she viewed from her list. Other members will prepare narratives of their lists and bring them to the next commission meeting.

The next meeting will be Tuesday, August 25 at 6:30 P.M.

Adjourn: Motion by Sandmire, second by Meadows to adjourn at 7:35 P. M.

Minutes submitted by: Luella Edwards

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, May 21, 1998 at 6:30 P.M. in the Council Chambers of the City Auditorium

Members Present: President Jerry Bower, Alderperson Norm Sandmire and Lee Marshall.

Members Absent: Twylah Kepler, Leslie Meadows and Jim Pollard

Others Present: Luella Edwards, Assistant to the Mayor.

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

President Bower welcomed new commission member Kent Houck, and gave him a quick review of the commission's activities over the past few months.

Motion by Houck, second by Marshall to waive the reading of the minutes of April 28, 1998 meeting and to approve same. Motion carried.

Resignation: Jim Pollard has sent a letter of resignation from the Commission to the Mayor. A number of names were suggested to take his place, and a list will be given to the Mayor for consideration.

Discuss Public Education Program: Meadows gave Bower an article in the Boscobel Dial. Copies were given to Commission members. Bower asked Edwards to review the CLG (Certified Local Government) and see what must be done to be certified. Edwards gave a review. She has received a packet from Gyrisco. Bower will work with Edwards and proceed toward CLG.

Update on Brochure Information: Meadows received a pamphlet from LaCrosse. Edwards has one from Mineral Point and several other communities.

Next Listing on Local Register: Several properties were suggested for the next listing. The list of properties that were originally designated by commission members was divided up. Each will get copies of the properties from the 1987 survey books and write a brief rationale about their properties.

The next meeting of the commission will be Tuesday, June 23, 1998. There will be no meeting in July.

Adjourn: Motion by Sandmire, second by Marshall to adjourn. Motion carried and meeting adjourned at 7:30 P.M.

Minutes submitted by: Luella Edwards

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, April 28, 1998 at 6:30 P.M. in the Council Chambers of the City Auditorium

Members Present: President Jerry Bower, Alderperson Norm Sandmire, Lee Marshall, Leslie Meadows, and Twylah Kepler

Members Absent: Jim Pollard

Others Present: Luella Edwards, Assistant to the Mayor.

The meeting was called to order at 6:35 P. M. After roll call, it was announced the meeting was properly noticed.

Motion by Marshall, second by Kepler to waive the reading of the minutes of March 31, 1998 meeting and to approve same. Motion carried.

President Bower welcomed Alderperson Sandmire and gave him a synopsis of the commission's activities over the past few months.

Ordinance Revisions: President Bower reviewed the current ordinance which was passed by Council April 21.

SHPO Spring Meeting: President Bower attended the SHPO Spring Meeting in Madison. He listened to a panel discussion of planners from Waukesha, Eau Claire and Fond du Lac. These communities all have funds available for historic preservation rehabilitation. Sandmire feels if we have some funds available more people would be inclined to rehab. Edwards mentioned the possibility of using a portion of the 1984 CDBG housing funds for rehab.

Create Public Education Program: President Bower reviewed different means of educating the public:

WRCO - Ron Fruit

NOVA - Edwards explained the City purchases 2 programs a month from NOVA.

Brochures - would like to develop a brochure to educate people about the benefits of historic preservation.

Sandmire suggested a letter with information about historic preservation be mailed to people. Meadows passed around a postcard Richland Main Street Design Committee uses to inform people of their grant program. Marshall feels we shouldn't have to reinvent the wheel to create a brochure. The brochure will cover:

Ordinance

What it means

What's in it for me

Certificate of Appropriateness

Advantage of listing building

(architecturally or historically)

Bower asked for help in collecting brochures from other communities. Meadows will work with Edwards in obtaining brochures.

Next listing on local register: Marshall feels we should proceed with getting a few homes on the local register. Marshall suggested checking with Prindell to see if he would be interested in listing his home. The Prindell house is located at 738 N. Church Street.

There was discussion of other properties to pursue:

Dr. Edwards home - 475 N. Central Ave.

Bob Jones - 932 W. Seminary St.

Mary Speidel home -312 N. Park

Fisk house- 383 N. Park St.

Bancroft house - 277 N. Sheldon St.

Dr. Benson home - 191 N. Sheldon

Kirkpatrick home -109 S. Sheldon St.

Strang home - 361 N. Park St.

Ira Haseltine - 33 S. Grove St.

Do we contact Prindell, Strang, some other property owner, or do we do brochures first? Commission felt we should try and proceed with both.

What do we need to do to be a Certified Local Government? Edwards will call SHPO and get an application.

Due to the Memorial Day Holiday, the next meeting of the Commission will be Thursday, May 21, at 6:30 p.m.

Reports, Requests:

Adjourn: Motion by Meadows, second by Sandmire to adjourn. Motion carried and meeting adjourned at 7:55 P.M.

Minutes submitted by: Luella J. Edwards

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, March 31, 1998 at 6:30 P.M. in the Council Chambers of the City Auditorium

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

Members Absent: Twylah Kepler

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 Marshall, second by Pollard to waive the reading of the minutes of January 27, 1998 meeting and to approve same. Motion carried.

Ordinance Revisions:

At the present time, Culver's Historic Preservation Ordinance revision is before the City Council. Bower explained he had a conversation with Culver. After much discussion the Commission agreed they would like to have their version of the Ordinance adopted. The Commission feels the appeal process is sufficient to protect property owner's rights and no one should be threatened. They stressed no ones property right's would be taken away from them under the ordinance revision. There was a motion by Meadows, second by Pollard for Bower to speak on behalf of the Commission at the April 7, 1998 City Council meeting. Motion carried unanimously. Bower asked that all Commission members be present for the presentation.

Recommend Architect Member: Commission members could not find an architect member, but felt someone with architectural knowledge would be suitable. A number of names were suggested. Bower will make a recommendation to the Mayor.

Elect Vice President and Secretary: Motion by Marshall, second by Pierson to nominate Meadows for the position of secretary. Motion carried.

There was a motion by Pollard to nominate Marshall as Vice President of the Commission for one year. Second by Meadows. Motion carried.

There was a motion by Pierson, second by Pollard to cast a unanimous ballot for Marshall and Meadows. Motion carried.

Create Public Education Program: Due to the length of discussion on the Ordinance, Bower suggested the Public Education Program be taken up at the next meeting of the Commission..

Proposal to list Railroad Depot on the State and Federal Register: Joan Rausch of Architectural Researches, Inc. of LaCrosse, WI has submitted a proposal to furnish the National Register of Historic Places nomination for the C. M. & St.P Railroad Depot in Richland Center for a contract fee of \$1460.00. Ms. Rausch is the Historic Consultant that did our Survey in

1987, and her fee is below her usual amount due to prior work in the community. Motion was made by Pierson, second by Meadows to recommend to the City Council to hire Rausch to pursue the Historic Registration. Motion carried. The federal and state historic registration will be required when the City is awarded the ISTE A Grant.

Wisconsin Association of Historical Society Commissions Membership: The Wisconsin Association of Historic Preservation Commissions offers updates, newsletters, resources, and networking to help the Commission stay abreast of issues and be an active part of the Community. It was felt that membership in this organization would be very helpful to this group. There was a motion by Marshall, second by Pierson to join the State Commission for an annual fee of \$40. Motion carried.

Reports, Requests: Bower reported that he will be attending the Wisconsin Association of Historic Preservation Commissions Spring Workshop on Saturday April 4, 1998 in Madison, Wisconsin. Information was also handed out about the 1998 Heritage Tourism Conference which will be held May 14-15, 1998 in Fond du Lac.

Adjourn: Motion by Marshall, second by Pierson to adjourn. Motion carried and meeting adjourned at 8:15 P.M.

Minutes submitted by: Ruth Moser

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, February 24, 1998 at 6:30 P.M. in the Council Chambers of the City Auditorium

Members Present: President Jerry Bower, Alderman Robin Pierson and Twyla Kepler.

Members Absent: Jim Pollard, Lee Marshall and Leslie Meadows

Others Present: Luella Edwards, Assistant to the Mayor.

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

Motion by Pierson, second by Kepler to waive the reading of the minutes of January 27, 1998 meeting and to approve same. Motion carried.

Ordinance Revisions: Bower reviewed his experience at the Common Council meeting of February 17, 1998 and was pleased with the Council's response. Bower reviewed the changes in the ordinance and explained he will be meeting with City Attorney Fowell this Friday to prepare the ordinance for the March 2, 1998 Council meeting. Bower will check with Fowell regarding subpoena power.

The penalty section of the ordinance was reviewed. Bower will check with Fowell for her advice. Motion by Pierson, second by Kepler to recommend the ordinance revisions to Council. Motion carried.

Recommend Architect Member: Some names were discussed. Commission members will continue to search for a new member.

Elect Vice President and Secretary: Election to take place at the next meeting.

Create Public Education Program: Bower suggested newspaper articles or a radio show. Another suggestion was to develop a brochure.

Edwards explained once the City becomes a Certified Local Government, they may then apply for matching (50/50) grant funds from the State. Bower mentioned there are numerous grant resources available.

Reports, Requests: Edwards handed out a brochure on the Wisconsin Association of Historic Preservation Commissions Spring Workshop. Copies will be sent to all commission members.

Adjourn: Motion by Kepler, second by Pierson to adjourn. Motion carried and meeting adjourned at 7:45 P.M.

Minutes submitted by: Luella Edwards

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, January 27, 1998 at 6:30 P.M. in the Council Chambers of the City Auditorium

Members Present: President Jerry Bower, Lee Marshall, Robin Pierson, Leslie Meadows, and Twyla Kepler.

Members Absent: Jim Pollard

Others Present: Luella Edwards, Assistant to the Mayor.

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

Motion by Pierson, second by Kepler to waive the reading of the minutes of November 25, 1997 meeting and to approve same. Motion carried.

Public Hearing: President Bower conducted the public hearing on the designation of the railroad depot on the local historic preservation register. Minutes of the public hearing are attached and hereby made a part of these minutes. There was a motion made by Marshall, second by Pierson to recommend to the City Council the designation of the railroad depot on the local historic preservation register. Motion carried unanimously.

Ordinance Revisions: President Bower reviewed all the changes that appear in Draft #2. Page 3 of this amendment would allow the commission to designate historic structures and historic sites. The commission would only recommend the designation of historic districts to the common council and the council would have the final decision. McCorkle stated we should notate calendar days if it is calendar days. Bower instructed him to add a definition of "days" to the ordinance. Draft #2 of the historic preservation ordinance amendment was reviewed in its entirety. Changes will be made and issued as Draft #3. Draft #3 will be mailed to the commission members along with the public hearing minutes. The amended Historic Preservation Ordinance will be placed on the February 16th council agenda.

Commission members discussed the following:

Pierson- What in the ordinance will set aside Carson's fear of the city paying court costs?
What about the issue of property owners losing rights

Bower- I don't see why this issue is any different than zoning which some feel takes away property owners' rights.

Meadows- Historic Preservation has a monetary value. I own two historic buildings and so I understand.

Marshall- I don't think we should be concerned about the perceived loss of property rights.

Elliott- It may be fine but I see great problems. You are severely limiting what I can do with my property.

Pierson- Are we going to force people to follow all these rules?

Meadows- We aren't going to force anyone.

Kepler- The new owner of the old "Benson" house came to see me and they want to put aluminum siding on the house. I understand they want to do this for insulation and yet that certainly would not be allowed by this ordinance.

Reports and Requests: Edwards asked the commission for a suggestion for a replacement for the architect's position on the commission. No architects were suggested, but Pierson suggested Steve Mills as a citizen member.

Future Meeting Dates: The Commission meets at 6:30 P.M. on the fourth Tuesday of each month. The next meeting will be February 24, 1998.

There being no further business to come before the Commission, there was a motion by Kepler, second by Marshall to adjourned. Motion carried and meeting adjourned at 8:40 P.M.

Minutes submitted by: Luella Edwards

CITY OF RICHLAND CENTER HISTORIC PRESERVATION COMMISSION

PUBLIC HEARING MINUTES

January 27, 1998

6:30 P. M.

The public hearing was called to order at 6:37 P.M. by Commission President Jerry Bower to place the Railroad Depot on the local historic register. President Bower explained that he would like each speaker to state their name prior to their comments. Comments would be solicited alternately between those "in favor" and those "opposed" to the designation.

President Bower: Would anyone like to speak in favor of designating the Railroad depot to the local historic register?

Madonna Kinkaid: I am a native to the area and a property owner near the depot. I have some comments relating to the history of the railroad in Richland County (see printed text attached). I will also read to you from Mabel McNurlin's 1897 diary. I do believe it is possible to preserve the depot.

President Bower: Would anyone like to speak in opposition to the depot's designation.

(No response)

Following are remarks by individuals who spoke in favor of the designation:

Sue Leyda: When the uncertain future of the depot became known, many people came forward to volunteer their help. The depot is a tourist attraction. Please don't tear it down. We must respect this building and designate it as a local historical landmark.

Bob Simpson: What will you do with the depot?

President Bower: Our hearing will only address the historic designation of the depot.

Carol Stevenson: I am on a committee to save the depot and also sit on the Chamber Board. My husband, Steve, and I are building a museum on our land. My grandfather was a train engineer. We have many historical buildings in Richland Center, but we have also lost many historic buildings. I think history and progress can go hand in hand. It wouldn't be the same if we replaced it with a fake.

Jude Elliott: I am all for the depot, but I think that Main Street should look at the area. Have you looked at neighbors and joint ownership of the driveway? It isn't very attractive right now. You have a problem next door (there are 2 houses and another building with junk cars) and it doesn't look very nice. Those problems should be addressed before you go spending money.

I'm not against listing the depot.

Twyla Kepler: Rumors have it the building will be moved 4' because of the highway project.

Bill McCorkle: Those are only rumors. The City has draft plans of the highway project and it doesn't show the depot being relocated. When we get final plans I will show them to you.

Larry Allen: I am the co-chairman of the Main Street Railroad Depot Committee. We do realize there is a joint driveway. The building is structurally sound per an engineer's inspection. We realize a lot of work must be done to rehab the building, but I firmly believe it is a viable project. I think it is worth preserving and the depot should be placed on the register.

Tom Prindle: My wife and I have a business in town. We've only been here 1 ½ years. We love the area. When we first visited the City, we walked the community and discovered a train depot, and were very attracted to it. I called Sue Leyda and wanted to buy the building but she told me there were other plans for it.

I am a train nut. Railroads and trains have been a part of our family for as long as I can remember. The building is a little rough, but I'm a contractor and I see the potential. If you tear it down, you'll lose a part of history, a part of Richland Center. Once it is torn down, it's a piece of history gone forever. It think it should be designated.

President Bower: Is there anyone else who would like to speak?

Judy Bethke: I am the Executive Director of Richland County Economic Development. I was born in in Richland Center and am hooked on history. It is hard to find links to your past and it the depot is a link to our past and it should be preserved.

Bill McCorkle: The heritage of Richland Center is commerce. This is one of the first times I have heard that mentioned and I agree with Madonna. I know how difficult it is to preserve old buildings since my family used to own some older buildings. I think the depot is the only thing left in town that still reflects the heritage of commerce and to lose it would be sad.

President Bower: Would anyone else like to speak?

(No response)

Hearing none I now close the public hearing. Let the record reflect the time as 7:09 P.M.