

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Wednesday, November 29, 2000 at 6:30 P.M.

Council room, Municipal Building

Members Present: President Jerry Bower, Russ Shannon, Ruth Moser, Twylah Kepler, Leslie Meadows and Lee Marshall

Members Absent: Alderperson David Daughenbaugh

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

There was a motion by Marshall, second by Meadows to waive the reading of the minutes of the last meeting in lieu of printed copies and to approve them. Motion carried.

Public Hearing to place the Peace United Methodist Church property at 265 North Church Street on the Local Historic Register: Bower opened the public hearing at 6:35p.m. The Peace United Methodist Church Board has made application to the City to have their property listed on the local historic register. Ariel Ferguson, chairman of the Church Board was present to speak on behalf of the congregation. The United Brethren Church in Christ, now the Peace United Methodist Church, constructed their present church in 1911. The church contributes both in historical significance and architectural detail.

There was no one present to speak against listing the property of the local historic register. After discussion there was a motion by Kepler, second by Shannon to place the church property on the local historic register. Motion carried unanimously.

Future Listings: Meadows has sent an application and survey form to Regina Grassechi. Meadows also needs a new survey form for Beverly Denker, the owner of 1883 Antiques, etc.

Marshall will contact Jim Hurd again about listing his home at 591 North Central Avenue.

Several other properties were discussed. Some of them are:

Empire Drug Store

Ryan's Hair Care

Union Building - Guelig's Eye Clinic

Masonic Lodge - Blue Highways - Mary Bard or Atty. Peter Lawrence

Park Hotel

Strickland House - E. 1st Street

E. E. McCollum - E. 1st Street

A. A. Thompson - 475 E. 2nd Street

Leonard Mascarenhas - 383 North Park Street

Helen Strang House - new owner Mike Nigl - 361 North Park Street

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Annual Achievement Award: There was discussion about the Commission giving an award to someone in the community that had restored their property to its original state, making it more attractive. Some of the properties suggested were:

1. Harlans Furniture Store - removal of a brick wall and replacing it with windows and an entrance on Main Street.
2. The Richland County Bank - the many improvements they have made at the bank and at the same time keeping it in the style of the older banks.

Some felt the award should be given to someone already on the Local Historic Register.

Bower will speak to Luella Edwards to get more of an idea how to proceed.

REPORTS, REQUESTS, ETC: Meadows was pleased to report the Depot will be the recipient of ½ of the Star Spangled profits for the year 2001. The plans for the Depot restoration are ready to go into the State and the bids should go out as soon as they are approved.

Moser reported the City Clerk Jude Elliott said they will try to retain the Historic Preservation unused funds for 2000 to be used in 2001.

Bower said Wava Haney had spoken to him about creating a Historic Walking tour brochure for the City. They weren't aware there is already a brochure and we have about 7000 copies on hand. Moser will get some copies for the Commission members.

ADJOURN: There was a motion by Kepler, second by Moser to adjourn. Motion carried and meeting adjourned at 7:30 P.M.

Minutes submitted by Ruth Moser.

**Questions for Historic Preservationists to Ask
About Smart Growth
and
During the Comprehensive Planning Process**

What is my community doing to implement the Smart Growth law? How do I get involved? How can I be most effective?

What historic resources exist? Where are they located? In what fashion do they relate to the past and future development of the community?

What is our cultural landscape? What makes our community unique, special, or important?

What preservation activities have already taken place? What activities are in process? How effective have they been?

Have the identified resources been adequately documented and evaluated? Are there resources which have not been identified, documented, or evaluated?

How and in what way are the city's historic resources threatened? What resources are protected?

What are the city's goals for its historic resources?

How will the city achieve these goals? Through which specific actions? Who will be involved?

To what extent is preservation part of the city's overall plan for its development?

How are cultural resources affected by the other elements addressed by the comprehensive plan: Housing, transportation, utilities and community facilities, agriculture, natural resources, economic development, intergovernmental cooperation, and land use?

Given the identified resources and the present level of preservation activity, which strategies and actions are most important? Which are most urgent? Which are least important?

What implementation challenges will policies or plans encounter? What strategies will help ensure implementation of planning?

How will we know if the plan is effective? What measure of preservation should we use to determine set-backs or progress?

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Wednesday, October 25, 2000 at 6:30 P.M.

Conference room, Municipal Building

Members Present: President Jerry Bower, Russ Shannon, Ruth Moser, Twylah Kepler and Lee Marshall

Members Absent: Alderperson David Daughenbaugh and Leslie Meadows

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

There was a correction to the minutes of the last meeting to read - Dr. Smith is interested in getting more information about listing his property on the local register. There was a motion by Shannon, second by Kepler to waive the reading of the minutes of the last meeting in lieu of printed copied and to approve them as corrected. Motion carried.

FUTURE LISTINGS ON THE LOCAL HISTORIC REGISTER - Peace United Methodist Church at 265 North Church Street: The Peace United Methodist Church Board has made application to the City to have their property listed on the local historic register. After discussion there was a motion by Moser, second by Marshall to hold a public hearing during the November 29 meeting of the Commission for the purpose of listing the Church property on the local historic register. Motion carried unanimously.

Report of WAHPC meeting in Lodi - Bower: Bower was able to attend the annual meeting of the WI Association of Historic Preservation Commissions in Lodi. He reported very good attendance with over 50 Commissioners present. Julie Aulik was the keynote speaker and the emphasis of her speech was for Cities to develop Smart Growth. This may be accomplished with tax incentives to develop plans.

If the WI Heritage Trust Fund is established, in the future it would make money available and encourage people to remodel older homes instead of building in the suburbs. Governor Thompson vetoed the proposal at one time thinking it would be unconstitutional to borrow money for such purposes but the feeling has changed now. If the Trust Fund is established, these funds may be a possibility for future renovation of the City Auditorium.

Bower brought many brochures back from the meeting and shared them with the Commissioners. The brochures will be placed in the library with other Historic Preservation materials. The Summer issue of the "Preservation News" lists many web sites available for historic preservation.

REPORTS, REQUESTS, ETC: Meadows wasn't able to attend the meeting but called to report the plaques have been placed on their buildings and a news article has been given to the Richland Observer about listing their properties on the local register.

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Historic Preservation Commission

October 25, 2000

Meadows has not been able to reach Regina Grassechi, the new owner of the Leineweber-Windrem house at 560 North Central Avenue, but she will keep trying.

Moser reported she delivered the listing forms and other information to Beverly Denker at 194 East Court Street - 1883 Antiques Etc..

Bower will remind the Budget Committee about the commission's request to retain their money in the budget to carry over for next year.

The next meeting of the Commission will be Wednesday, November 29, 2000 at 6:30 P.M. The possible change back to Tuesday night will be discussed at the November meeting.

ADJOURN: There was a motion by Kepler, second by Shannon to adjourn. Motion carried and meeting adjourned at 7:15 P.M.

Minutes submitted by Ruth Moser.

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Wednesday, September 27, 2000 at 6:30 P.M. in the Council Chambers, Municipal Building

Members Present: President Jerry Bower, Leslie Meadows, Ruth Moser, Twylah Kepler, Lee Marshall and Russ Shannon

Members Absent: Alderperson David Daughenbaugh

Also Present: Michael Meadows, Helen Toms and Ben Koelsch from NOVA video

President Bower called the Commission meeting to order at 6:40 p.m. After roll call, it was announced the meeting was properly noticed.

There was a correction to the minutes to read the property listed as the Leineweber-Windrem house across the street from the Post Office corrected to be 560 North Central Avenue. A motion was made by Marshall to accept the minutes of the last meeting as corrected. Second by Meadows. Motion carried.

President Bower opened the public hearing on placing the properties owned by Mike & Leslie Meadows on the Local Historic Register.

1. Barnes & Tom's Jewelry Store - 155 E. Court Street
2. A. A. Bulard Jewelry Store - 155 E. Court Street

Nomination of the Meadows property to the Local Historic Register: President Bower asked if anyone would like to speak in favor of the nomination. Bower called on Mike Meadows for the presentation and Mike asked Leslie to speak. Leslie Meadows then showed the picture of the two buildings that she and Mike would like to list on the local historic register. The two buildings were originally jewelry stores, one owned by A. A. Bullard and one owned by Barnes and Toms. The Barnes and Toms building was the first to be presented. (See enclosed presentation)

Helen Toms spoke in favor of the nomination. She spoke about the family history and showed pictures of the family. (Toms notes also included)

Bower then asked if anyone wanted to speak against the nomination. No one answered. There was a motion by Moser, second by Shannon to place the two buildings owned by Mike and Leslie Meadows on the Local Historic Register. Motion carried unanimously.

Update on Grant Application: A Letter of Intent was not submitted for consideration for a grant and we cannot apply until next year in September. This will give the commission the time to get all the information we will need for the year 2001.

REPORTS, REQUESTS, ETC: Moser handed out information about the autumn meeting of the Wisconsin Association of Historic Preservation Commissioners. The meeting will be Saturday, October 14, in Lodi. The deadline for registration is October 6, 2000.

Bower reported Jennifer Foley said the Peace Church board voted unanimously to list the Peace Church property on the local historic register. They will be in touch with Bower in regard to the public hearing.

Kepler volunteered to speak to Gaylord Moser about listing the Baptist Church.

Shannon has talked to Dr. Smith and he is interested in listing his home at 480 North Central Ave.

Meadows reported on the progress of the Depot restoration project. She is continuing to write grants for the remainder of the cost of restoration. They have received \$1000.00 from Wisconsin Gas. The actual construction will begin in the spring.

Meadows also said Regina Grassechi the new owner of the Leineweber-Windrem house at 560 North Central Ave. is interested in listing.

The next meeting of the Commission will be October 25, 2000 at 6:30 P.M.

ADJOURN: There was a motion by Shannon, second by Meadows to adjourn. Motion carried and meeting adjourned at 7:40 P.M.

Minutes submitted by Ruth Moser.

In 1875, A. A. Bulard established a jewelry store in Richland Center. At that time, he located his business in the W. H. Downs building but in 1883 he erected his own building at 155 East Court Street. Bulard in 1891 left Richland Center sensing there was better business opportunities out West.

Fred Pratt and Edwin A. Dove moved into the building by 1892 and began their business selling paints, oils and wallpaper. The business appeared as Dove & Pratt Bros. Furniture, Undertaking and Paints and Oils.

The other portion of the Bulard Building was built as an investment by A.A. Bulard sometime between 1885-1892 this was prior to Bulard's departure out West. This second addition was also utilized by the Pratt Bros. as a furniture store with a cabinet shop in the rear of the building.

In 1906 Pratt Bros. purchased the building from Bulard and in 1948 the Pratt Bros., leased the building to Carl Meadows who continued the furniture business. Carl Meadows purchased the building in 1967. In June, 1984, the buildings were purchased by Mike and Leslie Meadows from the Meadows Estate.

Historically, the A. A. Bulard Building is of significance since it represents the central core of the business community in Richland Center from 1883-1938.

Architecturally, the A. A. Bulard Building is considered one of six good examples of Italianate influence in the Court Street Commercial Historic District.

The Bulard Building is characterized by a projecting metal cornice ornamented by large and small brackets, medal medallions and a rectangular pediment. The windows are further characterized by ornamental metal pilasters that flank the four long and narrow windows placed in recessed panels on the upper story of the facade. A plain cornice extends across the storefront tying the two Bulard Buildings together. Also, note the placard on the original Bulard Building showing date and owner's name. In 1998 Mike and Leslie Meadows undertook a final restoration project of the building which included exposing the transom windows across the entire front.

J. M. Barnes began a jewelry store business between 1891 and 1895 and was joined by Henry P. Toms, Sr. in 1895. At that time in order to house their jewelry store, Barnes and Toms erected a small retail building. Upon dissolving of the partnership in 1902 the entire business and building was purchased from Barnes and Henry P. Toms, Jr. operated the jewelry business with the building later becoming known as the Tom's Jewelry Store it was continued as such until 1948. The Tom's Building was incorporated into the Meadows' property in 1979. It is presently owned by Mike and Leslie Meadows who continue to utilize the building for display of furniture.

This well-preserved structure is a small one-story commercial vernacular building. Vernacular meaning not designed by an architect and cannot be described in terms of a particular style. This type of architecture demanded simple and economical solutions. Many of these had decorative brick work such as the top of the Tom's Building in a fashion called dental-moulding. This building also has an architectural feature in which is found a recessed cast iron entrance called a "step-up". This step leads to two wooden double doors topped by a transom window. The entrance is also flanked by two cast-iron columns with leaf decorations which separates two large plate-glass windows.

This structure though modest in architecture displays nineteenth century commercial building of that period.

NOTE: Picture in historical book-picturing Mr. Toms

JUST ONE COMMENT--THIS BUILDING IS 105 YEARS OLD AND HAS BEEN OWNED BY ONLY TWO FAMILIES--TOMIS AND MEADOWS.

Helen Toms is present to give us a brief personal history of her family's ownership.

Toms Jewelry Store - Helen Toms notes

- 1890 Henry Parfrey Toms graduated from Richland Center High School
- 1890-93 Toms served 3 years as a jeweler's apprentice. Then went into partnership with J. M. Barnes.
- 1895 Barnes & Toms bought a store lot from H. G. Sherman and built a jewelry store.
The lot was 66 ft. Deep X 20 ft. Wide
Store building 40 ft. from the street - stone basement - brick building
There was a coal bin under the front side walk
The financing for the mortgage came from A. H. Krouskop
- 1902 Toms bought out Barnes - Toms attended Northern Illinois College of Opthamology and got his degree in Feb. 1903
- 1901-1903 Toms attended optometric school in Chicago - the first year an optician and 2nd year optometric.
- 1903 Toms paid off the mortgage and married Mirah Hart, a 5th grade teacher at the South Side School.
There was a small building in the back which held watch cleaning fluids and high test alcohol.
- 1906 Ariel Hart graduated from Richland Center High School and worked for H. P. Toms for 10 years and he taught her to clean watches. She then married Bert Strang and years later when widowed she cleaned watches for Burnham Jewelry.

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Wednesday, August 23, 2000 at 6:30 P.M.

Conference room, Municipal Building

Members Present: President Jerry Bower, Leslie Meadows, Ruth Moser, Twylah Kepler and Lee Marshall

Members Absent: Alderperson David Daughenbaugh and Russ Shannon

The meeting was called to order at 6:40 P.M. After roll call, it was announced the meeting was properly noticed.

There was a motion by Meadows, second by Moser to waive the reading of the minutes of the last meeting in lieu of printed copied and to approve same. Motion carried.

FUTURE LISTINGS ON THE LOCAL HISTORIC REGISTER - Meadows: Leslie Meadows showed the Commission a picture of the two buildings that she and Mike would like to list on the local historic register. Meadows also researched the buildings from the 1987 Historic Survey and materials from the Richland County room. The buildings actually have changed hands very little in their over 100 year history. Both were originally jewelry stores, one owned by Bullard and one owned by Barnes and Toms.

There was a motion by Moser, second by Kepler to hold a public hearing during the September 27 meeting of the Commission for the purpose of listing the Meadows properties on the local historic register. Motion carried unanimously.

Marshall talked to Jim Hurd about listing his home at 575 N. Central Ave. He is interested in listing his home, but was concerned about the garage area. It has been remodeled and has a sun deck between the house and garage. He would like to remove the sun deck and the commission would not object to its removal.

Kepler chose not to speak to Dr. Delventhal about listing his home on 109 South Sheldon Street. Perhaps sometime in the future.

Moser reported on her visit with Mrs. John Lewis about listing their home at 414 North Central Ave. They are not at all interested in listing.

Meadows will follow up on the Leineweber-Windrem house across from the Post Office. The house has been sold and the new owner may be interested in listing.

Meadows will also speak to Gaylord Moser about listing the Baptist Church at 394 North Church Street.

Bower has contacted the Peace United Methodist Church officials about listing their church at the corner of Church and Union Streets. They will take the issue to the next Administrative Board and report back to the Commission.

Bower also said Russell Fogo has talked to him about listing the William Fogo house on the corner of Sheldon and East Court streets. William Fogo spent several years as an Assemblyman from this district and he and Mr. Walworth started the local newspaper. The house would not be eligible under architectural standards, but would qualify under historic significance.

Marshall suggested we consider homes built in the 30's, 40's and 50's as they did in Stoughton. Several homes on East Seminary Street were discussed. The Judy Davis home at 567 East Seminary Street as well as homes across the street, formerly the J. M. Qualy and the Dr. Harold Reese homes would be excellent examples of these homes.

GRANT APPLICATION UPDATE: Bower followed up on securing grant information. Bower received the application forms containing the letter of intent which must be submitted by September 8 with project notated and cost estimates. Bower will talk to Luella Edwards about submitting the letter.

REPORTS, REQUESTS, ETC: Meadows reported on the progress of the Depot restoration. She is continuing to write grants for the remainder of the cost of restoration. The actual construction will begin in the spring.

The next meeting of the Commission will be September 27, 2000 at 6:30 P.M.

ADJOURN: There was a motion by Kepler, second by Meadows to adjourn. Motion carried and meeting adjourned at 7:40 P.M.

Minutes submitted by Ruth Moser.

them a few months to settle in and then we could approach them about listing.

REPORTS, REQUESTS, ETC: Edwards is to check with Elliott to see if the Historic Statute is recorded with the Register of Deeds.

Bower followed up on securing grant information. The Commission would need to submit a letter of intent by September 8 with project notated and cost estimates. Bower also received a list of consultants. We could update the Historic Survey, print brochures, or prepare nomination for residential district. Edwards will research listing the proposed residential district and to find out what % of home owners must agree to the designation.

Edwards will check Internet site for further foundation grants.

The Commission will address what they would like to have included in the application for the Letter of Intent at the next meeting of the Commission.

The next meeting of the Commission will be August 23, 2000 at 6:30 P.M.

ADJOURN: There was a motion by Meadows, second by Shannon to adjourn. Motion carried and meeting adjourned at 7:20 P.M.

Minutes submitted by Luella Edwards.

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, May 23, 2000 at 6:30 P. M.

Conference room, Municipal Building

Members Present: President Jerry Bower, Twylah Kepler, Russell Shannon, Leslie Meadows and Ruth Moser

Members Absent: Lee Marshall and Alderperson David Daughenbaugh

Luella Edwards, Assistant to the Mayor also attended.

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

There was a motion by Shannon, second by Meadows to waive the reading of the minutes of the last meeting in lieu of printed copies and to approve same. Motion carried.

DISCUSS NEWSPAPER ARTICLE IN REFERENCE TO LOCAL LISTINGS: Bower called Dawn Kiefer from the Richland Observer. Bower gave her the list of properties on the local register. Kiefer will take pictures of some of the properties and will prepare a newspaper article for publication in the near future.

FUTURE LISTINGS ON THE LOCAL REGISTER: Bower reviewed the list of properties Moser had prepared from the original tour the Commissioners had taken some time ago. The list is attached as a part of the minutes. Different properties were discussed. Commission members volunteered to contact some of the property owners on the list. Those properties were:

| | | | |
|---------|---------------------|-----------------------|----------------------|
| Bower: | Jim Hurd home | 575 N. Central Avenue | * Not in 1987 Survey |
| | Peace UM Church | 263 N. Church Street | |
| Shannon | Dr. Smith home | 480 N. Central Avenue | |
| Moser | Robert Elliott home | 263 N. Central Avenue | |
| Meadows | Baptist Church | 394 N. Church Street | |
| Kepler | Dr. Delventhal home | 109 S. Sheldon Street | |

Leslie Meadows said she and Mike are interested in listing their three buildings on the local register. She will complete an application.

REPORTS, REQUESTS, ETC. Bower talked a little about a regional conference which if held would be in the fall.

Meadows gave an update on the Depot project. Kiwanis Radio Days raised about \$18,300.00. The Richland Center Historical Society donated \$1000. last week. The Depot Committee has

applied for a \$10,000. grant from Land O' Lakes. The bids for the Depot restoration will not be released until this fall due to environmental remediation. The underground tank and batteries have been removed.

Edwards asked the Commission to consider filing for a sub grant. Only Certified Local Governments (CLG) can apply for 50/50 matching funds. Bower will call to secure information.

Bower will meet with Mayor Lee to discuss retaining unspent budget funds. The Commission would like to place these funds in a revolving loan fund. Bower asked Edwards to order the book, "Preservation Revolving Funds" for \$6.00

ADJOURN: There was a motion by Moser, second by Kepler to adjourn. Motion carried and meeting adjourned at 7:20 P.M.

Minutes submitted by Luella Edwards.

Homes on City Tour - proposed for listing - 1998

Homes selected as # 1 within the proposed Residential Historic District:

| Address | Current Owner |
|--------------------------|--|
| 560 North Central Avenue | Leinweber-Windrem - in process of being sold |
| 575 “ | Jim Hurd |
| 414 “ | John Lewis |
| 415 “ | Sam Scaletta |
| 466 “ | Roger Gander |
| 475 “ | Dr. Richard Edwards |
| 480 “ | Dr. Robert Smith |
| 314 “ | Willis Cooper |
| 340 “ | Bill Jewell - Haskell house |
| 222 “ | McKee house - Owner trying to sell building |
| 263 “ | Robert Elliott |
| 394 North Church Street | Baptist Church |
| 263 “ | Peace United Methodist Church |
| 562 North Park Street | Strait House - Stanley Keys - owner |
| 420 “ | Rudy Laue |
| 322 “ * | Lynn Eichinger |
| 313 “ | Rental Property - Fry - owner |
| 361 “ | Helen Strang - For Sale |
| 383 “ | Leonard Mascarenhas - Calif. Owners - Fisk House |
| 218 “ | Assembly of God Church |
| 220 East Union Street * | Jim Pollard |

Other sites outside the proposed Residential Historic District:

| | |
|----------------------------|---|
| 277 North Sheldon Street * | Stanley Sutton |
| 109 South Sheldon Street | Dr. Delventhal |
| 420 East Court * | Houck home - new owner-Ron Penkoff |
| 465 West Court Street | ? |
| 481 West Court Street | ? |
| 417 East Gage Street | Gloria Scott - owner - lives in Rockbridge Township |
| 133 South Grove Street * | Agnes Knause |
| A. D. German Warehouse | |
| Railroad Train Depot * | |
| City Auditorium * | * Already listed on the Local Register |

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, March 27, 2000 at 6:30 P. M.

Conference room, Municipal Building

Members Present: Jerry Bower, Lee Marshall, Norm Sandmire, Russ Shannon, Leslie Meadows and Ruth Moser

Members Absent: Twylah Kepler

Larry Allen also attended the meeting on behalf of the Depot Restoration Committee

The meeting was called to order at 6:40 P.M. After roll call, it was announced the meeting was properly noticed.

There was a motion by Shannon, second by Sandmire to waive the reading of the minutes of the last meeting in lieu of printed copies and to approve same. Motion carried.

CERTIFICATE OF APPROPRIATENESS: The Richland Center Depot Restoration Committee has filed for a Certificate of Appropriateness. Leslie Meadows along with Larry Allen presented preliminary plans for the Depot. They explained how the building would be raised and moved off the foundation so a basement could be built in order to stabilize the building. They noted the building is in surprisingly good structural condition considering the years it has been vacant. After the restoration is complete the building will house the Chamber of Commerce/Main Street office, the Richland Economic Development office and a Visitor Center.

There was a motion by Sandmire, second by Shannon to recommend to the City Council that the Certificate of Appropriateness be accepted. Motion carried.

AMEND ORDINANCE: There was a question in regard to changing the Ordinance to say that Local Listings would not have to be registered with the Register of Deeds Office. It seems that other Commissions do not require this. It was the consensus of the Commission to leave the Ordinance as written. Moser will consult with Geoff Gyrisco, the State Officer to see if this is a state requirement.

CITY AUDITORIUM: There was discussion about the future use of the City Auditorium. The Commission feels it is a worth while project and there are funds available for renovating historic buildings such as this one. The Jeffries Foundation of Janesville might be a source of funding such a project. Kepler expressed interest in the project at the last meeting and Larry Allen suggested he might be interested in pursuing it after the Depot is completed.

ANNUAL WI HISTORIC PRESERVATION CONFERENCE: Bower went to the Spring Workshop in Madison. He attended several sessions and took part in the model meeting. Some of the sessions he participated in were:

1. Maintaining and restoring masonry - Problems and solutions
2. Repair and replacement of Historic Windows
3. Smart Growth and Historic Preservation - Land Use in Wisconsin
They want to get funding for the State Historical Society for Smart Growth
4. Selling the Movers and Shakers

The Keynote Speaker of the Workshop was Bernard "Bernie" Callan, Jr. from Frederick, Maryland. His main focus was "Historic Preservation Sells". Maryland also has a Benefit Package available for people interested in restoration.

FUTURE LISTINGS ON THE LOCAL REGISTER: Meadows told us she has talked to Harvey Glanzer and he definitely does not want to list his property on the local register.

REPORTS, REQUESTS, ETC. Mr. Chip Brown and Shawn Phillips from the State Historical Society were in Richland Center at the Campus for a regional listening session. Luella Edwards, Leslie Meadows and Ruth Moser attended the meeting. It was poorly attended and there was not a lot of new information gathered. New State Staff information and many brochures were given out.

Ron Penkoff is the new owner of the Houck home and the plaque has been placed on the house. Mr. Penkoff is very pleased with the plaque.

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

Minutes submitted by Ruth Moser.

CITY OF RICHLAND CENTER

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

Tuesday, February 22, 2000 at 6:30 P. M.

Small Conference room, Municipal Building

Members Present: Jerry Bower, Twylah Kepler, Lee Marshall, Norm Sandmire, Russ Shannon and Ruth Moser

Members Absent: Leslie Meadows

The meeting was called to order at 6:40 P.M. After roll call, it was announced the meeting was properly noticed.

There was a motion by Sandmire, second by Marshall to waive the reading of the minutes of the last meeting in lieu of printed copies and to approve same. Motion carried.

CERTIFICATE OF APPROPRIATENESS: The members had reviewed the form that had been drawn up at a previous meeting. There were several suggested changes and those will be made. There was a motion by Marshall, second by Sandmire to accept with changes the application request form for Certificate of Appropriateness. Motion carried unanimously.

REGIONAL MEETING OF HISTORIC PRESERVATION COMMISSIONS: Bower suggested that he would like to delay our regional meeting until fall. He is planning to go to the annual Wisconsin Historic Preservation Conference which will be held in Madison March 23-25. Bower felt he could get ideas from this conference and we could get better organized by fall. Perhaps we could get Geoff Gyrisco from the State Historical Society to come to speak to our group.

ANNUAL REPORT TO THE STATE HISTORICAL SOCIETY: Bower wrote the report for 1998 and will do so again this year. Moser will check and see if there is a special form to fill out and get back to him.

ANNUAL WI HISTORIC PRESERVATION CONFERENCE - MARCH 23-25: Bower plans to attend the conference. He explained the sessions and the ones he will attend. He also extended an invitation for any Commission Members to attend one or more of the sessions.

FUTURE LISTING ON THE LOCAL REGISTER: Meadows related to one of the Commission members that she has not been able to meet with Glanzer. Marshall spoke to Stuart Warren, (across from the Post Office) about his property. Due to personal problems, Warren is not interested in listing at this time.

Moser said plaques have been placed on the Knause, Eichinger and Sutton homes. The Bowen Houck house has been sold, and perhaps the new owner would like the plaque placed. Now that the plaques are in place, we would like to have an article in the Richland Observer.

Bower read an article in the **Wisconsin Preservation News** about the benefits of listing a home with Historic significance. There was discussion about the attitude of Realtors in the area in regard to listing a property that has been placed on the Local Historic Register. Members thought they could possibly use the Houck home as a example to Realtors that ***Preservation Increases Property Values.***

REPORTS, REQUESTS, ETC. Kepler told of hearing about the Hayes House in Lone Rock. The house was originally built in Richland City and then moved to Lone Rock. Mr. Walter Hayes died in the Civil War Battle at Gettysburg and is buried in Gettysburg. Tom Gorman lives in the house now.

Meadows was not able to attend the Commission meeting because she was speaking about the Richland Center Railroad Depot at another meeting. However, she wanted to make the Commission aware that the Depot would be needing a Certificate of Appropriateness and might need it on short notice. Clerk Jude Elliott advised only 24 hours is needed to call a special meeting if that should become necessary.

Moser said that someone had approached her about a use for the old City Auditorium. It was suggested it might be used for a City - County Museum. Kepler seemed very interested and stated she would like to work on the project. We will add it as an agenda item for the next Commission meeting

The next meeting of the Commission will be Tuesday, March 28, 2000.

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

Minutes submitted by Ruth Moser.

HISTORIC PRESERVATION COMMISSION
CITY OF RICHLAND CENTER

Tuesday, January 25, 2000 6:30 P.M.

Small Conference Room, Municipal Building

MEMBERS PRESENT: Leslie Meadows, Ruth Moser, Russ Shannon, and Norm Sandmire

MEMBERS ABSENT: Jerry Bower, Lee Marshall, and Twylah Kepler

OTHERS PRESENT: Luella Edwards, Assistant to the Mayor

Meeting was called to order by Secretary Meadows at 6:40 P.M. Roll call was taken and it was noted there were only three members present, which did not constitute a forum. The members decided to discuss the agenda items while they waited for Sandmire to arrive from his other meeting.

Meadows welcomed Shannon to his first meeting. A Commission Member notebook was given to Shannon along with a copy of the City's Architectural and Historical Building Survey.

CERTIFICATE OF APPROPRIATENESS: A form was given to the commission, which had been created by the Edwards and Moser. The members will take the form with them and review it. Suggestions for changes will be discussed at the next meeting.

REGIONAL HISTORIC PRESERVATION COMMISSIONS MEETING: A map of southwest Wisconsin with the communities with commissions highlighted was distributed. The following communities were suggested as possible invitees: Hillsboro, Viroqua, Reedsburg, Muscodia, Mazomanie, Fennimore, Lancaster, Platteville, and Darlington. Topics to be discussed at the regional meeting along with the date of the meeting will be decided at the next meeting.

FUTURE LISTINGS ON THE LOCAL HISTORIC PRESERVATION REGISTER: The German Warehouse was discussed as a potential addition to the register. Meadows will approach Glanzer to see if there is any interest. Members are to come up with more suggestions and bring them to the next meeting.

REPORTS, REQUESTS, ETC: A future meeting with area realtors was discussed. It would give the Commission an opportunity to answer questions and concerns realtors have regarding historic preservation. Meadows felt we should ask Marshall his opinion on how to proceed. Moser advised the Commission of Wisconsin Historic Preservation Week, which is May 13 through May 21. Edwards suggested a proclamation as one way to inform the public. Meadows updated the Commission on the Railroad Depot project. The environmental survey is in the process of being completed. Edwards informed the members about a Historic Preservation Seminar, which will be held the third week of March on a Friday and Saturday. More information on the seminar is expected from the state soon.

Next meeting of the Commission will be held Tuesday, February 22, 2000.

Motion by Sandmire with a second by Shannon to adjourn. Motion carried and meeting adjourned at 7:35 P.M.

Minutes submitted by Luella Edwards Luella Edwards, Assistant to the Mayor.